

Imagine Bothell...

2006

**Comprehensive Plan
and Code Amendments**

**Final Supplement to
Final Environmental
Impact Statement for
2004-2005**

**Comprehensive Plan
and Code Update**

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**Comprehensive Plan
and Code Update**

November 27, 2006

Bothell citizens, affected agencies, and other interested parties:

Attached is the Final Supplement to the Final Environmental Impact Statement (FEIS) issued December 10, 2004, addended July 8, 2005, and supplemented October 13, 2005 concerning the 2006 Plan and Code Amendments to the *Imagine Bothell...* Comprehensive Plan and Development Regulations.

The *Imagine Bothell...* Comprehensive Plan provides direction for a wide variety of City decisions affecting the form and function of the community. The goals and policies of the Plan are put into action through the development regulations in the Bothell Municipal Code.

The City Council initiated a Plan amendment on October 3, 2005, to address concerns raised by Futurewise in an appeal of the Imagine Bothell...Comprehensive Plan Housing Element to the Central Puget Sound Growth Management Hearings Board (CPSGMHB). The proposed amendment comprehensively re-organizes updates and revises the Housing Element of the *Imagine Bothell...* Comprehensive Plan to address the concerns raised by Futurewise in its appeal to the CPSGMHB.

The City Council initiated a Plan amendment on November 7, 2006 to implement classification of the preferred route for the Bothell Connector as a Minor Arterial and of 35 Avenue SE and Fitzgerald Road as Collectors and amendments to adopt by reference of the Capital Facilities Program approved by the Council on July 11, 2006. The above-described roadway re-classifications necessitate amendments to the Planning Area-Wide Transportation Element and the Fitzgerald / 35 Avenue SE Subarea and amendments to the Planning Area-Wide Capital Facilities Element.

Since 1997 the City has received 35 requests from individual property owners to amend certain land use designations, policies and zoning classifications of their properties. Most of the requests were addressed through the 2004 Plan Update and the 2005 Plan and Code amendments. However, 2 remaining requests and 2 new requests located within the Fitzgerald/35 Ave SE Subarea and 2 additional requests located within the Brickyard Road / Queensgate and Canyon Park Subareas were docketed for consideration in 2006.

During the public hearings of May 2, 2006 regarding four property-owner-initiated Comprehensive Plan amendment requests located within the Fitzgerald/35 Ave SE Subarea Council directed staff to complete a study to inventory and evaluate fish and wildlife habitat, critical areas, and hydro-geological conditions within the North Creek Fish and Wildlife Critical Habitat Protection Area to allow the NCFWCHPA Study to be included in Council deliberations for the property owner initiated requests located within the Fitzgerald / 35 Ave SE Subarea.

The purpose of the NCFWCHPA study is to "Identify and assess the critical habitat of North Creek and its tributaries, wetlands and associated buffers within the North Creek Fish and Wildlife Critical Habitat Protection Area." The Study was completed in October of 2006 and will be used by the City Council to evaluate the property-owner-initiated requests as well as appropriate land use designations, special policies and implementing regulations for the balance of the Fitzgrald/35 Ave SE and Canyon Creek/39 Ave SE Subareas. It is anticipated that the

Council will consider special policies regarding critical areas, surface water runoff standards, groundwater protections, impervious surface limitations, foliage retention and potential low impact development standards.

This Final Supplemental EIS describes and analyzes amendments to the Planning-area wide Housing Element and Planning-area wide Capital Facilities Element, amendments to the Fitzgerald/35th Ave SE and Canyon Creek/39 Ave SE Subareas, and six property-owner-initiated Subarea Plan amendment requests,.

This Supplement is issued in accordance with Washington Administrative Code (WAC) 197-11-620 which states that a supplemental EIS shall be prepared in the same way as a draft and final EIS (WAC 197-11-400 to 197-11-600), except that scoping is optional and the SEIS should not include analysis of actions, alternatives, or impacts that is in the previously prepared EIS.

In compliance with the WAC 197-11-502, this Final Supplement is being circulated to all recipients of the FEIS on the Plan and Code Update: The City will take no final action on the actions described within this FSEIS for 7 days after issuance of the FSEIS or December 4, 2006. To read the FSEIS, or for more information on the *Imagine Bothell...* Plan and Code Update, please visit the City of Bothell website at www.ci.bothell.wa.us or contact the undersigned at 425-486-8152.

Sincerely,

Bruce W. Blackburn
Senior Planner

Fact Sheet

Proposal title: The 2006 *Imagine Bothell...* Comprehensive Plan and Implementing Development Regulations amendment (abbreviated as the 2006 Plan and Code amendments)

Proposal description: The 2006 Plan and Code amendments comprise revisions to the City-wide Housing Element, six individual property-owner-initiated Plan and Code amendment requests, and two potential alternative amendments to the land use designations and implementing regulations for the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA) which covers portions of the Fitzgerald/35th Ave SE and Canyon Creek/39 Ave SE Subareas. These NCFWCHPA amendments are in response to the NCFWCHPA Study dated October, 2006.

The 2006 Plan and Code amendments include changes to Comprehensive Plan policies and actions, land use designations, zoning classifications and revisions to implementing regulations. The City Council has reviewed and made preliminary decisions regarding two of the property-owner-initiated requests but is still reviewing potential amendments to the City-wide Housing Element, four property-owner-initiated requests within the Fitzgerald/35 Ave SE Subarea, and land use designations and implementing regulations (including zoning) for the NCFWCHPA.

The proposed amendments are outlined below and described in greater detail in the text of this Draft Supplemental Environmental Impact Statement (DSEIS):

1. Housing Element amendments

The City Council initiated a Plan amendment on October 3, 2005, to address concerns expressed by Futurewise in an appeal to the Central Puget Sound Growth Management Hearings Board (CPSGMHB) regarding the Planning area-wide Housing Element. The proposed amendment comprehensively re-organizes updates and revises the Housing Element of the *Imagine Bothell...* Comprehensive Plan to address the concerns raised by Futurewise in its appeal to the CPSGMHB.

2. Individual Property owner initiated amendments.

These amendments respond to requests by six owners of specific properties who have requested changes in Plan designations and implementing regulations (zoning). A number of these requests have been pending for several years. The requests are located within the following Subareas:

- Fitzgerald/35 Ave SE
- Canyon Creek/39 Ave SE
- Brickyard Road/Queensgate
- Canyon Park

3. Potential amendments within the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA) portions of the Fitzgerald/35th Ave SE and Canyon Creek / 39 Ave SE Subareas

The NCFWCHPA contains important fish and wildlife habitat and includes human-influenced but still intact wetlands, streams, and forested areas which support anadromous fish. As part of the 2004 Plan Update, the City committed to undertake a more comprehensive and

thorough inventory and evaluation of the fish and wildlife habitat, critical areas, geologic features and groundwater interactions within the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA). The purpose of the study was to fill-in the knowledge gaps of this important habitat area. A professional consultant, Parametrix, Inc. was hired to conduct this study and report its findings to the City Council for appropriate action.

This study was completed in October of 2006 and contains a number of findings and recommendations. These Study results pose a potential re-evaluation of the City's current land use designations, protection policies and implementing regulations for the NCFWCHPA portions of the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas which was analyzed within two alternatives.

4. Implementing regulations

Plan and Subarea policies will be implemented within the Bothell Municipal Code as a related element of the 2006 Plan and Code amendments. It is anticipated that revisions to the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea Plan regulations will be the primary Code revisions. These revisions are projected to mirror the regulatory concepts discussed in the NCFWCHPA Study wherein a number of Low Impact Development strategies including preservation of forested areas, reduction of impervious surface coverage, infiltration of stormwater runoff and other improved stormwater runoff controls are discussed. Low Impact Development regulations are crafted such that the hydrological cycles are controlled to more closely match pre-development conditions.

Other technical and editorial refinements to the Comprehensive Plan and development regulations are also proposed.

5. Infrastructure-Related Amendments

Classification of the preferred route for the Bothell Connector as a Minor Arterial and of 35 Avenue SE and Fitzgerald Road as Collectors. Adoption by reference of the Capital Facilities Program approved by the Council on July 11 and proposed to be amended on November 21, 2006.

Location: The Imagine Bothell... Comprehensive Plan assigns land use designations and establishes goals, policies and actions throughout the Bothell Planning Area, which consists of land within the Bothell city limits plus adjacent unincorporated land in King and Snohomish counties which has been found to be appropriate for annexation at some point in the future. Bothell Comprehensive Plan land use designations and goals, policies and actions do not have the force of law within unincorporated portions of the Planning Area unless and until those areas annex to the City, or the City enters into interlocal agreements with King and/or Snohomish counties to provide for application of the Bothell Comprehensive Plan in unincorporated areas. The development regulations which implement the Plan are applicable only to land within the city limits.

Proponents: The City Council initiated amendments to the Housing Element in response to a settlement agreement between the City of Bothell and Futurewise and amendments resulting from the NCFWCHPA Study and initiated amendments to the Capital Facilities Element and the Fitzgerald/35 Ave SE Subarea regarding infrastructure and implementation of the NCFWCHPA Study. Individual property owners and representatives of individual property owners submitted the property-owner-initiated amendment requests.

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Licenses/permits/approvals needed: The proposed Plan amendments have been reviewed and recommended to the City Council by the Bothell Planning Commission and other board where appropriate. As of the date of the issuance of this FSEIS, the Council has conducted several public hearings and made preliminary decisions regarding 2 of the property-owner-initiated Comprehensive Plan amendment requests and amendments to the Capital Facilities Element. Amendments to the Housing Element and the Fitzgerald/35th Ave SE and Canyon Creek/39 Ave SE Subarea are still being discussed.

Authors and principal contributors: Bothell Community Development Department and Public Works Department staff authored this FSEIS. Consultants whose work is referenced in the FEIS which this FSEIS document supplements include the following:

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Date of issue: November 27, 2006

Time and place of public hearings: Following issuance of this FSEIS, the Council has scheduled public hearings and/or deliberations on the proposed Plan and Code amendments for December 5 and December 12, 2006. All hearings will be held in the Bothell Municipal Court Building, located at 10116 NE 183rd Street, Bothell.

Date final action is anticipated: Pursuant to State SEPA laws and rules (WAC 197-11-460), following the issuance of this FSEIS, a seven day waiting period commences during which the City will take no action related to the 2006 Plan and Code amendments that are the subject of the FSEIS. The City Council is expected to act on an ordinance or ordinances adopting amendments to the Imagine Bothell... Comprehensive Plan and the implementing regulations on December 5 or 12, 2006.

Appeals: Pursuant to State SEPA laws and rules (WAC 197-11-460), following the issuance of this FSEIS, a seven day waiting period commences during which the City will take no action related to the 2005 Plan and Code amendments that is the subject of the FSEIS. The City Council is expected to act on an ordinance or ordinances adopting amendments to the Imagine Bothell... Comprehensive Plan and the implementing regulations on December 5 or 12, 2006.

Any person may appeal the adequacy of the FSEIS. Any appeal must be filed in writing with the Community Development Director by 5 p.m. on **Monday, December 4, 2006** to: The Department of Community Development, 9654 NE 182nd Street, Bothell. All appeals shall contain a statement of reasons why the FSEIS is inadequate and comply with the other requirements for a written appeal listed in Bothell Municipal Code (BMC) 14.02.250.

Prior environmental reviews related to this proposal: This FSEIS issued November 27, 2006 is based upon the DSEIS issued October 19, 2006 and the DEIS and FEIS issued October 15, 2004 and December 10, 2004 respectively, the addendum issued July 8, 2005 and the Final Supplemental FSEIS issued October 13, 2005. This FSEIS supplements the FEIS.

Cost of copies of FSEIS: To be determined. This FSEIS may be purchased at the Bothell Community Development Department, located at 9654 NE 182nd Street, Bothell. Additionally, the FSEIS is available online at the City of Bothell website, www.ci.bothell.wa.us, and may be viewed at no cost at the Bothell City Clerk's office in City Hall, 18305 101st Avenue NE; the Bothell Community Development Department, 9654 NE 182nd Street; and the Bothell Regional Library, 18215 98th Avenue NE.

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Summary

The proposed action

This Final Supplemental Environmental Impact Statement (FSEIS) describes and analyzes the impacts of the proposed 2006 amendments to the *Imagine Bothell...* Comprehensive Plan and implementing development regulations (abbreviated as the 2006 Plan and Code Amendments). The 2006 Plan and Code Amendments comprise potential amendments to the Housing Element, Capital Facilities Element, six individual property-owner-initiated Plan and Code amendment requests, and a potential major amendment to the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA) of the Fitzgerald/35th Ave SE and Canyon Creek/39 Ave SE Subarea Plans and potential infrastructure (street) amendments to the Transportation policies of the Fitzgerald/35 Ave SE Subarea related to classification of 35th Ave SE and the preferred alignment of the Bothell Connector.

The Housing Element and Capital Facilities Element revisions involve changes to the City-wide Policies and Actions contained within the *Imagine Bothell...* Comprehensive Plan. The potential property-owner-initiated (POI) requests, the potential NCFWCHPA amendments, and the infrastructure amendments involve potential changes to the Fitzgerald/35 Ave SE, Canyon Creek/39 Ave SE, Brickyard Road/Queensgate and Canyon Park Subarea Plans. Amendments include revisions to land use designations, Urban Design, Natural Element, and Transportation policies and actions, zoning classifications and revisions to implementing regulations.

Components of the proposed action

This Final Supplemental Environmental Impact Statement (FSEIS) analyzes the impacts of the 2006 Plan and Code amendments including the City-wide Housing Element and Capital Facilities Element of the *Imagine Bothell...* Comprehensive Plan, individual property-owner-initiated amendment requests, revisions to the NCFWCHPA portions of the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea Plans, revisions to the Fitzgerald/35 Ave SE Subarea transportation policies and actions, and implementing regulations. The reader is referred to the section entitled Description of the Proposed Action and Alternatives (page 15). Impacts and mitigating measures for both the Plan and Code amendments and the existing Plan and Code are addressed in the section entitled "Affected environment, significant impacts and mitigation measures" (page 17).

1. Housing Element amendments

In December, 2004, Council adopted a revised Housing Element as part of the Major Comprehensive Plan Update. Subsequent to the Plan's adoption the City received several appeals to the Central Puget Sound Growth Management Hearings Board (CPSGMHB) challenging a number of aspects of the new Plan. One of those appeals was directed specifically at the Housing Element of the Plan.

- The proposed amendment comprehensively re-organizes updates and revises the Housing Element of the *Imagine Bothell...* Comprehensive Plan to address the concerns raised by Futurewise in its appeal to the CPSGMHB.

2. Property owner initiated Comprehensive Plan amendments

- RV Palmer dba Grizzly Sports Inc. - 21414 and 21204 Bothell-Everett Highway (SR-527) - Requested Plan changes from R-AC, OP, LI, to R-AC, OP, CB, LI. **Council Preliminary Action: Approve change to R-AC, OP, LI, NB.**
- CJRD Assoc. - 12024, 12034, and 12044 Woodinville Drive - Requested Plan change from OP, LI to R 2,800, OP, CB. **Council Preliminary Action: Approve change to R 2,800, OP, NB.**
- James and Sherallyn Phillips POI - 23305 39th Avenue SE - Requested Plan change from R 40,000, NCFWCHPA to R 9,600. **Council Preliminary Action: To be determined as part of the NCFWCHPA amendment.**
- Thomas and Susan Berry POI - 23223 39th Avenue SE - Requested Plan change from R 40,000, NCFWCHPA to R 9,600. **Council Preliminary Action: To be determined as part of the NCFWCHPA amendment.**
- Dianne Gallante POI - 2930 228th ST SE - Requested Plan change from R 40,000, NCFWCHPA to R 2,800, CB. **Council Preliminary Action: To be determined as part of the NCFWCHPA amendment.**
- Greg Ellis/LD&D Construction/expansion of Dianne Gallante POI - 2832 228 ST SE, 2908 228 ST SE, 2930 228 ST SE, 3016 228 ST SE, 3026 228 ST SE, 3030 228 ST SE, 3112 228 ST SE, and 22932 35 AVE SE - Requested Plan change from R 40,000, NCFWCHPA to R 2,800, R-AC, SSHO, NB, CB, GC. **Council Preliminary Action: To be determined as part of the NCFWCHPA amendment.**

The City Council has reviewed and provided preliminary direction on 2 of the 6 property-owner-initiated requests resulting in 2 of the requests receiving preliminary approval. The Council has, however, reserved the ability to re-examine all property-owner-initiated requests until completion of the public hearing process.

3. Potential amendments to the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA) located within the Fitzgerald/35th Ave SE and Canyon Creek / 39 Ave SE Subareas

The NCFWCHPA is an area which contains important fish and wildlife habitat with intact wetlands, streams, and forest areas covering portions of the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas. As part of its 2004 Comprehensive Plan Update, the City committed to undertake a more comprehensive and thorough inventory and evaluation of the fish and wildlife habitat, critical areas, geologic features and groundwater interactions

within the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA). The purpose of the study was to fill-in the gaps of the City's understanding of this important habitat area. A professional consultant, Parametrix, Inc. was hired to conduct this study and report its findings to the City Council for appropriate action.

The NCFWCHPA Study (Study) was completed in October of 2006 and contains a number of conclusions and concepts for Council consideration. The Study findings may result in a potential re-evaluation of the City's current land use designations, protection policies and implementing regulations within the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas.

In anticipation of the potential policy and Plan designation alternatives which the City Council may investigate, three alternative Subarea Plan amendments were created for investigation of probable environmental impacts.

Alternative 1: An increase in density by replacing the existing R 40,000, NCFWCHPA designation with attached or detached residential at 5,400 square feet per dwelling unit (R 5,400a) as described in Land Use Element Policy LU-P4, with 10 acres of Community Business (CB) support retail.

Alternative 2: An increase in density by replacing the existing R 40,000, NCFWCHPA designation with detached residential at 9,600 square feet per lot as described in Land Use Element Policy LU-P4, with 10 acres of Neighborhood Business (NB) support retail.

A no action alternative.

The anticipated impacts of the amendments which comprise the proposed 2006 Plan and Code amendments are compared against those which have occurred or might occur under the existing (2005) Comprehensive Plan and development regulations (the No-Action Alternative).

The Council may elect to adopt all, some or none of the proposed amendments, but is guided in its actions by the requirements of the GMA. It should be noted that none of these 2006 Plan and Code amendments involves a known GMA compliance deficiency.

4. Implementing regulations

Plan and Subarea policies will be implemented within the Bothell Municipal Code as a related element of the 2006 Plan and Code amendments. It is anticipated that revisions to the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea Plan regulations will be the primary Code revisions necessary to implement the 2006 Plan amendments. The Code amendments are projected to mirror the regulatory concepts discussed in the NCFWCHPA Study wherein a number of Low Impact Development strategies including preservation of forested areas, reduction of impervious surface coverage, infiltration of stormwater runoff and other improved stormwater runoff controls are discussed. Low Impact Development regulations are crafted such that the hydrological cycles are controlled to more closely match pre-development conditions.

5. Potential Infrastructure-Related Amendments

- A. Classification of the preferred route for the Bothell Connector as a Minor Arterial and of 35 Avenue SE and Fitzgerald Road as Collectors. The Council in 2005 endorsed the 39 Avenue SE alignment alternative (three-lane option) as the preferred route for the Connector. Only one Minor Arterial is needed in this area: consequently, 35 Avenue SE and Fitzgerald Road may now be classified as Collectors. These classifications would enable staff to determine what road improvements to require developers to install along 35th and Fitzgerald.

The above-described roadway classifications would necessitate amendments to the Planning Area-Wide Transportation Element and the Fitzgerald / 35 Avenue SE Subarea.

These amendments would provide policy direction regarding the desired extent and nature of road improvements in the Fitzgerald Subarea, and would not change population or employment capacity.

- B. Adoption by reference of the Capital Facilities Program approved by the Council on July 11 and proposed to be amended on November 21, 2006. This would necessitate an amendment to the Planning Area-Wide Capital Facilities Element.

This amendment would provide policy direction regarding City expenditures on capital facilities, and would not change population or employment capacities.

Other technical and editorial refinements to the Comprehensive Plan and development regulations are also proposed

Washington Administrative Code guidance

Draft and Final Environmental Impact Statements were prepared and issued for the 2004 Plan and Code amendment Update (the DEIS was issued October 15, 2004; the FEIS was issued December 10, 2004). On July 8, 2005 an addendum was issued for the 2005 Code Update and a Draft and Final Supplemental Environmental Impact Statement was issued for the 2005 Plan and Code amendments (the DSEIS was issued August 23, 2005, the FSEIS was issued October 13, 2005). A DSEIS was issued for the 2006 Plan and Code amendments on October 19, 2006.

Under the State Environmental Policy Act (SEPA) Rules (Washington Administrative Code, or WAC, Chapter 197-11), a comprehensive plan amendment or code amendment is a “non-project proposal”, as opposed to a project proposal such as development of a residential subdivision. As provided in the Rules, agencies have more flexibility in preparing EISs on non-project proposals “because there is normally less detailed information available on their environmental impacts and on any subsequent project proposals.”

With respect to this particular type of non-project proposal, WAC 197-11-442 reads in part as follows:

“The EIS’s discussion of alternatives for a comprehensive plan, community plan or other area-wide zoning or for shoreline or land use plans shall be limited to a general discussion of the impacts of alternate proposals for policies contained in such plans, for land use or shoreline designations, and for implementation measures. The lead agency is not required under SEPA to examine all conceivable policies, designations or implementation measures but should cover a range of such topics. The EIS content may be limited to a discussion of alternatives which have been formally proposed or which are, while not formally proposed, reasonably related to the proposed action.”

The SEPA rules (WAC 197-11-620) provide that a supplemental EIS shall be prepared in the same way as a draft and final EIS (WAC 197-11-400 to 197-11-600), except that scoping is optional and the SEIS should not include analysis of actions, alternatives, or impacts that is in the previously prepared EIS. This Supplemental Environmental Impact Statement (SEIS) references the FEIS issued December 10, 2004 in several locations where impacts and mitigating measures were adequately discussed and identified. Further, the scale and scope of the 2005 Plan and Code amendments is such (219 to 722 additional population capacity and 28 to 309 additional jobs) that the analysis of impacts and mitigations as discussed within the FEIS is adequate with supplemental information.

During the 2006 Plan and Code amendments, an extensive public process was conducted. Public input has been gathered before the Bothell Planning Commission and City Council during which members of the public have provided written and oral testimony regarding these amendments. For these reasons a scoping notice is unwarranted.

This FDEIS has been prepared in accordance with the above-referenced Rules.

Significant impacts, mitigating measures and major issues

See discussion within the FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the supplement dated October 13, 2005. To recap the FEIS; the *Imagine Bothell..* Comprehensive Plan is a policy document which provides direction affecting the form and function of the community: the development regulations which implement the Plan prescribe where and how development should occur. As such, neither the existing Comprehensive Plan and development regulations nor the proposed Plan and Code amendments would have direct impacts on the environment, as would a specific development proposal such as a large single family residential subdivision.

Development would continue to occur under both the existing Plan and Code and the proposed 2006 Plan and Code amendments. As a consequence, regardless of whether the proposed amendments are adopted, development activity would continue to adversely impact the natural environment, for example, by altering topography, reducing natural wildlife habitat, reducing air quality and increasing the potential for erosion and flooding. Development activity under the existing Plan and Code and as proposed under the 2006 Plan and Code amendments would also adversely impact the built environment, for example, by increasing traffic on local roads,

increasing light and glare, and reducing the number of historic structures through redevelopment.

Measures, in the form of policies, regulations and programs, are currently in place to mitigate the impacts of development under the current Plan and Code. These same measures would apply to development occurring under the proposed amended Plan and Code. Even with these mitigating measures in place, development would cumulatively result in significant unavoidable adverse impacts under both the existing Plan and Code and the proposed 2006 Amendments.

Description of proposed action and alternatives

This section describes the proposed action - the 2006 Plan and Code Amendments - and the No-action alternative - the existing Plan and Code.

1. Proposed amendments to the City-wide Housing Element (Policy and Actions)

In December, 2004, Council adopted a revised Housing Element as part of the Major Comprehensive Plan Update. Subsequent to the Plan's adoption the City received several appeals to the Central Puget Sound Growth Management Hearings Board (CPSGMHB) challenging a number of aspects of the new Plan. One of those appeals was directed specifically at the Housing Element of the Plan.

The City Council initiated a Plan amendment on October 3, 2005, to address concerns with the Housing Element and directed the Planning Commission to hold hearings, deliberate and make recommendations back to the Council regarding potential revisions to the Housing Element.

The proposed amendment comprehensively re-organizes updates and revises the Housing Element of the *Imagine Bothell...* Comprehensive Plan to address the concerns raised by Futurewise in its appeal to the CPSGMHB. Pertinent highlights of the amendments include:

- Re-organization of the structure of the Housing Element;
- Minor revision of the Introduction section of the element;
- Extensive Re-organization, updating, and revision of the Background and Housing Needs Analysis section of the element to provide the necessary data and background material for the housing needs analyses contained within the same section;
- Completion of a Housing Capacity Analysis that shows that the City has adequate current and future housing capacity to meet current and future housing needs under existing Plan designations;
- Amendments to the Goals, Policies and Actions section of the element to appropriately address GMA requirements for housing; and
- Commitment to complete a comprehensive housing strategy that will detail tasks necessary to accomplish the Housing Element goals and policies.

The Planning Commission held a study session on October 19 and received a presentation from staff and A Regional Coalition for Housing (ARCH) as an introduction to the issue. The Commission opened its public hearing on this item on November 30 and continued the hearing on December 14, 2005, January 11, February 8, May 17, June 14, July 5, July 26, September 6 and September 20, 2006.

2. Property-Owner-Initiated Comprehensive Plan amendments (Alternative 3 in DSEIS)

The *Imagine Bothell...* Comprehensive Plan contains 13 subarea plans. In each subarea plan, the broad goals and policies of the Planning Area-wide elements are refined and made more specific to reflect the needs and desires of individual neighborhoods and groups of neighborhoods. The subarea plans assign specific land use designations to properties within the subareas: these designations are implemented through zoning classifications in the development regulations.

In the 2006 Plan and Code Amendments, revisions are proposed in 4 of the 13 Subarea Plans. The Subareas affected are Brickyard Road/Queensgate, Canyon Park, Fitzgerald/35 Ave SE, and the Canyon Creek/39 Ave SE.

Within the DSEIS these amendment requests were called "Alternative 3".

A. Description of property owner initiated Comprehensive Plan amendments by Subarea

Table 1: - Property-owner-initiated Plan and Code amendments by subarea plan (Alternative 3 within the DSEIS)

Subarea	Requested Property-owner-initiated amendment
Fitzgerald / 35 Ave SE	<ul style="list-style-type: none"> <li data-bbox="597 989 1446 1150">• Mr. James Phillips - Requested change from the existing R 40,000 NCFWCHPA to R 9,600. Located at 23223 39th Avenue SE and 23305 39th Avenue SE Planning Commission Recommendation: <u>Re-designate to R 9,600 with specific development standards via an overlay designation.</u> City Council Action: <u>To be determined as part of the area-wide NCFWCHPA study</u> <li data-bbox="597 1220 1446 1381">• Mr. and Mrs. Thomas (Susan) Berry - Requested change from the existing R 40,000 NCFWCHPA to R 9,600. Located at 23223 39th Avenue SE and 23305 39th Avenue SE. Planning Commission Recommendation: <u>Re-designate to R 9,600 with specific development standards via an overlay designation.</u> City Council Action: <u>To be determined as part of the area-wide NCFWCHPA study</u> <li data-bbox="597 1451 1446 1612">• Dianna Gallante - Requested Plan change from the existing R 40,000, NCFWCHPA to R 5,400a, Community Business or R 5,400a, CB. Located at 2930 228th ST SE. Planning Commission Recommendation: <u>No Recommendation</u> City Council Action: <u>To be determined as part of the area-wide NCFWCHPA study</u>

Subarea	Requested Property-owner-initiated amendment
Fitzgerald / 35 Ave SE	<ul style="list-style-type: none"> • L D & D Construction/expanded Gallante - Requested change from the Existing R 40,000 NCFWCHPA to R-AC, CB, NB, OP, SSHO, R 2,800. Located at 2832, 2908, 2926, 2930, 3016, 3026, 3030, and 3112 228 ST SE and 22932 35 Ave SE. Planning Commission Recommendation: <u>No Recommendation</u> City Council Action: <u>To be determined as part of the area-wide NCFWCHPA study</u>
Subarea	Requested Plan amendments
Brickyard Rd / Queensgate	<ul style="list-style-type: none"> • Nancy Johnson, CJRD Assoc. - Requested Plan change from OP, LI to R 2,800, OP, LI. Located at 12024, 12034, and 12044 Woodinville Drive. Planning Commission Recommendation: <u>Re-designate to R 2,800, OP - remove LI designation; and add Community Business Designation.</u> City Council Action: <u>Modify Planning Commission recommendation by changing the CB designation to NB.</u>
Canyon Park	<ul style="list-style-type: none"> • RV Palmer, Grizzly Sports - Requested change from R-AC, OP, LI to R-AC, OP, CB, LI. Located at 21414 and 21204 Bothell-Everett Highway (SR-527). Planning Commission Recommendation: <u>Re-designate to R-AC, OP, CB, LI.</u> City Council Action: <u>Modify Planning Commission recommendation by changing CB designation to NB.</u>

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B. Maps depicting locations of Property-Owner-Initiated amendment requests

Maps on following pages

Figure 1 - Property-owner-initiated amendment request Brickyard Road/Queensgate Subarea

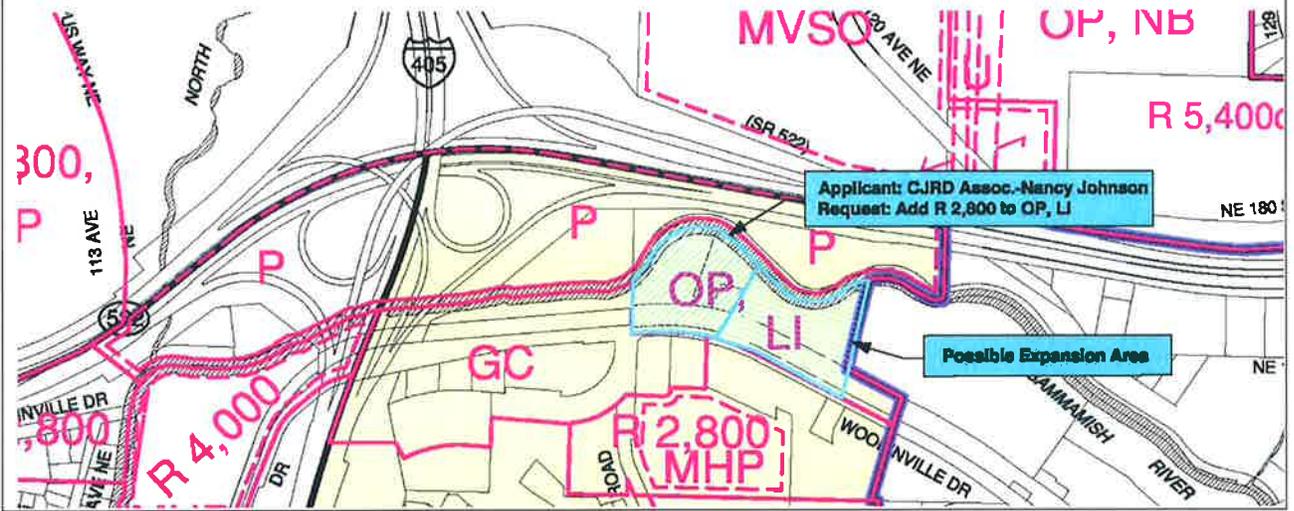


Figure 2 - Property-owner-initiated amendment request Canyon Park Subarea

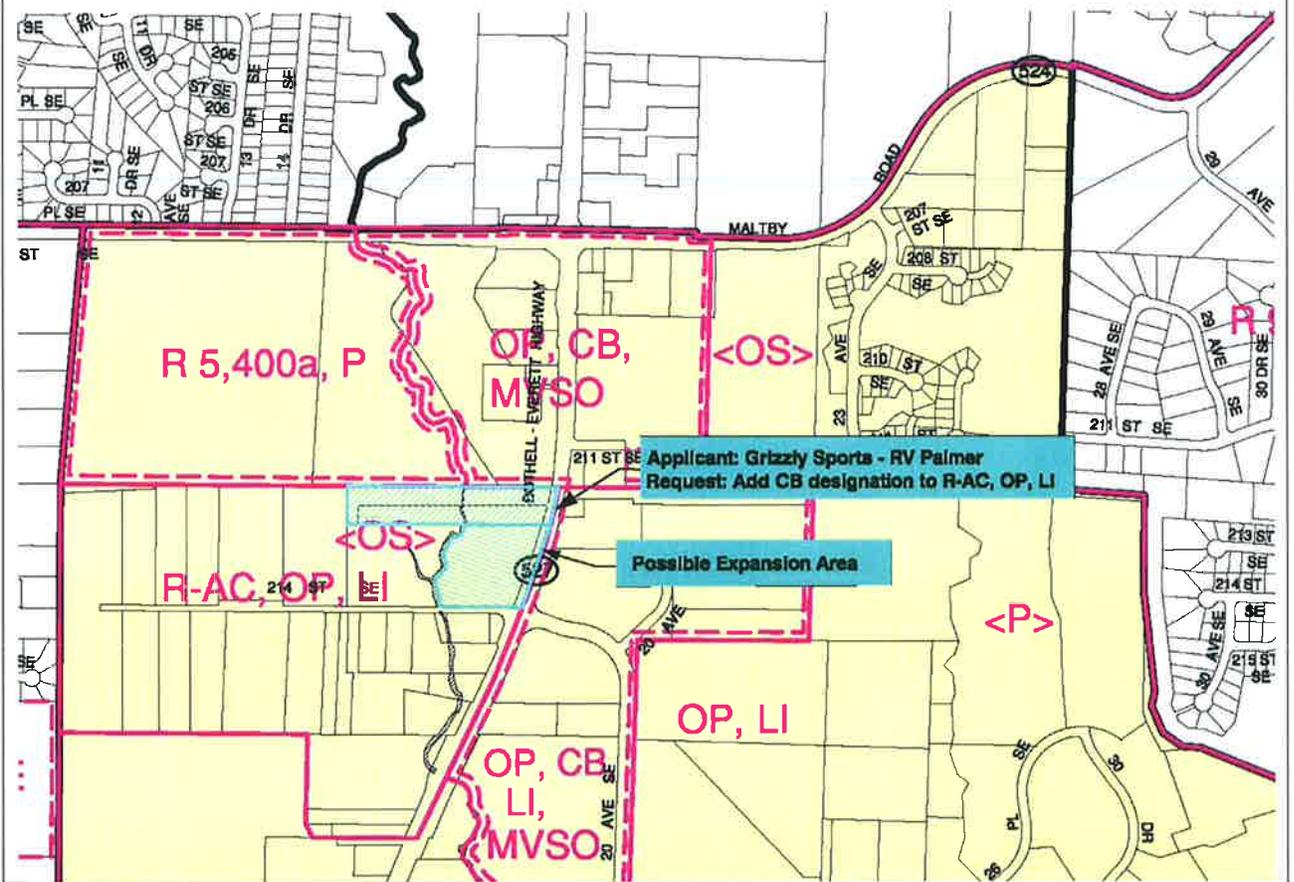
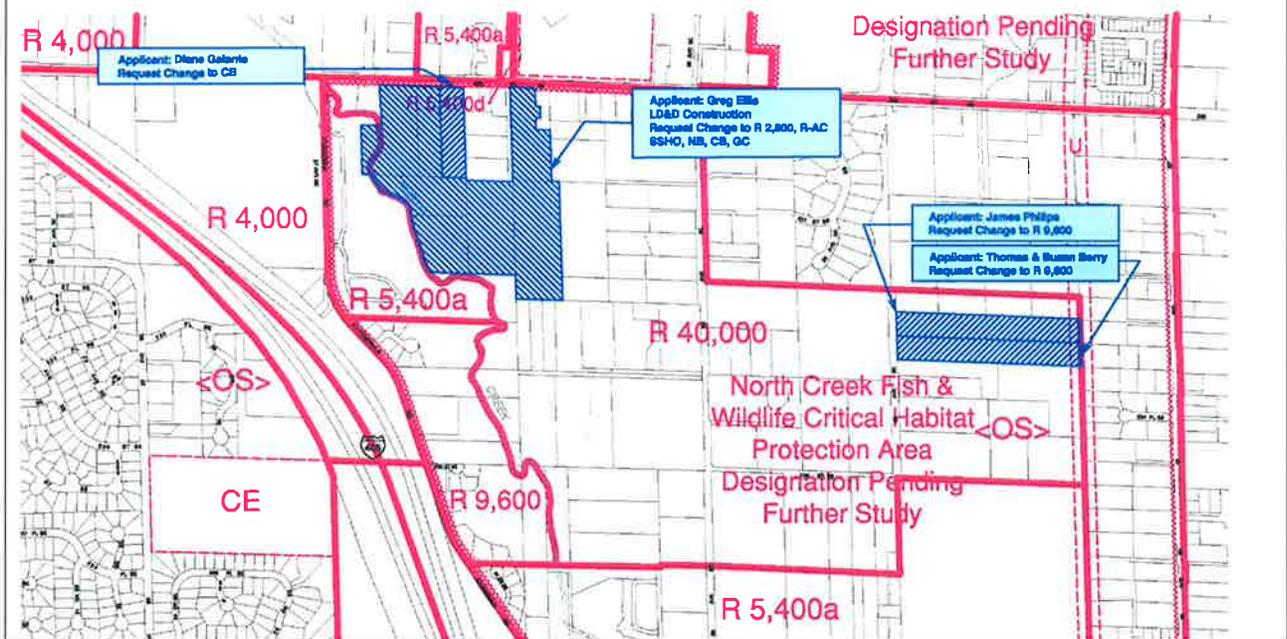


Figure 3 - Property-owner-initiated amendment requests Fitzgerald/35 Ave SE Subarea



C. Capacity Impacts of proposed Property-owner-initiated Comprehensive Plan amendments

The net approximate changes in population and employment capacity as proposed under the property-owner-initiated amendment requests if adopted as requested - and no other changes affecting capacity were approved - would result in increases, as compared to the existing Plan and Code, as outlined below:

Table 2. - Capacity analysis of 2006 Property-owner-initiated Plan and Code amendments as proposed by the applicant

Name	Gross acres	KC deduct -ions (1)	SC deduct -ions (1)	KC mkt. factor (2)	SC mkt factor (2)	Availa- ble net builda- ble acres	A: Pre- amend- ments pop or emp capacity (3)	B: Post- amend- ments pop or emp capacity (3)	B - A: Net increase or de- crease in pop or emp capacity (SC / KC)
Canyon Park - Preliminary Council approval									
PALMER (4)	Amendment would add a second commercial designation, and would not change the existing residential designation: Therefore, there would be no affect on population or employment capacity							0	
Brickyard Road/ Queensgate Subarea Plan - Preliminary Council Approval									
CJRD	4.2	- 1.7		- 0.4		2.1	0 pop 54 emp	60 pop 54 emp	+ 60 pop 0 emp (KC)

Name	Gross acres	KC deduct-ions (1)	SC deduct-ions (1)	KC mkt. factor (2)	SC mkt factor (2)	Availa-ble net builda-ble acres	A: Pre-amend-ments pop or emp capacity (3)	B: Post-amend-ments pop or emp capacity (3)	B - A: Net increase or de-crease in pop or emp capacity (SC / KC)
Fitzgerald 35 Ave SE Subarea Plan Property-Owner-Initiated requests - no preliminary action									
Phillips R 40,000 to R 9,600	5.0		2.2		0.8	2.0	2 lots 6 pop	9 lots 25 pop	+ 7 lots + 17 pop (SC)
Berry R 40,000 to R 9,600	5.0		2.2		1.2	2.1	2 lots 6 pop	9 lots 25 pop	+ 7 lots + 17 pop (SC)
Gallante R 40,000 to CB	2.5		1.0		0.3	1.2	1 lots 3 pop 0 emp	3 pop 17 emp	+ 0 pop + 17 emp (SC)
LD&D R R 40,000 to R2,800, R-AC, SSHO, CB, GC (7)	16.7		7.2		2.9	6.6	6 lots 17 pop	198 units 372 pop	+355 pop + 96 emp (SC)
Totals									
King County					Snohomish County				
Population		Employment			Population		Employment		
+ 60		+ 0			+ 389		+ 113		

Footnotes all capacity tables:

1. Critical areas and their buffers, right of way and land for other public purposes were deducted from gross acres. For critical areas and their buffers, and right of way, deductions were 20 percent and 18 percent, respectively, representing the City-wide percentages of these features. For land for other public purposes, deductions were 2 percent in King County and 5 percent in Snohomish County, utilizing the numbers applied in each county's Buildable Lands analyses.
2. A further market factor deduction was applied to account for the tendency of some developable properties not to be available during the planning horizon, due to the owner's disinterest in selling or other reasons. For properties in the King County portion of Bothell, 15 percent was applied, consistent with that county's Buildable Lands analysis. In the Snohomish County Buildable Lands analysis, 15 percent was applied to vacant land and 30 percent to under-utilized land. To err on the side of conservativeness, 30 percent was applied to all Snohomish County properties in this analysis. The market factor was deducted after other deductions were taken.
3. In accordance with the Buildable Lands methodologies, population capacity = net buildable acres x achieved or assumed number of units per acre x persons per household (per OFM-1.8 pph for R 5,400a; 2.8 pph for R 9,600) x occupancy rate (per OFM 90% for R 5,400a; 94% for R 9,600); employment capacity = net buildable acres x 43,560 x employment sector floor area ratio (retail = .20 FAR) / number of square feet per employee (retail 600 sq. ft. per employee).
4. These amendments would add a second commercial designation, and would not change the existing residential designation: Therefore, there would be no affect on population or employment capacity. For example, instead of a warehouse, a manufacturing facility would be allowed.

5. There is no density limit in the R-AC zone, but it is assumed that realized densities will be around 40 units per acre. In the case of this mixed-use zone it is assumed that land occupied by other uses will limit realized R-AC density to 20 units per acre.
6. No designation was assigned to the Canyon Creek/39 Ave SE portion of the NCFWCHPA under the 2004 Comprehensive Plan. For this analysis an R 40,000 designations was assumed which is consistent with the Fitzgerald/35 Ave SE Subarea
7. The LD&D construction request includes a broad list of requested land use designations - one of which, the R-AC, is intended as a mixed-use designation within activity centers. As the R-AC and GC zone represent the most intense residential densities and commercial uses, respectively, it was determined these designations were most appropriate for impact analysis.
8. The R 5,400a designation permits attached or detached housing. Development occurring within this designation is termed 'detached condominiums' and has the appearance, uses, and person per household numbers more similar to single family than multi-family. Therefore, OFM single family 2.8 PPH numbers were used.

D. Transportation Impacts of Property-owner-initiated Comprehensive Plan amendment requests

Transportation impacts under the property-owner-initiated requests, as proposed by the applicants - can be measured by utilizing land use trip generation rates established by the Institute for Transportation Engineers (ITE) then applying these trip generation rates to the population and employment capacity analysis which estimates residential housing units/lots and commercial square footages. The result is a net trip generation figure.

A summary of the net vehicle traffic trip generation per alternative analyzed is shown in the following table:

Table 3 - Summary of net traffic trip generation associated with property-owner-initiated Comprehensive Plan Amendments

Amendment	Average Daily Trips (Net Increase)	PM Peak Hour trips (Net Increase)
POI (Alternative 3 in DSEIS)	+ 1,827	+ 170
No Action Alternative	0	0

Table 10. The detailed traffic numbers of the property-owner-initiated Comprehensive Plan amendment requests as proposed are outlined below.

Table 4 - Detailed numbers for inbound and outbound Net Average Daily Trip (ADT), Net AM Peak hour Trips, Net PM Peak hour trip changes

Alt #	Land Use		Average Daily Trips			AM Peak Hour Trips			PM Peak Hour Trips		
	Res units	Comm sq. ft.	In bound	Out bound	Total	In bound	Out bound	Total	In bound	Out bound	Total
POI	14 lots		67	67	134	3	8	11	9	5	14
POI	252 units		847	846	1,693	26	103	129	101	55	156
POI		67,953 sq. ft.	1,506	1,506	3,012	N/A	N/A	N/A	61	77	138

Under the no action alternative transportation generation rates would remain as stipulated under the 2005 Comprehensive Plan.

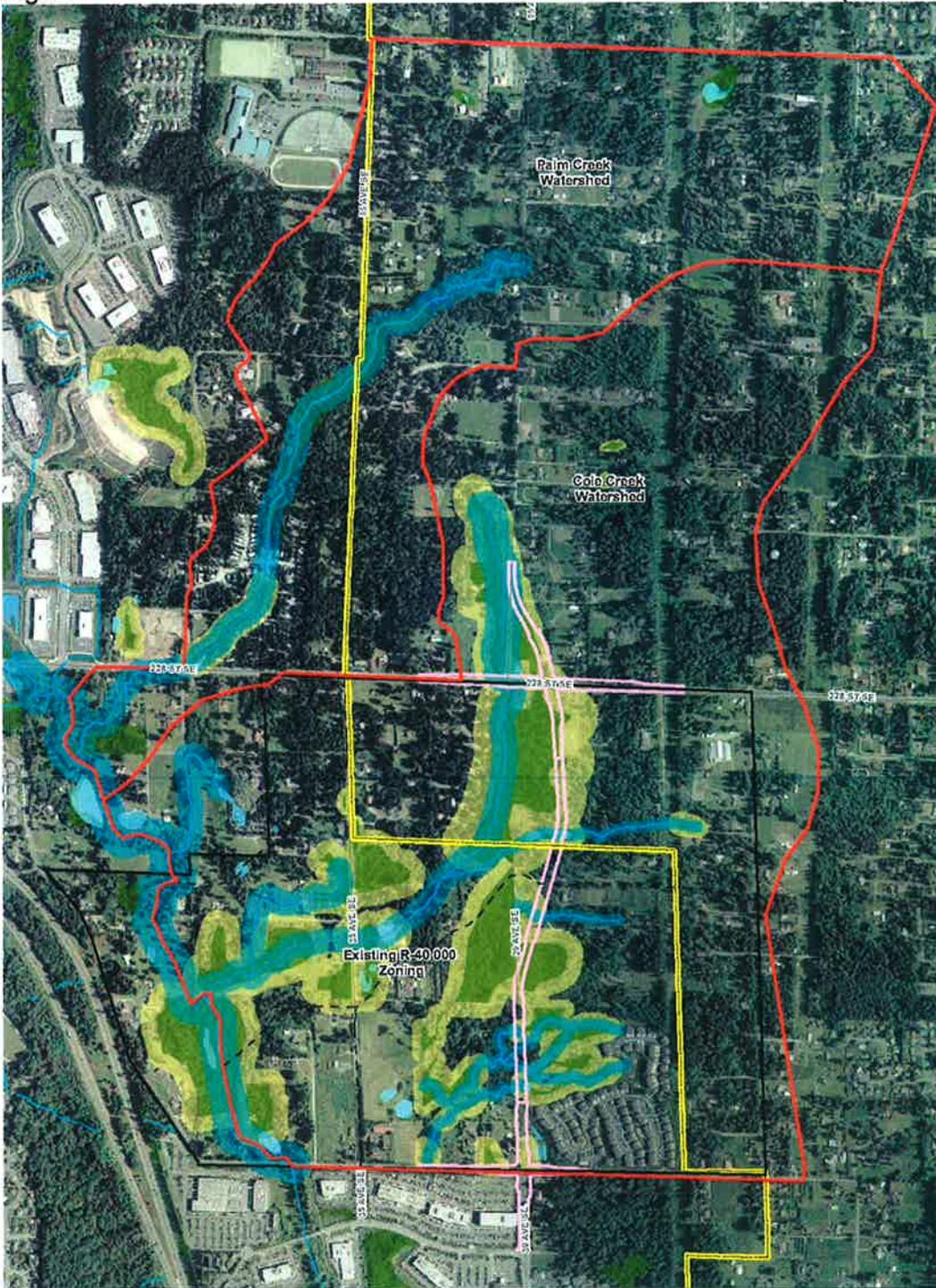
3. Potential amendments to the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA) located within the Fitzgerald/35th Ave SE and Canyon Creek / 39 Ave SE Subareas

The NCFWCHPA is an area which contains important fish and wildlife habitat with intact wetlands, streams, and forest areas covering portions of the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas. As part of its 2004 Comprehensive Plan Update, the City committed to undertake a more comprehensive and thorough inventory and evaluation of the fish and wildlife habitat, critical areas, geologic features and groundwater interactions within the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA). The purpose of the study was to fill-in the gaps of the City's understanding of this important habitat area. A professional consultant, Parametrix, Inc. was hired to conduct this study and report its findings to the City Council for appropriate action.

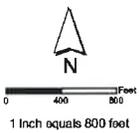
The NCFWCHPA Study (Study) was completed in October of 2006 and contains a number of conclusions and concepts for Council consideration. Among the many detailed Study findings are the following:

- The North Creek reach between 228th and 240th is among the most productive portions of the stream for aquatic habitat and many important and unique functioning habitat features and critical areas remain within the Cole Creek and Palm Creek drainage basins that are worthy of protection.
- Approximately 40% of the Cole Creek drainage basin and approximately 70% of the Palm Creek drainage basin are located outside the corporate limits of Bothell meaning these areas are subject to Snohomish County development regulations.
- Within the unincorporated portions of the Cole and Palm Creek watersheds a number of single family residential development applications, either constructed, pending or approved, have a direct impact upon the Palm and Cole Creek watersheds.
- Both streams show the early signs of geomorphic destabilization from higher flows that have led to increased erosion. The source of most of the recent increase in peak stream flows is development in unincorporated Snohomish County
- Current [Snohomish County] development standards and practices are likely to lead to worsening streambed erosion and reductions in summer low flows which has already resulted in destabilization of stream structure, increased erosion and incision and degradation of related resources.
- The existing R-40,000 [NCFWCHPA] zoning in the Cole and Palm Creek watersheds provides a lower density of single family residences, but only indirectly addresses the preservation of native forest cover and limits to impervious surface, the major factors in maintaining streams in a stable condition.
- The area of R-40,000 zoning is not large enough to counteract the effects of urban development in the portions of the watershed in unincorporated Snohomish County.
- Efforts to control impacts must be implemented throughout the entire watershed.
- For the long term productivity of North Creek, a management program coordinated among all the jurisdictions within the watershed will be necessary,
- Efforts must limit surface water runoff and preserve local groundwater infiltration from new development to avoid stream erosion and destabilization and provide groundwater inputs for low summer flows.
- A variety of "Low Impact Development" standards can achieve this goal.

Figure 4 North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA)



Parametrix



Legend

- | | | |
|---------------------------|-----------------------|-------------------------------------|
| County Boundary | Subarea Boundary Line | Stream Buffer |
| Bothell City Limit | Waterbody | Stream |
| Surrounding Cities | Wetland | Bothell Connector Proposed Corridor |
| Cole/Palm Creek Watershed | Wetland Buffer | |

Figure 1-3
Study Area Critical
Areas and Buffers

City of Bothell
North Creek Fish and Wildlife
Critical Habitat Protection
Area Study

Alternatives Considered

In anticipation of the potential policy and Plan designation alternatives which the City Council may investigate, three alternative Subarea Plan amendments were created for investigation of probable environmental impacts.

Alternative 1: An increase in density by replacing the existing R 40,000, NCFWCHPA designation with attached or detached residential at 5,400 square feet per dwelling unit (R 5,400a) as described in Land Use Element Policy LU-P4, with 10 acres of Community Business (CB) support retail.

Alternative 2: An increase in density by replacing the existing R 40,000, NCFWCHPA designation with detached residential at 9,600 square feet per lot as described in Land Use Element Policy LU-P4, with 10 acres of Neighborhood Business (NB) support retail.

Table 5: Alternative 1 - Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea-wide potential amendments described

Subarea	Subarea-wide Plan amendment
Fitzgerald / 35 Ave SE	<ul style="list-style-type: none"> • 230 acres of R 40,000, NCFWCHPA-designated area would become: <ul style="list-style-type: none"> ○ 220 acres of attached or detached residential at 5,400 square feet per dwelling unit (R 5,400a) ○ 10 acres of Community Business (CB)
Subarea	Subarea-wide Plan amendment
Canyon Creek / 39 Ave SE	<ul style="list-style-type: none"> • 220 acres of R 40,000 NCFWCHPA - designated area would become: <ul style="list-style-type: none"> ○ 210 acres of attached or detached residential at 5,400 square feet per dwelling unit (R 5,400a) ○ 10 acres of Community Business (CB)

Table 6: Alternative 2 - Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea-wide amendment described

Subarea	Subarea-wide Plan amendments
Fitzgerald / 35 Ave SE	<ul style="list-style-type: none"> • 230 acres of R 40,000, NCFWCHPA-designated area would become: <ul style="list-style-type: none"> ○ 220 acres of detached residential at 9,600 square feet per lot (R 9,600) ○ 10 acres of Neighborhood Business (NB)
Canyon Creek / 39 Ave SE	<ul style="list-style-type: none"> • 220 acres of R 40,000 NCFWCHPA - designated area would become: <ul style="list-style-type: none"> ○ 210 acres of detached residential at 9,600 square feet per lot (R 9,600) ○ 10 acres of Neighborhood Business (NB)

D. Capacity Impacts NCFWCHPA amendments

The net approximate changes in population and employment capacity under the different alternative amendments if adopted as described - and no other changes affecting capacity were approved - would result in increases, as compared to the existing Plan and Code, as outlined below:

Table 7 - Summary of population and employment capacity changes under the different alternatives

Alternative amendment	Population capacity	Employment capacity
Alternative 1	+3,184	+ 116
Alternative 2	+ 1,553	+ 116
No Action Alternative	0	0

Capacity changes anticipated under the different alternatives including those for the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas are detailed below within Tables 4 and 5. The two NCFWCHPA alternatives analyzed were: NCFWCHPA Alternative 1 at R 5,400a, CB designations; NCFWCHPA Alternative 2 at R 9,600, NB designations; and the no action alternative.

Under NCFWCHPA Alternative 1 (Figure 5) the net changes would be 3,184 persons and 116 Jobs. Under NCFWCHPA Alternative 2 the net changes would be 1,553 persons and 116 jobs. Under the no action alternative capacity would remain as stipulated under the 2005 Comprehensive Plan. Table 5 and 6 above, describes the alternatives examined for the NCFWCHPA portions of the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas.

Please see Figure 5 for the proposed areas of NCFWCHPA Alternatives 1 and 2.

Under the no action alternative capacity would remain as stipulated under the 2005 Comprehensive Plan.

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Table 8. Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Alternative 1,

Name	Gross acres	KC deduct-ions (1)	SC deduct-ions (1)	KC mkt. factor (2)	SC mkt factor (2)	Available net builda-ble acres	A: Pre-amend-ments pop or emp capacity (3)	B: Post-amend-ments pop or emp capacity (3)	B - A: Net increase or de-crease in pop or emp capacity (SC / KC)
Fitzgerald/35 Ave SE portion of NCFWCHPA - Alternative 1 (R 5,400a/CB)									
R 5,400a (8)	220 acres		94.6		37.6	89.8	98 lots 257 pop	724 units 1,904 pop	+626 units +1,647 pop
CB	10 acres		4.3		1.7	4.0	4 Lots 11 pop	0 pop 58 emp	- 11 pop + 58 emp
Canyon Creek / 39 Ave SE portion of NCFWCHPA - Alternative 1 (R 5,400a/CB)									
R 5,400a	210 acres		90.3		35.9	83.8	91 lots 238 pop	675 units 1,775 pop	+584 units + 1,537 pop
CB	10 acres		4.3		1.7	4.0	4 lots 11 pop	0 pop 58 emp	- 11 pop + 58 emp
Totals									
King County					Snohomish County				
Population		Employment			Population		Employment		
+ N/A		+N/A			+ 3,184		+116		

Table 9. Fitzgerald / 35 Ave SE and Canyon Creek/39 Ave SE Alternative 2

Name	Gross acres	KC deduct-ions (1)	SC deduct-ions (1)	KC mkt. factor (2)	SC mkt factor (2)	Available net builda-ble acres	A: Pre-amend-ments pop or emp capacity (3)	B: Post-amend-ments pop or emp capacity (3)	B - A: Net increase or de-crease in pop or emp capacity (SC / KC)
Fitzgerald/35 Ave SE portion of NCFWCHPA - Alternative 2 (R 9,600, NB)									
R 9,600	220 acres		- 94.6		- 37.6	89.8	98 lots 257 pop	407 lots 1,071	+ 309 lots + 814 pop
NB	10 acres		- 4.3		- 1.7	4.0	4 lots 11 pop	0 pop 58 emp	- 11 pop + 58 emp
Canyon Creek / 39 Ave SE portion of NCFWCHPA - Alternative 2 (R 9,600/NB)									
R 9,600	210 acres		- 90.3		- 35.9	83.8	85 lots 240 pop(6)	380 lots 1,000 pop	+ 295 lots + 761 pop
NB	10 acres		- 4.3		- 1.7	4.0	0	58 emp	- 11 pop + 58 emp
Totals									
King County					Snohomish County				
Population		Employment			Population		Employment		
+ N/A		+ N/A			+ 1,553		+ 116		

Footnotes all capacity tables:

1. Critical areas and their buffers, right of way and land for other public purposes were deducted from gross acres. For critical areas and their buffers, and right of way, deductions were 20 percent and 18 percent, respectively, representing the City-wide percentages of these features. For land for other public purposes, deductions were 2 percent in King County and 5 percent in Snohomish County, utilizing the numbers applied in each county's Buildable Lands analyses.
2. A further market factor deduction was applied to account for the tendency of some developable properties not to be available during the planning horizon, due to the owner's disinterest in selling or other reasons. For properties in the King County portion of Bothell, 15 percent was applied, consistent with that county's Buildable Lands analysis. In the Snohomish County Buildable Lands analysis, 15 percent was applied to vacant land and 30 percent to under-utilized land. To err on the side of conservativeness, 30 percent was applied to all Snohomish County properties in this analysis. The market factor was deducted after other deductions were taken.
3. In accordance with the Buildable Lands methodologies, population capacity = net buildable acres x achieved or assumed number of units per acre x persons per household (per OFM-1.8 pph for R 5,400a; 2.8 pph for R 9,600) x occupancy rate (per OFM 90% for R 5,400a; 94% for R 9,600); employment capacity = net buildable acres x 43,560 x employment sector floor area ratio (retail = .20 FAR) / number of square feet per employee (retail 600 sq. ft. per employee).
4. These amendments would add a second commercial designation, and would not change the existing residential designation: Therefore, there would be no affect on population or employment capacity. For example, instead of a warehouse, a manufacturing facility would be allowed.
5. There is no density limit in the R-AC zone, but it is assumed that realized densities will be around 40 units per acre. In the case of this mixed-use zone it is assumed that land occupied by other uses will limit realized R-AC density to 20 units per acre.
6. No designation was assigned to the Canyon Creek/39 Ave SE portion of the NCFWCHPA under the 2004 Comprehensive Plan. For this analysis an R 40,000 designations was assumed which is consistent with the Fitzgerald/35 Ave SE Subarea
7. The LD&D construction request includes a broad list of requested land use designations - one of which, the R-AC, is intended as a mixed-use designation within activity centers. As the R-AC and GC zone represent the most intense residential densities and commercial uses, respectively, it was determined these designations were most appropriate for impact analysis.
8. The R 5,400a designation permits attached or detached housing. Development occurring within this designation is termed 'detached condominiums' and has the appearance, uses, and person per household numbers more similar to single family than multi-family. Therefore, OFM single family 2.8 PPH numbers were used.

E. Transportation Impacts

Transportation impacts under the different alternatives can be measured by utilizing land use trip generation rates established by the Institute for Transportation Engineers (ITE) then applying these trip generation rates to the population and employment capacity analysis which estimates residential housing units/lots and commercial square footages. The result is a net trip generation figure for each of the different alternatives considered.

A summary of the net vehicle traffic trip generation per alternative analyzed is shown in the following table:

Table 10 - Summary of net Average Daily Trip (ADT) and net PM Peak hour trip changes under the different alternatives

Alternative amendment	Average Daily Trips (Net Increase)	PM Peak Hour trips (Net Increase)
Alternative 1	+17,372	+ 1,576
Alternative 2	+ 11,572	+ 964
Alternative 3	+ 1,827	+ 170
No Action Alternative	0	0

Trip generation Impacts anticipated under the different alternatives are detailed below within Tables 10. The three alternatives analyzed were: NCFWCHPA Alternative 1 at R 5,400a, CB designations; NCFWCHPA Alternative 2 at R 9,600, NB designations; all property-owner-initiated Comprehensive Plan amendment requests as proposed; and the no action alternative.

Table 11 - Detailed numbers for inbound and outbound Net Average Daily Trip (ADT), Net AM Peak hour Trips, Net PM Peak hour trip changes under the different alternatives

Alt #	Land Use		Average Daily Trips			AM Peak Hour Trips			PM Peak Hour Trips		
	Res units	Comm sq. ft.	In bound	Out bound	Total	In bound	Out bound	Total	In bound	Out bound	Total
1	1,210 lots		5,790	5,790	11,580	227	681	908	770	452	1,222
1		174240 sq. ft.	3,861	3,861	7,722	N/A	N/A	N/A	208	264	472
2	604 lots		2,890	2,890	5,780	113	340	453	384	226	610
2		174240 sq. ft.									
3	14 lots		67	67	134	3	8	11	9	5	14
3	252 units		847	846	1,693	26	103	129	101	55	156
3		67,953 sq. ft.	1,506	1,506	3,012	N/A	N/A	N/A	61	77	138

Under the no action alternative transportation generation rates would remain as stipulated under the 2005 Comprehensive Plan.

4. Amendments to implementing regulations regarding 2006 Plan and Code amendments and NCFWCHPA / LID development standards.

Plan and Subarea policies will be implemented within the Bothell Municipal Code as a related element of the 2006 Plan and Code amendments. It is anticipated that revisions to the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea Plan regulations will be the primary Code revisions necessary to implement the 2006 Plan amendments with amendments to the zoning map to reflect changes within the Brickyard Road/Queengstate and Canyon Park Subareas. For SEPA analysis purposes, the Fitzgreald/35 and Canyon Creek/39 Ave SE Code amendments (BMC 12.50 and 12.50) are projected to mirror the regulatory concepts discussed in the NCFWCHPA Study wherein a number of Low Impact Development strategies including preservation of forested areas, reduction of impervious surface coverage, infiltration of stormwater runoff and other improved stormwater runoff controls are discussed. Low Impact Development regulations would be crafted such that the hydrological cycles are controlled to more closely match pre-development conditions.

The potential amendments would be found in four titles of the Bothell Municipal Code, and are described, by title, in the table below:

Table 12: Proposed amendments to regulations regarding Low Impact Development

Bothell Municipal Code title	Potential amendment
Title 11, Administration of Development Regulations	<ul style="list-style-type: none"> • Amendments to BMC Section 11.02 would define terms related to Low Impact Development regulations such as forest cover, pervious pavement, hydrological cycle, and other descriptions. • Other amendments to BMC Title 11 to reflect different processing requirements and insert new administrative procedures.
Title 12, Zoning	<p>Amendments with BMC Sections 12.48 and 12.60 could include:</p> <ul style="list-style-type: none"> • Map changes to reflect Subarea Land Use designations <p>Amendments to BMC Section 12.50 and 12.52 could include:</p> <ul style="list-style-type: none"> • Reduced road and driveway lengths. • Narrow lot frontages to reduce overall road length per home. • Reduced lot areas to allow for preservation of forested areas. • Allow transfer of development rights from forested areas or areas with infiltration capable soils. • Reduced road widths and turn around areas in residential developments, construct parking on one side of the street, use permeable pavers in non-drive lanes. • Reduced front yard set-backs to reduce driveway length. • Provide trail systems to connect services and reduce use of vehicles, which in turn reduces the overall pollutant load.
Title 14, Environment	<ul style="list-style-type: none"> • Amendments to BMC 14.04. could include enhanced buffers for critical areas within the Cole and Palm Creek watersheds to preserve specific habitat features and critical areas.

Bothell Municipal Code title	Potential amendment
Title 18, Utilities and Infrastructure and the Bothell Design Standards for Stormwater management	<p>Reduce effective impervious surface coverage through imposition of:</p> <ul style="list-style-type: none"> • Permeable Pavers: The purpose of permeable pavers is to infiltrate precipitation through the paving surface to reduce/prevent surface runoff. • Amended Soils: On-site soils in lawns, parks, greenbelts, and parking strips can be amended by tilling in compost. This increases the potential for on-site infiltration and evapotranspiration. • Downspout/Roof drain dispersion: Roof drain dispersion routes relatively clean roof runoff into adjacent native vegetation . This can reduce the size of detention ponds and the amount of runoff from a site. • Bioretention cells/Tree box filters: Bioretention cells and tree box filters are primarily for use in larger parking areas, cul-de-sacs, and adjacent to residential roads. These BMPs use amended soils that act to infiltrate/store runoff and provide evapotranspiration.. • Raingardens/storage tanks: Raingardens and on-site storage tanks can be used in residential, government, and commercial settings. They reduce the amount of runoff leaving a site during wet-weather <p>Implement more stringent flow control standards for the sub-basin by placing:</p> <ul style="list-style-type: none"> • Higher detention standards on development. • Reduce the exemption level that triggers flow management from the current 5,000 square feet of impervious surface to a lower threshold. • Change pre-developed land use from the current pre-developed condition, which may be pasture or other altered vegetation community to a 100 percent forested condition. • Require implementation of peak flow and duration standards • Stream Protection flow control

5. Potential Infrastructure-Related Amendments

- A. Classification of the preferred route for the Bothell Connector as a Minor Arterial and of 35 Avenue SE and Fitzgerald Road as Collectors. The Council in 2005 endorsed the 39 Avenue SE alignment alternative (three-lane option) as the preferred route for the Connector. Only one Minor Arterial is needed in this area: consequently, 35 Avenue SE and Fitzgerald Road may now be classified as Collectors. These classifications would enable staff to determine what road improvements to require developers to install along 35th and Fitzgerald.

The above-described roadway classifications would necessitate amendments to the Planning Area-Wide Transportation Element and the Fitzgerald / 35 Avenue SE Subarea.

These amendments would provide policy direction regarding the desired extent and nature of road improvements in the Fitzgerald Subarea, and would not change population or employment capacity.

- B. Adoption by reference of the Capital Facilities Program approved by the Council on July 11 and proposed to be amended on November 21, 2006. This would necessitate an amendment to the Planning Area-Wide Capital Facilities Element.

This amendment would provide policy direction regarding City expenditures on capital facilities, and would not change population or employment capacities.

Existing Plan and Code (No-action alternative)

The No-action alternative would entail making no changes to the existing *Imagine Bothell...* Comprehensive Plan and implementing development regulations.

See complete analysis in the Final EIS dated December 10, 2005. Supplement of this section is unnecessary.

Comparison of alternatives

The significant policy differences between the proposed 2006 Plan and Code Amendments and the existing Plan and Code are summarized in the following table, by alternative and amendment component:

Table 11: Comparison of alternatives

NCFWCHPA Alternative 1	Significant policy differences between assigning R 5,400a and CB designations and maintaining the R 40,000 designation of the existing Plan and Code
Potential change of 550 acres from existing R 40,000 to R 5,400a and CB.	<ul style="list-style-type: none"> • This potential 2006 Plan and Code amendment would change the Plan designations and zoning classifications of approximately 550 acres of land, by primarily increasing residential densities and adding commercial uses to properties with residential designations. The net effects of this alternative would be to increase population capacity by 3,184 over that attainable under the current Plan and Code, and increase employment capacity by 116. • Other differences would include the introduction of urban development into an area with substantial forest cover and large lot (1-5 acre), single family residential uses. As identified within the NCFWCHPA Study dated Oct 2006 (Appendix F) urban development may remove forest cover and increase impervious surface coverage thus altering the natural hydrological (water) cycle which in turn affects streams, wetlands, groundwater, soils, and fish and wildlife habitat. • Transportation needs would increase as a result of the additional residential and employment capacity. Estimates of Average Daily Trips (ADT) under Alternative 1 are 17,372 trips and PM peak hour trips are estimated at 1,576. These trips would originate from the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas affecting the following roadways: 31 Ave SE, 35 Ave SE, 39 Ave SE, 45 Ave SE, Fitzgerald Road, 228 ST SE, 236 ST SE, 240th ST SE, NE 195 ST, SR-524 (Maltby Road).

NCFWCHPA Alternative 2	Significant policy differences between assigning R 9,600 and NB designations and maintaining the R 40,000 designation of the existing Plan and Code
Potential change of 550 acres from existing R 40,000 to R 9,600 and NB	<ul style="list-style-type: none"> • This potential 2006 Plan and Code amendment would change the Plan designations and zoning classifications of approximately 550 acres of land, by primarily increasing residential densities and adding commercial uses to properties with residential designations. The net effects of this alternative would be to increase population capacity by 1,553 over that attainable under the current Plan and Code, and increase employment capacity by 116. • Other differences would include the introduction of urban development into an area with substantial forest cover and large lot (1-5 acre), single family residential uses. As identified within the NCFWCHPA Study dated Oct 2006 (Appendix A) urban development may remove forest cover and increase impervious surface coverage thus altering the natural hydrological (water) cycle which in turn affects streams, wetlands, groundwater, soils, and fish and wildlife habitat. • Transportation needs would increase as a result of the additional residential and employment capacity. Estimates of Average Daily Trips (ADT) under Alternative 2 are 11,527 trips and PM peak hour trips are estimated at 964. These trips would originate from the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas affecting the following roadways: 31 Ave SE, 35 Ave SE, 39 Ave SE, 45 Ave SE, Fitzgerald Road, 228 ST SE, 236 ST SE, 240th ST SE, NE 195 ST, SR-524 (Maltby Road)..

Property-Owner-Initiated Requests (Alternative 3 in DSEIS)	Significant policy differences between the <u>owner - proposed 2006 Plan and Code Amendments</u> and the existing Plan and Code
Proposed property-owner-initiated amendments to Subarea plans and implementing regulations (including rezones)	<ul style="list-style-type: none"> • The proposed 2005 Plan and Code amendment would change the Plan designations and zoning classifications of approximately 50 acres of land, primarily by increasing residential densities and adding commercial uses to properties with residential designations. The net effects of these changes would be to increase population capacity by 772 over that attainable under the current Plan and Code, and increase employment capacity by 309. • Other differences would include the introduction of urban development into an area with substantial forest cover and large lot (1-5 acre), single family residential uses. As identified within the NCFWCHPA Study dated Oct 2006 (Appendix A) urban development may remove forest cover and increase impervious surface coverage thus altering the natural hydrological (water) cycle which in turn affects streams, wetlands, groundwater, soils, and fish and wildlife habitat. • Transportation needs would increase as a result of the additional residential and employment capacity potentially possible under Alternative 3. Estimates of Average Daily Trips (ADT) is 1,827 with PM Peak hour increases of 170.

Comparison of environmental impacts

The following table compares the likely environmental impacts and mitigation measures under the proposed 2005 Plan and Code Amendments and the existing Plan and Code.

Table 12: Comparison of environmental impacts

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Earth	<p>Impacts. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, the FEIS Addendum and the FSEIS. Also reference the NCFWCHPA Study (October, 2006 - Appendix F) for further description of impacts associated with urban development.</p> <p>Mitigating measures. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the Supplement dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are similar to those identified in the FEIS, FEIS Addendum and the FSEIS.</p> <p>Additional mitigation measures as identified within the NCFWCHPA Study (appendix F) may include a number of specific policies and regulatory approaches which often referred to as Low Impact Development (LID). LID includes special stormwater management practices which duplicate natural hydrologic cycles more than standard storm water management.</p> <p>Significant unavoidable adverse impacts. Increased erosion and sedimentation, and consequent deterioration of receiving water bodies, would occur. Within the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas decreased fish and wildlife habitat that would result from increased development. A greater population would be at risk of property damage and/or injury from flooding, landslides or earthquakes.</p>	<p>Impacts to earth as a result of development activities, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed amendments; with one exception:</p> <p>1. Impacts would be greater under the proposed amendments than under the existing Plan and Code for the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas where land use designations and zone classifications may be intensified.</p>

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Air	<p>Impacts all alternatives. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, the FEIS Addendum and the FSEIS. Also reference the NCFWCHPA Study (October, 2006 Appendix A) for further description of impacts associated with urban development.</p> <p>Mitigating measures. Impacts to air would be mitigated by city regulations concerning construction dust control, and by the state emissions inspection program. Within the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas increase air quality impacts would result from increased vehicle travel and development.</p> <p>Significant unavoidable adverse impacts. Air quality would deteriorate over the long term.</p>	<p>Impacts to air as a result of construction and subsequent occupancy of residences and businesses, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed Update, with one exceptions:</p> <p>1. Impacts would be greater under the proposed Update than under the existing Plan and Code where land use designations and zones are intensified, most notably in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p>

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Water	<p>Impacts. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, the FEIS Addendum and the FSEIS. Also reference the NCFWCHPA Study (October, 2006 Appendix A) for further description of impacts associated with urban development.</p> <p>Mitigating measures. Impacts to water would be mitigated by city surface water management regulations and programs.</p> <p>Additional mitigation measures as identified within the NCFWCHPA Study (appendix F) may include a number of specific policies and regulatory approaches which often referred to as Low Impact Development (LID). LID includes special stormwater management practices which duplicate natural hydrologic cycles to a greater degree than standard storm water management thus preserving streams and wetland hydrology.</p> <p>Significant unavoidable adverse impacts. Groundwater movement and recharge of surface water bodies would be altered. See NCFWCHPA Study (Appendix F) for additional information. Water quality would deteriorate.</p>	<p>Impacts to water as a result of development, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed 2006 amendments, with one exception:</p> <p>1. Impacts would be greater under the proposed amendments than under the existing Plan and Code in locations where the land use designations and zoning classifications are intensified, most notably in the Fitzgeald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p>

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Plants and animals	<p>Impacts. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, the FEIS Addendum and the FSEIS. Also reference the NCFWCHPA Study (October, 2006 Appendix A) for further description of fish and wildlife habitat impacts associated with urban development.</p> <p>Mitigating measures. Impacts to plants and animals would be mitigated by city surface water, vegetation retention and landscaping regulations.</p> <p>Additional mitigation measures as identified within the NCFWCHPA Study (appendix F) may include a number of specific policies and regulatory approaches often referred to as Low Impact Development (LID). LID includes special stormwater management practices which duplicate natural hydrologic cycles more than standard storm water management.</p> <p>LID includes special stormwater management practices which duplicate natural hydrologic cycles. Also, LID may contain site design measures that encourage preservation of forest cover and groundwater infiltration to soils thus preserving the shallow groundwater flow to Cole Creek.</p> <p>Significant unavoidable adverse impacts. Mature native vegetation would be removed, and fish and wildlife habitat would diminish in quantity and quality.</p>	<p>Impacts to plants and animals as a result of development, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed 2006 amendments, with one exception:</p> <p>1. Impacts would be greater under the proposed Update than under the existing Plan and Code where land use designations and zones are intensified, most notably in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p>

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Energy and natural resources	<p>Impacts. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, the FEIS Addendum and the FSEIS.</p> <p>Mitigating measures. Impacts to energy and natural resources would be mitigated by implementation of city conservation policies as well as policies regarding preservation of view corridors and policies promoting compact development patterns.</p> <p>Significant unavoidable adverse impacts. Increased development would consume more unrenewable energy resources. Clearing forests for development would eliminate scenic resources.</p>	<p>Impacts to energy and natural resources as a result of development, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed Update, with one exception:</p> <p>1. Impacts would be greater under the proposed Update than under the existing Plan and Code where land use designations and zones are intensified, most notably in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p>
Environmental health	<p>Impacts. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the Supplemental FEIS dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, FEIS Addendum and FSEIS.</p> <p>Mitigating measures. Noise impacts would be mitigated by enforcement of city and state noise regulations. Impacts of release of hazardous materials would be mitigated by the Bothell Fire Department's annual inspection program and by fire and building code requirements concerning the storage of hazardous materials.</p> <p>Significant unavoidable adverse impacts. Noise would increase as the result of more development.</p>	<p>Impacts to environmental health as a result of development, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed Update, with the following exceptions:</p> <p>1. Impacts would be greater under the proposed Update than under the existing Plan and Code where land use designations and zones are intensified, most notably in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p> <p>2. A King County Wastewater Treatment easement exists within the NCFWCHPA area. Development proposals which may impact this easement and the associated facilities should be reviewed and evaluated by the King County Wastewater Treatment Division.</p>

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Land and shoreline use	<p>Impacts. Relationship to existing and forecasted population and employment; and housing. Intensifying land use designations and rezoning property in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas would increase population capacity, as compared to the existing Plan and Code, as follows: Alternative 1 - 3,184; Alternative 2 - 1,553; Alternative 3 - 389. Employment capacity would increase as follows: Alternative 1 - 116; Alternative 2 - 116; Alternative 3 - 113</p> <p>Bothell's combined (King + Snohomish counties) target population for 2025 is 42,836.</p> <p>With regard to employment capacity, the City has ample capacity to accommodate the 2025 King and Snohomish county targets.</p> <p>See FEIS dated December 10, 2004, the addenda dated July 8, 2005 and the Supplement to the FEIS dated October 13, 2005. The impacts and mitigating measures to Light and Glare, Aesthetics, Historic and Cultural preservation, associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8, 2005 and the FSEIS dated October 13, 2005.</p> <p>Mitigating measures. City codes regulating lighting, site and building design and historic preservation would mitigate some of the above impacts.</p> <p>Significant unavoidable adverse impacts. Light and glare would increase and historic structures would be lost.</p>	<p>Impacts. See FEIS dated December 10, 2004 and the addendum dated July 8, 2005. The impacts associated with the 2005 Plan and Code amendments are identical with those expressed in the FEIS and FEIS Addendum with one exception:</p> <p>1. Impacts would be greater under the proposed Update than under the existing Plan and Code where land use designations and zones are intensified, most notably in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p> <p>Mitigating measures. The same mitigating measures would apply to the existing Plan and Code and the proposed 2006 Plan and Code amendments.</p> <p>Significant unavoidable adverse impacts. No substantial difference between the existing Plan and Code and the proposed 2006 Plan and Code amendments.</p>

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Transportation	<p>Impacts. Motor vehicle traffic would increase as a result of future development permitted under the proposed 2006 Plan and Code Amendments. Traffic passing through Bothell - neither originating nor ending in Bothell - would also increase as a result of development within neighboring cities, King and Snohomish counties, and the region beyond. Increased traffic would result in more congestion and potential increases in neighborhood cut-through traffic. Pedestrian and bicycle traffic would increase as well, resulting in growing conflicts with motor vehicles. Transit service and ridership may grow as population increases generally, and particularly as the city's regional and community activity centers redevelop more intensively.</p> <p>Average Daily Trips could increase from 1,827 (Alternative 3) to as many as 17,376 (Alternative 1). PM Peak hour trips (occurring between 3:00 pm and 6:00 PM) could increase from 170 (Alternative 3) to 1,576 (Alternative 1).</p> <p>Mitigating measures. Developer and publicly-funded transportation projects would add capacity to, or improve the efficiency of, the transportation system.</p> <p>The Bothell Connector through the Fitzgerald/35 Ave SE and Canyon Park/39 Ave SE Subareas would accommodate greater traffic flow than the existing 35 Ave SE. Additional street infrastructure would be constructed as part of increased development activity.</p> <p>Significant unavoidable adverse impacts. Additional development in and around Bothell will result in an overall increase in traffic levels and anticipated congestion at some intersections.</p>	<p>Impacts to transportation as a result of development, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed Update, with one exception:</p> <p>1. Impacts would be greater under the proposed 2006 Plan and Code amendments than under the existing Plan and Code where land use designations and zones are intensified, most notably in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p>

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Public services and utilities	<p>Impacts. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, FEIS Addendum and the FSEIS.</p> <p>Mitigating measures. Capital facilities to meet increased demand for potable water, wastewater, and stormwater services would be constructed or expanded in conjunction with new development, or via projects in the city's six-year capital improvements program. Public services such as fire and emergency medical services and police services would be expanded to meet increased demand via increased allocations in the city's budget.</p> <p>Significant unavoidable adverse impacts. Demands on public services will increase.</p>	<p>Impacts to public services and utilities as a result of development, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed Update, with three exceptions:</p> <ol style="list-style-type: none"> 1. Impacts would be greater under the proposed Update than under the existing Plan and Code where land use designations and zones are intensified, most notably in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas. 2. The Snohomish County Public Utility District (PUD) provides energy resources to the area covered within the NCFWCHPA Alternatives as well as 5 of the 6 property-owner-initiated amendment requests. The PUD has electric facilities in the area that are designed to serve its existing customers and allow for gradual housing and commercial growth. Additional infrastructure for transmission and distribution electric facilities is likely to be required to accommodate the additional load growth anticipated within NCFWCHPA Alternatives 1 and 2 or other increases in capacity which may occur. 3. A King County Wastewater Treatment easement exists within the NCFWCHPA area. Development proposals which may impact this easement and the associated facilities should be reviewed and evaluated by the King County Wastewater Treatment Division.

Affected environment, significant impacts and mitigation measures

General discussion of impacts and mitigation measures for the 2006 Plan and Code Amendment

The proposed amendments to the Planning Area-wide Housing element would not result in any changes to population or employment capacities (those types of changes would occur under the subarea plan amendments and implementing rezones, discussed in 2 below). None of the proposed amendments to Housing Element would result in greater impacts than would occur under the existing Plan and Code. Therefore, impacts under this component of the 2006 Plan and Code Update would be similar to those under the existing Plan and Code.

The proposed subarea plan amendments and rezones could increase population capacity by as much as an estimated 3,184 persons and employment capacity by an estimated 116 jobs beyond that attainable under the existing Plan and Code. Since each dwelling and business and its associated activities contributes incrementally to short-term and long-term impacts, the 2006 Plan and Code amendments would increase impacts more than would the current Plan and Code. Mitigation measures and significant unavoidable adverse impacts would be similar as those stated in the 2004 Plan and Code Update FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005.

Earth

See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the Supplemental EIS dated October 13, 2006. Also see the NCFWCHPA Study dated October 2006 (Appendix A). The Earth impacts and mitigating measures associated with the 2005 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005.

In addition to the mitigation measures identified within the existing environmental documents, additional mitigation measures may include elements identified within the NCFWCHPA Study (Appendix F), dated October, 2006.

Air

See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the Supplemental EIS dated October 13, 2006. The air impacts and mitigating measures associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS dated December 10,

2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005.

Water

See FEIS dated December 10, 2004 and the addendum dated July 8, 2005. Also see the NCFWCHPA Study dated October 2006 (Appendix A). The water impacts and mitigating measures associated with the 2006 Plan and Code amendments are similar with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005 and the NCFWCHPA Study (Appendix A) provides a detailed discussion of existing and future impacts to the water resources within the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas.

In addition to the mitigation measures identified within the existing environmental documents, additional mitigation measures may include elements identified within the NCFWCHPA Study (Appendix F), dated October, 2006.

Plants and animals

See FEIS dated December 10, 2004 and the addendum dated July 8, 2005. The impacts and mitigating measures to Plants and animals associated with the 2005 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005 and the NCFWCHPA Study (Appendix A) provides a detailed discussion of existing and future impacts to the water resources within the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas.

In addition to the mitigation measures identified within the existing environmental documents, additional mitigation measures may include elements identified within the NCFWCHPA Study (Appendix F), dated October, 2006.

Energy and natural resources

See FEIS dated December 10, 2004 and the addendum dated July 8, 2005. The impacts and mitigating measures associated with Energy and Natural Resources the 2005 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005.

Environmental health

See FEIS dated December 10, 2004 and the addendum dated July 8, 2005. The impacts and mitigating measures to environmental health associated with the 2005 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005.

Land and shoreline use

Existing conditions

Relationship to existing and forecasted population and employment

See discussion within the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005 and the analysis below.

Relationship to existing and forecasted population and employment. The proposed subarea plan amendments and rezones would increase population capacity by an estimated 389 to 3,184 persons and employment capacity by an estimated 113 to 116 jobs, compared to the existing Plan and Code.

Bothell's existing population capacity under the 2005 Plan and Code amendments is between 44,912 to 45,830 (October 13, 2005 FSEIS). Adding the potential increases from the 3 alternatives studied as part of the 2006 Plan and Code amendments results in a possible total population capacity between 45,301 to 47,394. Bothell's 2025 combined target population is 42,836 (20,836 in King County and 22,000 in Snohomish County). Therefore, the 2006 Plan and code amendments and implementing rezones would exceed the 2025 targets, with a surplus of 2,465 to 4,458.

Bothell's existing employment capacity is 67,580 (41,158 - includes 10,000 UWB/CCC students - in King County and 26,422 in Snohomish County). An increase of 113 to 116 jobs to the existing employment capacity results in a total employment capacity of 67,693 to 67,696. Bothell's 2025 combined target employment is 28,673 (12,833 in King County and 15,840 in Snohomish County). The 2006 Plan and Code amendments and implementing rezones would accommodate the 2025 targets, with surpluses of 28,325 to 28,548 in King County and 10,995 to 10,750 in Snohomish County.

Light and glare

See FEIS dated December 10, 2004 and the addendum dated July 8, 2005. Light and glare impacts and mitigating measures associated with the 2005 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005.

To the extent that the proposed subarea plan amendments and implementing rezones would increase population and employment capacity and result in more development than possible under the existing Plan and Code, light and glare impacts could increase. Mitigating measures would be as described under the FEIS.

Aesthetics

See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the Supplement dated October 13, 2006. Aesthetic impacts and mitigating measures associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8, 2005, and the Supplemental EIS dated October 13, 2006.

The proposed subarea plan amendments and implementing rezones would allow more intensive development of land than is allowed under the current Plan and Code. More intensive development could have greater aesthetic impacts if more native vegetation is removed, more land is graded, and buildings are higher and/or greater in mass. Mitigating measures would be as described under the FEIS.

Historic and cultural preservation

See FEIS dated December 10, 2004 and the addendum dated July 8, 2005. Historic and cultural preservation impacts and mitigating measures associated with the 2005 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005.

The increase in land values which would result from the proposed subarea plan amendments and implementing rezones could hasten redevelopment of properties containing historic structures and thus result in the demolition of those structures earlier than might have occurred under the existing Plan and Code. Mitigating measures would be as described under the FEIS.

Housing

The proposed subarea plan amendments and implementing rezones would increase housing capacity beyond that attainable under the existing Plan and Code. See above discussion. The proposed amendments would generally increase densities in specific locations within the City creating additional capacity.

Transportation

See discussion within the FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. The discussion of impacts and mitigation measures within the FEIS adequately addresses impacts and mitigation for the 2006 Plan and code amendments.

Significant impacts and mitigation measures

2006 Plan and Code Amendments

Proposed amendments to Subarea plans and implementing regulations (including rezones)

The proposed subarea plan amendments and rezones would increase population capacity by an estimated 389 to 3,184 persons and employment capacity by an estimated 113 to 116 jobs compared to the Existing Plan and Code. Converting these increases to residential units and square footage reveals that up to 1,210 residential lots or units and as much as 174,240 square feet of retail uses may be possible under the most intense Alternative 1 scenario. The net increase in traffic is described in Table 13 below:

Table 13 - Summary of net Average Daily Trip (ADT) and net PM Peak hour trip changes under the different alternatives

Alternative amendment	Average Daily Trips (Net Increase)	PM Peak Hour trips (Net Increase)
NCFWCHPA Alternative 1	+17,372	+ 1,576
NCFWCHPA Alternative 2	+ 11,572	+ 964
Property-owner-initiated requests	+ 1,827	+ 170
No Action Alternative	0	0

Since each dwelling and business and its associated activities contribute incrementally to traffic levels in the community, these amendments would increase cumulative traffic impacts more than would the Existing Plan and Code. Mitigation measures and significant unavoidable adverse impacts would be the same as those stated in the FEIS.

One element of the transportation impacts and potential mitigation measures within the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea is the proposed "Bothell Connector" which would include a new arterial street connecting 240 ST SE with 228 ST SE. The preferred alignment of the Bothell Connector is 39 Ave SE, a north-south roadway which would be placed where none currently exists. The Bothell Connector has been evaluated within a Draft Environmental Impact Statement (DEIS) and a Final Environmental Impact Statement (FEIS). The Bothell Connector FEIS is incorporated as Appendix G.

Existing Plan and Code

Traffic levels would increase as a result of continued residential and commercial development under the Existing Plan and Code. Pursuant to GMA concurrency requirements, the City would not be able to approve future land use development if level of service standards (LOS) cannot be achieved or maintained concurrent with or within six years of the time of development. This could therefore potentially affect the City's ability to meet population and employee growth targets. Under the Existing Code and Update, traffic levels would continue to increase over the long term due in large part to regional through traffic. The transportation mitigation measures described in the FEIS would likely still be necessary under the Existing Code and Update. However, the overall increase in traffic levels and the anticipated congestion at some intersections would still occur and should be considered a significant unavoidable adverse impact.

Public services and utilities

See discussion under FEIS dated December 10, 2005, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. Specific measures identified for public services and utilities are addressed within the FEIS and FEIS Addendum. Minor new language to address additional impacts and potential mitigation measures as identified within comment letter 1 from the Snohomish County Public Utility District and comment letter 2 from the King County Wastewater Treatment Division are appropriate to include in this Final SEIS. New/additional mitigation measures are outlined below:

The Snohomish County Public Utility District (PUD) provides energy resources to the area covered within the NCFWCHPA Alternatives as well as 5 of the 6 property-owner-initiated amendment requests. The PUD has electric facilities in the area that are designed to serve its existing customers and allow for gradual housing and commercial growth. Additional infrastructure for transmission and distribution electric facilities is likely to be required to accommodate the additional load growth anticipated within NCFWCHPA Alternatives 1 and 2 or other increases in capacity which may occur.

A King County Wastewater Treatment easement exists within the NCFWCHPA area. Development proposals which may impact this easement and the associated facilities should be reviewed and evaluated by the King County Wastewater Treatment Division. In the event that development causes a need to re-locate or replace wastewater treatment facilities, said facilities shall be placed within a new permanent easement must be provided.

Comments and Responses

The DEIS for the 2005 Plan and Code amendments was issued on October August 23, 2005. A 30-day comment period followed during which the City invited written comments on the proposed action. The comment period ended at 5 p.m. on October 3rd. The City received the following written comments. City responses are bolded.

Comment 1:

Chris Johnson, Planning Engineer of the Snohomish County Public Utility District (PUD) in a letter dated October 25, 2006:

The Snohomish County PUD System Planning Department has reviewed the City of Bothell 2006 Plan and Code Amendment SDEIS. It was stated in the Comparison of environmental impacts section under Public Service and utilities that: "The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, FEIS Addendum, and FSEIS."

Alternatives 1 and 2 of this amendment would allow an increase of 1210 and 604 new housing units respectively and in this way is significantly different form the previous documents. This is likely to have an impact on the electric system infrastructure requirements. Therefore, we recommend that the following language be included in the Public Services and utilities section in the Final Supplemental EIS:

The Snohomish County Public Utility District #1 (PUD) supplies the electric power requirements of this area. The PUD has electric facilities in the area that are designed to serve the existing customers and allow for gradual growth. Additional infrastructure for transmission and distribution electric facilities is likely to be required to accommodate the

load growth associated with approval of Alternative 1, Alternative 2, or other changes of similar scope.

Response - Comment 1:

Comment noted. While the 2004 Comprehensive Plan Final Environmental Impact Statement contains language similar in nature as that requested by the Snohomish County PUD, it is appropriate to insert the language as requested into this supplemental document. Please see new language within the Public Services and Utilities Section page 43.

Comment 2:

Sandy Redick, Administrative Staff Assistant, Environmental Planning and Community Relations, King County Wastewater Treatment Division, Department of Natural Resources
Dated October 26, 2006

The King County Wastewater Treatment Division has reviewed the Imagine Bothell... 2006 Comprehensive Plan and Code amendments, Draft Supplemental to the Final Environmental Impact Statement for 2004-2005 dated October 13, 2006. **King County's North Creek Interceptor** is located within or near the site. In order to protect this wastewater facility, King County is requesting that the Agency do the following:

- Submit the plans and regulations to the Design, Construction and Asset Management Program, Civil/Architectural Section. Drawings should be submitted for review during design development so that King County staff can assess the project's impacts. Please send drawings to:
Eric Davison, DCAM, Civil/Architectural Section
King County Wastewater Treatment Division
201 South Jackson Street, KSC-NR-0508
Seattle WA, 98104-3855
Tel.: (206) 684-1707
Eric.Davison@metrokc.gov
- King County has a permanent easement for a sewer line on the proposed development site, and we must be assured the right to maintain and repair the sewer line. In the event that the line must be re-located, a new permanent easement must be provided.

Please contact Pam Elardo, Supervisor, Right-of-Way Permit Unit, regarding the easement. She can be reached at (206) 263-3699, at Pam.Eldardo@metrokc.gov, or by mail at:

Pam Elardo, Supervisor, Right-of-Way Permit Unit
Planning and System Development Section
King County Wastewater Treatment Division
201 South Jackson Street, KSC-NR-0503
Seattle WA 98104-3855

Thank you for the opportunity to comment on this proposal.

Response - Comment 2:

Comments noted. An application for a specific development has not been submitted as this is a non-project action. The issue raised in the comments is appropriate and should be addressed within this FSEIS. Please see new language within the Public Services and Utilities Section page 43. Under applicable Bothell Codes, the issuance of a Notice of Application and the SEPA Threshold Determination is provided to all affected agencies (including King County) whenever a development application is submitted to the City of Bothell.

Comment 3

Candice Soine, Environmental Review Coordinator, Snohomish County Public Works dated November 17, 2006

Snohomish County Public Works has reviewed your proposed amendments and our Surface Water Management Division offers the following comments:

The City is to be commended authorizing and completing a study to inventory and evaluate fish and wildlife habitat, critical areas, and hydro-geological conditions within the North creek Fish and Wildlife Critical Habitat Protection Area to allow the NCFWCHPA Study to be included in council deliberations.

- **That the Council will “Consider special policies regarding critical areas, surface water runoff standards, groundwater protections, impervious surface limitations, foliage retention and low impact development standards” gives real hope that achieving GMA densities will not needlessly sacrifice watershed health, especially in one of the most productive Chinook spawning reaches of North Creek.**
These “Plan and Subarea policies will be implemented within the Bothell Municipal code”... and are “projected to mirror the regulatory concepts discussed in the NCFWCHPA Study wherein a number of Low impact development strategies including preservation of forested areas, reduction of impervious surface coverage, infiltration of stormwater runoff and other improved stormwater runoff controls are discussed. Low Impact Development regulations are crafted such that the hydrological cycles are controlled to more closely match predevelopment conditions.”
- **These codes are what it will take to protect the critical watershed functions that keep North Creek healthy, but there may need to be an integrated team to coordinate and expedite permits for such projects.**
For instance, one of the most effective ways to minimize impervious surfaces is with narrower, shorter roads, yet it is not unusual for an LID proposal to seemingly conflict with other existing road EDDS or Fire codes. A coordinated team can identify and facilitate the removal of such barriers.
- **Pervious concrete and pervious asphalt should be included as imposed alternatives (wherever feasible) to impervious pavement along with pavers.**
Snohomish County has a rapidly increasing number of pervious concrete and asphalt roads, sidewalks, cul-de-sacs, parking lots and driveways, as well as perco-crete, grass pave, and pavers.

- **Pin pile foundations should be included as a permitted option to minimize grading.**
Pin piles allow for the maximum retention of trees and vegetation, provide significant cost savings in reduced grading, and retain the uninterrupted flow of shallow groundwater to preserve pre-development hydrology.
- **It is preferable for the entire Palm and Cole Creek watersheds to have the same level of protection, including unincorporated Snohomish County.**
Snohomish County has adopted the Puget Sound Action Team LID manual as part of its new drainage ordinance, and while it is entirely voluntary, the county encourages developers to use it and has a dedicated review team to expedite applications. Also, Snohomish County Surface Water Management has hired an LID Engineer III to insure that County projects take full advantage of LID Best Management Practices in its projects, and to assist citizens in LID implementation. In addition, the county supports the Sustainable Development Task Force, an active group of developers, consultants, City and County staff, and citizens who are actively involved in supporting LID projects throughout the county. The Task Force also has educational presentations.
- **Having mixed-use, planned developments that use LID practices is a very good way to minimize unnecessary travel, preserve and protect watershed health, while still meeting GMA requirements.**
The County supports Bothell's efforts to increase the use of LID in the NCFWCHPA, including imposing those elements necessary to preserve and protect watershed functions. This is especially critical in the high density alternatives where large-scale planned developments would have major impacts.
- **In many cases LID practices can result in cost savings to developers, and can reduce infrastructure maintenance for municipalities.**
While imposition may be necessary to insure that LID is implemented, The County is finding that LID is often more cost effective than traditional development, and is less disruptive to the surrounding neighborhood. Consequently as more developers become aware of the advantages and experience a supportive permitting process, they choose it voluntarily.

Response - Comment 3:

Comments noted. The NCFWCHPA Study does recommend establishing a strong relationship with Snohomish County and other affected jurisdictions to implement LID measures throughout the entire Cole and Palm Creek drainage basins.

Imagine Bothell...

2006

Comprehensive Plan and Code Amendments

Draft Supplement to Final Environmental Impact Statement for 2004-2005

Comprehensive Plan and Code Update

October 19, 2006

Bothell citizens, affected agencies, and other interested parties:

Attached is a Draft Supplement to the Final Environmental Impact Statement (FEIS) issued December 10, 2004, addended July 8, 2005, and supplemented October 13, 2005 concerning the 2006 Plan and Code Amendments to the *Imagine Bothell...* Comprehensive Plan and Development Regulations.

The *Imagine Bothell...* Comprehensive Plan provides direction for a wide variety of City decisions affecting the form and function of the community. The goals and policies of the Plan are put into action through the development regulations in the Bothell Municipal Code.

The City Council initiated a Plan amendment on October 3, 2005, to address concerns raised by Futurewise in an appeal of the *Imagine Bothell...* Comprehensive Plan Housing Element to the Central Puget Sound Growth Management Hearings Board (CPSGMHB). The proposed amendment comprehensively re-organizes updates and revises the Housing Element of the *Imagine Bothell...* Comprehensive Plan to address the concerns raised by Futurewise in its appeal to the CPSGMHB.

Since 1997 the City has received 35 requests from individual property owners to amend certain land use designations, policies and zoning classifications of their properties. Most of the requests were addressed through the 2004 Plan Update and the 2005 Plan and Code amendments. However, 2 remaining requests and 2 new requests located within the Fitzgerald/35 Ave SE Subarea and 2 additional requests located within the Brickyard Road / Queensgate and Canyon Park Subareas were docketed for consideration in 2006.

During the public hearings of May 2, 2006 regarding four property-owner-initiated Comprehensive Plan amendment requests located within the Fitzgerald/35 Ave SE Subarea Council directed staff to complete a study to inventory and evaluate fish and wildlife habitat, critical areas, and hydro-geological conditions within the North Creek Fish and Wildlife Critical Habitat Protection Area to allow the NCFWCHPA Study to be included in Council deliberations for the property owner initiated requests located within the Fitzgerald / 35 Ave SE Subarea.

The purpose of the NCFWCHPA study is to "Identify and assess the critical habitat of North Creek and its tributaries, wetlands and associated buffers within the North Creek Fish and Wildlife Critical Habitat Protection Area." The Study was completed in October of 2006 and will be used by the City Council to evaluate the property-owner-initiated requests as well as appropriate land use designations, special policies and implementing regulations for the balance of the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas. It is anticipated that the Council will consider special policies regarding critical areas, surface water runoff standards, groundwater protections, impervious surface limitations, foliage retention and potential low impact development standards.

This Supplemental Draft EIS describes and analyzes amendments to the Planning-area wide Housing Element, 3 potential Alternatives for land use and zoning which may be applied within the Fitzgerald/35th Ave SE and Canyon Creek/39 Ave SE Subareas and six property-owner-initiated Subarea Plan amendments.

This Supplement is issued in accordance with Washington Administrative Code (WAC) 197-11-620 which states that a supplemental EIS shall be prepared in the same way as a draft and final EIS (WAC 197-11-400 to 197-11-600), except that scoping is optional and the SEIS should not include analysis of actions, alternatives, or impacts that is in the previously prepared EIS.

In compliance with the WAC 197-11-502, this Draft Supplement is being circulated to all recipients of the FEIS on the Plan and Code Update: There will be a 30-day comment period on the DSEIS. **The deadline for comments is 5 p.m. Friday November 17, 2006.** Comments must be in writing, identified as pertaining to the 2006 Plan and Code Amendment SDEIS, and delivered to the Bothell Community Development Department, 9654 NE 182nd Street, Bothell, WA, 98011. All comments will be answered in writing, and the comments and responses combined in a Final Supplemental EIS (FSEIS), which is expected to be issued on or around November 28, 2006.

To read the DSEIS, or for more information on the *Imagine Bothell...* Plan and Code Update, please visit the City of Bothell website at www.ci.bothell.wa.us or contact the undersigned at 425-486-8152.

Sincerely,

Bruce W. Blackburn
Senior Planner

Fact Sheet

Proposal title: The 2006 *Imagine Bothell...* Comprehensive Plan and Implementing Development Regulations amendment (abbreviated as the 2006 Plan and Code amendments)

Proposal description: The 2006 Plan and Code amendments comprise revisions to the City-wide Housing Element, six individual property-owner-initiated Plan and Code amendment requests, and two potential alternative amendments to the land use designations and implementing regulations for the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA) which covers portions of the Fitzgerald/35th Ave SE and Canyon Creek/39 Ave SE Subareas. These NCFWCHPA amendments are in response to the NCFWCHPA Study dated October, 2006.

The 2006 Plan and Code amendments include changes to Comprehensive Plan policies and actions, land use designations, zoning classifications and revisions to implementing regulations. The City Council has reviewed and made preliminary decisions regarding two of the property-owner-initiated requests but is still reviewing potential amendments to the City-wide Housing Element, four property-owner-initiated requests within the Fitzgerald/35 Ave SE Subarea, and land use designations and implementing regulations (including zoning) for the NCFWCHPA.

The proposed amendments are outlined below and described in greater detail in the text of this Draft Supplemental Environmental Impact Statement (DSEIS):

1. Housing Element amendments

The City Council initiated a Plan amendment on October 3, 2005, to address concerns expressed by Futurewise in an appeal to the Central Puget Sound Growth Management Hearings Board (CPSGMHB) regarding the Planning area-wide Housing Element. The proposed amendment comprehensively re-organizes updates and revises the Housing Element of the *Imagine Bothell...* Comprehensive Plan to address the concerns raised by Futurewise in its appeal to the CPSGMHB.

2. Individual Property owner initiated amendments.

These amendments respond to requests by six owners of specific properties who have requested changes in Plan designations and implementing regulations (zoning). A number of these requests have been pending for several years. The requests are located within the following Subareas:

- Fitzgerald/35 Ave SE
- Canyon Creek/39 Ave SE
- Brickyard Road/Queensgate
- Canyon Park

3. Potential amendments within the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA) portions of the Fitzgerald/35th Ave SE and Canyon Creek / 39 Ave SE Subareas

The NCFWCHPA contains important fish and wildlife habitat and includes human-influenced but still intact wetlands, streams, and forested areas which support anadromous fish. As part of the 2004 Plan Update, the City committed to undertake a more comprehensive and

thorough inventory and evaluation of the fish and wildlife habitat, critical areas, geologic features and groundwater interactions within the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA). The purpose of the study was to fill-in the knowledge gaps of this important habitat area. A professional consultant, Parametrix, Inc. was hired to conduct this study and report its findings to the City Council for appropriate action.

This study was completed in October of 2006 and contains a number of findings and recommendations. These Study results pose a potential re-evaluation of the City's current land use designations, protection policies and implementing regulations for the NCFWCHPA portions of the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas which was analyzed within two alternatives.

4. Implementing regulations

Plan and Subarea policies will be implemented within the Bothell Municipal Code as a related element of the 2006 Plan and Code amendments. It is anticipated that revisions to the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea Plan regulations will be the primary Code revisions. These revisions are projected to mirror the regulatory concepts discussed in the NCFWCHPA Study wherein a number of Low Impact Development strategies including preservation of forested areas, reduction of impervious surface coverage, infiltration of stormwater runoff and other improved stormwater runoff controls are discussed. Low Impact Development regulations are crafted such that the hydrological cycles are controlled to more closely match pre-development conditions.

Other technical and editorial refinements to the Comprehensive Plan and development regulations are also proposed.

Location: The Imagine Bothell... Comprehensive Plan assigns land use designations and establishes goals, policies and actions throughout the Bothell Planning Area, which consists of land within the Bothell city limits plus adjacent unincorporated land in King and Snohomish counties which has been found to be appropriate for annexation at some point in the future. Bothell Comprehensive Plan land use designations and goals, policies and actions do not have the force of law within unincorporated portions of the Planning Area unless and until those areas annex to the City, or the City enters into interlocal agreements with King and/or Snohomish counties to provide for application of the Bothell Comprehensive Plan in unincorporated areas. The development regulations which implement the Plan are applicable only to land within the city limits.

Proponents: The City Council initiated amendments to the Housing Element in response to a settlement agreement between the City of Bothell and Futurewise and amendments resulting from the NCFWCHPA Study. Individual property owners and representatives of individual property owners submitted the property-owner-initiated amendment requests.

Lead agency: City of Bothell
18305 101st Avenue NE
Bothell, WA 98011

Responsible SEPA official: William R. Wiselogle, Director
Department of Community Development
City of Bothell

9654 NE 182nd Street
Bothell, WA 98011
(425) 486-8152
e-mail: bill.wiselogle@ci.bothell.wa.us

Contact Person:

Bruce Blackburn, Senior Planner
Department of Community Development
City of Bothell
9654 NE 182nd Street
Bothell, WA 98011
(425) 486-8152
e-mail: bruce.blackburn@ci.bothell.wa.us

Licenses/permits/approvals needed: The proposed Plan amendments have been reviewed and recommended to the City Council by the Bothell Planning Commission and other board where appropriate. As of the date of the issuance of this DSEIS, the Council has conducted several public hearings and made preliminary decisions regarding 2 of the property-owner-initiated Comprehensive Plan amendment requests. Amendments to the Housing Element and the Fitzgerald/35th Ave SE and Canyon Creek/39 Ave SE Subarea are still being discussed.

Authors and principal contributors: Bothell Community Development Department and Public Works Department staff authored this DSEIS. Consultants whose work is referenced in the FEIS which this DSEIS document supplements include the following:

Mirai Associates
11410 NE 122nd Way
Suite 320
Kirkland, WA 98034

Ecological Solutions, Inc.
4013 32nd Avenue W
Seattle, WA 98199

Steward and Associates
120 Avenue A, Suite D
Snohomish, WA 98290

Pentec Environmental, Inc.
120 3rd Avenue S
Edmonds, WA 98020

Parametrix, Inc.
411 108 Ave NE, Suite 1800
Bellevue, WA 98004-5571

Date of issue: October 19, 2006

Time and place of public hearings: Following issuance of this DSEIS, the Council has scheduled public hearings and/or deliberations on the proposed Plan and Code amendments for

October 17, November 7, November 21, and December 5, 2006. All hearings will be held in the Bothell Municipal Court Building, located at 10116 NE 183rd Street, Bothell.

Date final action is anticipated: Pursuant to State SEPA laws and rules (WAC 197-11-502), following the issuance of this DSEIS, there will be a 30-day comment period on the DSEIS. The deadline for comments is **5 p.m. Friday November 17, 2006**. Comments must be in writing, identified as pertaining to the 2006 Plan and Code Amendment SDEIS, and delivered to the Bothell Community Development Department, 9654 NE 182nd Street, Bothell, WA, 98011. All comments will be answered in writing, and the comments and responses combined in a Final Supplemental EIS (FSEIS), which is expected to be issued on or around November 27, 2006. The City Council is expected to act on an ordinance or ordinances adopting amendments to the *Imagine Bothell...* Comprehensive Plan and the implementing regulations on December 5, 2006.

Comments: Pursuant to State SEPA laws and rules (WAC 197-11-460), following the issuance of this DSEIS, a thirty day comment period commences during which the City will take no action related to the 2006 Plan and Code amendments that is the subject of the DSEIS. The City Council is expected to act on an ordinance or ordinances adopting amendments to the Imagine Bothell... Comprehensive Plan and the implementing regulations on December 5, 2006, 48 days after issuance of the DSEIS.

Persons commenting upon the DSEIS must do so in writing by **5 p.m. on Friday, November 17, 2006** to: Bruce Blackburn, Senior Planner, Department of Community Development, 9654 NE 182nd Street, Bothell. Comments should contain clear and concise statements and/or issues which are related to the potential 2006 Comprehensive Plan and Code amendments.

Prior environmental reviews related to this proposal: The DSEIS issued October 18, 2006 was based upon the DEIS and FEIS issued October 15, 2004 and December 10, 2004 respectively, the addendum issued July 8, 2005 and the Final Supplemental FSEIS issued October 13, 2005. This DSEIS supplements the FEIS.

Cost of copies of DSEIS: To be determined. This DSEIS may be purchased at the Bothell Community Development Department, located at 9654 NE 182nd Street, Bothell. Additionally, the DSEIS is available online at the City of Bothell website, www.ci.bothell.wa.us, and may be viewed at no cost at the Bothell City Clerk's office in City Hall, 18305 101st Avenue NE; the Bothell Community Development Department, 9654 NE 182nd Street; and the Bothell Regional Library, 18215 98th Avenue NE.

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Summary

The proposed action

This Draft Supplemental Environmental Impact Statement (DSEIS) describes and analyzes the impacts of the proposed 2006 amendments to the *Imagine Bothell... Comprehensive Plan* and implementing development regulations (abbreviated as the 2006 Plan and Code Amendments). The 2006 Plan and Code Amendments comprise potential amendments to the Housing Element, six individual property-owner-initiated Plan and Code amendment requests, and a potential major amendment to the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA) of the Fitzgerald/35th Ave SE and Canyon Creek/39 Ave SE Subarea Plans.

The Housing Element revisions involve changes to the City-wide Housing Element of the *Imagine Bothell... Comprehensive Plan*. The potential property-owner-initiated (POI) requests and the potential NCFWCHPA amendment to the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea Plans both include amendments to land use designations, policies and actions, zoning classifications and certain revisions to implementing regulations.

Components of the proposed action

This Draft Supplemental Environmental Impact Statement (DSEIS) analyzes the impacts of the 2006 Plan and Code amendments including the City-wide Housing Element of the *Imagine Bothell... Comprehensive Plan*, individual property-owner-initiated amendment requests, and revisions to the NCFWCHPA portions of the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea Plans and implementing regulations. The reader is referred to the section entitled Description of the Proposed Action and Alternatives (page 15). Impacts and mitigating measures for both the Plan and Code amendments and the existing Plan and Code are addressed in the section entitled "Affected environment, significant impacts and mitigation measures" (page 17).

1. Housing Element amendments

In December, 2004, Council adopted a revised Housing Element as part of the Major Comprehensive Plan Update. Subsequent to the Plan's adoption the City received several appeals to the Central Puget Sound Growth Management Hearings Board (CPSGMHB) challenging a number of aspects of the new Plan. One of those appeals was directed specifically at the Housing Element of the Plan.

- The proposed amendment comprehensively re-organizes updates and revises the Housing Element of the *Imagine Bothell... Comprehensive Plan* to address the concerns raised by Futurewise in its appeal to the CPSGMHB.

2. Property owner initiated Comprehensive Plan amendments

- RV Palmer dba Grizzly Sports Inc. - 21414 and 21204 Bothell-Everett Highway (SR-527) - Requested Plan changes from R-AC, OP, LI, to R-AC, OP, CB, LI. **Council Preliminary Action: Approve change to R-AC, OP, LI, NB.**
- CJRD Assoc. - 12024, 12034, and 12044 Woodinville Drive - Requested Plan change from OP, LI to R 2,800, OP, CB. **Council Preliminary Action: Approve change to R 2,800, OP, NB.**
- James and Sherallyn Phillips POI - 23305 39th Avenue SE - Requested Plan change from R 40,000, NCFWCHPA to R 9,600. **Council Preliminary Action: To be determined as part of the NCFWCHPA amendment.**
- Thomas and Susan Berry POI - 23223 39th Avenue SE - Requested Plan change from R 40,000, NCFWCHPA to R 9,600. **Council Preliminary Action: To be determined as part of the NCFWCHPA amendment.**
- Dianne Gallante POI - 2930 228th ST SE - Requested Plan change from R 40,000, NCFWCHPA to R 2,800, CB. **Council Preliminary Action: To be determined as part of the NCFWCHPA amendment.**
- Greg Ellis/LD&D Construction/expansion of Dianne Gallante POI - 2832 228 ST SE, 2908 228 ST SE, 2930 228 ST SE, 3016 228 ST SE, 3026 228 ST SE, 3030 228 ST SE, 3112 228 ST SE, and 22932 35 AVE SE - Requested Plan change from R 40,000, NCFWCHPA to R 2,800, R-AC, SSSH, NB, CB, GC. **Council Preliminary Action: To be determined as part of the NCFWCHPA amendment.**

The City Council has reviewed and provided preliminary direction on 2 of the 6 property-owner-initiated requests resulting in 2 of the requests receiving preliminary approval. The Council has, however, reserved the ability to re-examine all property-owner-initiated requests until completion of the public hearing process.

3. Potential amendments to the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA) located within the Fitzgerald/35th Ave SE and Canyon Creek / 39 Ave SE Subareas

The NCFWCHPA is an area which contains important fish and wildlife habitat with intact wetlands, streams, and forest areas covering portions of the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas. As part of its 2004 Comprehensive Plan Update, the City committed to undertake a more comprehensive and thorough inventory and evaluation of the fish and wildlife habitat, critical areas, geologic features and groundwater interactions within the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA). The purpose of the study was to fill-in the gaps of the City's understanding of this important habitat area. A professional consultant, Parametrix, Inc. was hired to conduct this study and report its findings to the City Council for appropriate action.

The NCFWCHPA Study (Study) was completed in October of 2006 and contains a number of conclusions and concepts for Council consideration. The Study findings may result in a potential re-evaluation of the City's current land use designations, protection policies and implementing regulations within the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas.

In anticipation of the potential policy and Plan designation alternatives which the City Council may investigate, three alternative Subarea Plan amendments were created for investigation of probable environmental impacts.

Alternative 1: An increase in density by replacing the existing R 40,000, NCFWCHPA designation with attached or detached residential at 5,400 square feet per dwelling unit (R 5,400a) as described in Land Use Element Policy LU-P4, with 10 acres of Community Business (CB) support retail.

Alternative 2: An increase in density by replacing the existing R 40,000, NCFWCHPA designation with detached residential at 9,600 square feet per lot as described in Land Use Element Policy LU-P4, with 10 acres of Neighborhood Business (NB) support retail.

Alternative 3: An increase in density and intensity by replacing the existing designations of all 6 individual property-owner-initiated Comprehensive Plan amendment requests as proposed by the property owners. This includes amendments to the Canyon Park, Brickyard Road/Queensgate and Fitzgerald/35 Ave SE Subareas.

A no action alternative.

The anticipated impacts of the amendments which comprise the proposed 2006 Plan and Code amendments are compared against those which have occurred or might occur under the existing (2005) Comprehensive Plan and development regulations (the No-Action Alternative).

The Council may elect to adopt all, some or none of the proposed amendments, but is guided in its actions by the requirements of the GMA. It should be noted that none of these 2006 Plan and Code amendments involves a known GMA compliance deficiency.

4. Implementing regulations

Plan and Subarea policies will be implemented within the Bothell Municipal Code as a related element of the 2006 Plan and Code amendments. It is anticipated that revisions to the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea Plan regulations will be the primary Code revisions necessary to implement the 2006 Plan amendments. The Code amendments are projected to mirror the regulatory concepts discussed in the NCFWCHPA Study wherein a number of Low Impact Development strategies including preservation of forested areas, reduction of impervious surface coverage, infiltration of stormwater runoff and other improved stormwater runoff controls are discussed. Low Impact Development regulations are crafted such that the hydrological cycles are controlled to more closely match pre-development conditions.

Other technical and editorial refinements to the Comprehensive Plan and development regulations are also proposed

Washington Administrative Code guidance

Draft and Final Environmental Impact Statements were prepared and issued for the 2004 Plan and Code amendment Update (the DEIS was issued October 15, 2004; the FEIS was issued December 10, 2004). On July 8, 2005 an addendum was issued for the 2005 Code Update and a Draft and Final Supplemental Environmental Impact Statement was issued for the 2005 Plan and Code amendments (the DSEIS was issued August 23, 2005, the FSEIS was issued October 13, 2005).

Under the State Environmental Policy Act (SEPA) Rules (Washington Administrative Code, or WAC, Chapter 197-11), a comprehensive plan amendment or code amendment is a “non-project proposal”, as opposed to a project proposal such as development of a residential subdivision. As provided in the Rules, agencies have more flexibility in preparing EISs on non-project proposals “because there is normally less detailed information available on their environmental impacts and on any subsequent project proposals.”

With respect to this particular type of non-project proposal, WAC 197-11-442 reads in part as follows:

“The EIS’s discussion of alternatives for a comprehensive plan, community plan or other area-wide zoning or for shoreline or land use plans shall be limited to a general discussion of the impacts of alternate proposals for policies contained in such plans, for land use or shoreline designations, and for implementation measures. The lead agency is not required under SEPA to examine all conceivable policies, designations or implementation measures but should cover a range of such topics. The EIS content may be limited to a discussion of alternatives which have been formally proposed or which are, while not formally proposed, reasonably related to the proposed action.”

The SEPA rules (WAC 197-11-620) provide that a supplemental EIS shall be prepared in the same way as a draft and final EIS (WAC 197-11-400 to 197-11-600), except that scoping is optional and the SEIS should not include analysis of actions, alternatives, or impacts that is in the previously prepared EIS. This Supplemental Environmental Impact Statement (SEIS) references the FEIS issued December 10, 2004 in several locations where impacts and mitigating measures were adequately discussed and identified. Further, the scale and scope of the 2005 Plan and Code amendments is such (219 to 722 additional population capacity and 28 to 309 additional jobs) that the analysis of impacts and mitigations as discussed within the FEIS is adequate with supplemental information.

During the 2006 Plan and Code amendments, an extensive public process was conducted. Public input has been gathered before the Bothell Planning Commission and City Council during which members of the public have provided written and oral testimony regarding these amendments. For these reasons a scoping notice is unwarranted.

This Supplemental (SDEIS) has been prepared in accordance with the above-referenced Rules.

Significant impacts, mitigating measures and major issues

See discussion within the FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the supplement dated October 13, 2005. To recap the FEIS; the *Imagine Bothell... Comprehensive Plan* is a policy document which provides direction affecting the form and function of the community: the development regulations which implement the Plan prescribe where and how development should occur. As such, neither the existing Comprehensive Plan and development regulations nor the proposed Plan and Code amendments would have direct impacts on the environment, as would a specific development proposal such as a large single family residential subdivision.

Development would continue to occur under both the existing Plan and Code and the proposed 2006 Plan and Code amendments. As a consequence, regardless of whether the proposed amendments are adopted, development activity would continue to adversely impact the natural environment, for example, by altering topography, reducing natural wildlife habitat, reducing air quality and increasing the potential for erosion and flooding. Development activity under the existing Plan and Code and as proposed under the 2006 Plan and Code amendments would also adversely impact the built environment, for example, by increasing traffic on local roads, increasing light and glare, and reducing the number of historic structures through redevelopment.

Measures, in the form of policies, regulations and programs, are currently in place to mitigate the impacts of development under the current Plan and Code. These same measures would apply to development occurring under the proposed amended Plan and Code. Even with these mitigating measures in place, development would cumulatively result in significant unavoidable adverse impacts under both the existing Plan and Code and the proposed 2006 Amendments.

Description of proposed action and alternatives

This section describes the proposed action - the 2006 Plan and Code Amendments - and the No-action alternative - the existing Plan and Code.

1. Proposed amendments to the City-wide Housing Element (Policy and Actions)

In December, 2004, Council adopted a revised Housing Element as part of the Major Comprehensive Plan Update. Subsequent to the Plan's adoption the City received several appeals to the Central Puget Sound Growth Management Hearings Board (CPSGMHB) challenging a number of aspects of the new Plan. One of those appeals was directed specifically at the Housing Element of the Plan.

The City Council initiated a Plan amendment on October 3, 2005, to address concerns with the Housing Element and directed the Planning Commission to hold hearings, deliberate and make recommendations back to the Council regarding potential revisions to the Housing Element.

The proposed amendment comprehensively re-organizes updates and revises the Housing Element of the *Imagine Bothell...* Comprehensive Plan to address the concerns raised by Futurewise in its appeal to the CPSGMHB. Pertinent highlights of the amendments include:

- Re-organization of the structure of the Housing Element;
- Minor revision of the Introduction section of the element;
- Extensive Re-organization, updating, and revision of the Background and Housing Needs Analysis section of the element to provide the necessary data and background material for the housing needs analyses contained within the same section;
- Completion of a Housing Capacity Analysis that shows that the City has adequate current and future housing capacity to meet current and future housing needs under existing Plan designations;
- Amendments to the Goals, Policies and Actions section of the element to appropriately address GMA requirements for housing; and
- Commitment to complete a comprehensive housing strategy that will detail tasks necessary to accomplish the Housing Element goals and policies.

The Planning Commission held a study session on October 19 and received a presentation from staff and A Regional Coalition for Housing (ARCH) as an introduction to the issue. The Commission opened its public hearing on this item on November 30 and continued the hearing on December 14, 2005, January 11, February 8, May 17, June 14, July 5, July 26, September 6 and September 20, 2006.

2. Proposed amendments to subarea plans and implementing regulations (including rezones)

The *Imagine Bothell...* Comprehensive Plan contains 13 subarea plans. In each subarea plan, the broad goals and policies of the Planning Area-wide elements are refined and made more specific to reflect the needs and desires of individual neighborhoods and groups of neighborhoods. The subarea plans assign specific land use designations to properties within the subareas: these designations are implemented through zoning classifications in the development regulations.

In the 2006 Plan and Code Amendments, revisions are proposed in 4 of the 13 Subarea Plans. The Subareas affected are Brickyard Road/Queensgate, Canyon Park, Fitzgerald/35 Ave SE, and the Canyon Creek/39 Ave SE. The potential amendments to the Subareas are grouped into two categories:

- Property owner initiated Comprehensive Plan amendments
- Potential amendments to the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA) portions of the Fitzgerald/35 Ave SE and CanyonCreek/39 Ave SE Subareas

A. Property owner initiated Comprehensive Plan amendments by Subarea

Canyon Park Subarea

RV Palmer representing Grizzly Sports Inc. is requesting a property-owner-initiated Comprehensive Plan Amendment covering two contiguous parcels in accordance with BMC 11.18.030. The tax parcel numbers of the properties are 27053000101100 and 270530000101200 and comprise 4.8 acres. The parcels are currently designated Residential - Activity Center, Office Professional and Light Industrial (R-AC, OP, LI). **Council Preliminary Action: Approve change to R-AC, OP, LI, NB.**

- **Property Location:** The properties are located at 21414 and 21204 Bothell-Everett Highway (SR-527). There are single family residential structures on the parcels both of which are on the Bothell Historic Inventory.
- **Amendment Request:** The applicant requests a change to add a Community Business (CB) designation to the current R-AC, OP, LI designation.
- **Buildable Lands:** With respect to this request, the *Imagine Bothell...* Comprehensive Plan indicates a surplus in employment and population capacity by 2025 in both the incorporated and unincorporated portions of Bothell within Snohomish County.
-
- **Traffic Impacts.** Traffic impacts for the different types of uses currently permitted and as requested by the property-owner vary depending upon the size and specific type of use. By consulting the International Transportation Engineers (ITE) published trip generation rates (*Trip Generation, 7th Edition*), staff provided to the Planning Commission a comparison of potential daily weekday traffic volumes for the different types of land uses under the existing and proposed designations. To illustrate the potential traffic impacts associated with different designations a “conceptual” building of 20,000 square feet was used to estimate trip generation rates.

Manufacturing:	76 weekday trips
Warehouse:	99 weekday trips
Multi-family residential (18 units):	120 weekday trips
General Office	220 weekday trips
Retail sales (Specialty Retail):	886 weekday trips

- **Relationship to the Natural Environment and Critical Areas.** The parcels contain large portions of a high functioning wetland complex and North Creek (a Chinook Salmon stream) is located in the eastern third of the parcels. As depicted on the City's critical areas mapping project, the wetlands do not cover the entire parcel and the presence of the existing structures establishes some level of upland area available for re-development. Any re-development of the parcels would require a full critical area analysis and report pursuant to BMC 14.04 and the Bothell Shorelines Master Program.
- **Capital Facilities.** The site would be served by the Alderwood Sewer and Water District which has sanitary sewer and domestic water available in the vicinity of the properties. 228th ST SE underwent a large expansion in 2002/2003. Improvements to SR-527 are listed within the City's six-year TIP.
- **Relationship to Neighboring Properties.** The parcels are addressed as 21414 and 21204 Bothell-Everett Highway SE. The Bothell-Everett Highway Right-of-way, a principal arterial, is located to the east. Other uses include:
 - East: Canyon Park Business Park, designated OP, LI, CB (MVSO);
 - West: Undeveloped parcels (contain large, high function wetlands) designated R-AC, OP, LI;
 - North: Retail facilities (tire store), Thrasher's Corner Park which are designated OP, CB, and R 5,400a, respectively; and
 - South: Undeveloped parcels (contain large, high function wetlands) designated R-AC, OP, LI.

Brickyard Road/Queensgate Subarea

CJRD Associates is requesting a property-owner-initiated Comprehensive Plan Amendment for three contiguous parcels in accordance with BMC 11.18.030. The tax parcel numbers are 092605-9088-02 (0.89 acres), 092605-9089-01 (0.23 acres) and 092605-9097-01 (1.11 acres). All parcels are currently designated Office Professional and Light Industrial (OP, LI). **Council Preliminary Action: Approve change to R 2,800, OP, NB.**

- **Property Location:** The properties are located at 12024, 12034, and 12044 Woodinville Drive across from Wine Valley Siding. Each parcel contains one single family residential structure all of which are on the Bothell Historic Inventory.
- **Amendment Request:** Add the attached residential designation of R 2,800 (attached residential at one dwelling unit for every 2,800 square feet), add a Community Business designation and remove the Light Industrial designation resulting in an R 2,800, OP, CB designation.
Note: The proponent has requested the City Council consider a revision of the amendment request to include a Community Business (CB) designation.
- **Buildable Lands:** With respect to this request, the *Imagine Bothell...Comprehensive Plan* provides a surplus in population and employment

capacity by 2025 in both the incorporated and unincorporated portions of Bothell within King County.

- **Traffic Impacts.** Traffic impacts for the different types of uses currently permitted and as requested by the property-owner vary depending upon the size and specific type of use. By consulting the International Transportation Engineers (ITE) published trip generation rates (*Trip Generation*, 7th Edition), staff provided to the Planning Commission a comparison of potential daily weekday traffic volumes for the different types of land uses under the existing and proposed designations. To illustrate the potential traffic impacts associated with different designations a “conceptual” building of 20,000 square feet was used to estimate trip generation rates.

Manufacturing:	76 weekday trips
Warehouse:	99 weekday trips
Multi-family (18 units):	120 weekday trips
General Office	220 weekday trips
Retail sales (Specialty Retail):	886 weekday trips

- **Relationship to the Natural Environment and Critical Areas.** The three parcels are immediately adjacent to the Sammamish River and portions of the parcels are located within the 100 year flood plain of the Sammamish River. Any re-development of the parcels would require a full critical area analysis and report pursuant to applicable Bothell Municipal Code.
- **Capital Facilities.** The extension of sewer, water, and stormwater are not an issue.
- **Relationship to Neighboring Properties.** The parcels are addressed as 12024, 12034, and 12044 Woodinville Drive. . Neighboring properties include the following uses:
 - East: Unimproved single family residential and light industrial and warehouse uses;
 - West: Sammamish River, the Sammamish River Regional Trail, and the I-405/SR-522 interchange;
 - North: Sammamish River, the Sammamish River Regional Trail, and the SR-522 right of way; and
 - South: Wine Valley Siding warehouse/manufacturing.

Fitzgerald/35 Ave SE Subarea

Mr. and Mrs. James (Sheralyn) Phillips and Mr. and Mrs. Thomas (Susan) Berry are individually requesting site-specific Comprehensive Plan Amendments for their respective parcels of 27053300202600 and 27053300202500 more commonly identified as 23223 39th Avenue SE and 23305 349th Avenue SE. Each parcel has an approximate acreage of 5.0 acres. Because the requests are identical in nature and share a common property line, the analysis is combined. The parcels have an existing Comprehensive Plan Designation of R 40,000 NCFWCHPA. **Council Preliminary Action: To be determined as part of the NCFWCHPA amendment.**

- **Property Location:** The subject properties are addressed as 23223 and 23305 39th Avenue SE and are located in the eastern portion of the Subarea. The

parcels have direct access to the public right of way of 39th Avenue SE. The topography is moderately sloping to the west.

- **Amendment Request:** Change from the existing R 40,000 NCFWCHPA to R 9,600.
- **Buildable Lands:** With respect to this request, the *Imagine Bothell...Comprehensive Plan* provides a surplus in population and employment capacity by 2025 in both the incorporated and unincorporated portions of Bothell within King County
- **Traffic Impacts:** All development proposals are required to submit traffic studies and information consistent with Title 17 of the Bothell Municipal Code. Under the requested Comprehensive Plan amendments approximately 10 acres of land would be converted to allow a greater number of dwelling units.

By consulting the International Transportation Engineers (ITE) published trip generation rates (*Trip Generation, 7th Edition*), staff can provide a comparison of potential daily weekday traffic volumes for the different types of land uses under the existing and proposed designations. The figures below are only useful for comparison purposes as the type of use, size, site constraints, and location of the buildings can all effect trip generation.

Single-family residential (10 lots)	95 weekday trips
Single-family residential (40 lots)	382 weekday trips

The amount of increased traffic is heavily dependent upon the actual number of units which could be constructed on the subject properties.

- **Relationship to the Natural Environment and Critical Areas:** The City's critical area maps identify a small wetland adjacent to the 39th Avenue SE public right of way which is located on the Berry property. An unclassified stream is located on the property to the south of these parcels. Cole and Wood Creeks contribute significantly to the high quality anadromous fish and wildlife habitat features and conditions in North Creek as evidenced by reports from Bothell Surface water staff, Pentec Environmental Inc, and Steward and Associates Inc. These reports have documented the presence of critically important fish habitat features within Cole and Woods Creek and the Fitzgerald/35th Ave SE Subarea. The body of evidence documents the presence of important fish and wildlife habitat areas within this Subarea and establishes the need to implement special protections to ensure the continued high function and value of this habitat.
- **Capital Facilities:** The extension of sewer, water and stormwater are not an issue.
- **Relationship to Neighboring Properties:** The parcels abut large lot single family residential areas to the east, west, north and south.

Dianne Gallante is requesting a site-specific Comprehensive Plan amendment for one parcel: Parcel 27053200104400 more commonly identified as 2930 228th ST SE. The parcel acreage is approximately 2.5. The parcel has an existing Comprehensive Plan Designation of R 40,000, NCFWCHPA. **Council Preliminary Action: To be determined as part of the NCFWCHPA amendment.**

- **Property Location:** The subject property is addressed as 2930 228th ST SE and is in the northern portion of the Subarea (immediately south of 228th ST SE). The topography is relatively flat with gentle slopes.
- **Amendment Request:** Change from the existing R 40,000, NCFWCHPA to R 5,400a, Community Business or R 5,400a, CB.
- **Buildable Lands:** With respect to this request, the *Imagine Bothell...Comprehensive Plan* provides a surplus in population and employment capacity by 2025 in both the incorporated and unincorporated portions of Bothell within King County
- **Traffic Impacts:** All development proposals are required to submit traffic studies and information consistent with Title 17 of the Bothell Municipal Code. Under the requested Comprehensive Plan amendments approximately 2.5 acres of land would be converted to allow a greater number of dwelling units or a more intense land use.

To illustrate the potential traffic impacts associated with different designations a “conceptual” building of 20,000 square feet is used to compare different trip generation rates.

Single-family residential (2 lots) 19 weekday trips
 Multi-family residential (18 units): 120 weekday trips
 Retail sales (Specialty Retail): 886 weekday trips

The amount of increased traffic is heavily dependent upon the actual number of units which could be constructed on the subject properties and the specific type of retail sales.

- **Relationship to the Natural Environment and Critical Areas:** The City’s critical area maps show Palm Creek (a salmon bearing year-round stream) within the subject properties northwestern corner and a large acreage wetland located in the southern portion of the property. Any development proposal would be required to delineate and type all critical areas on the site. In addition to Cole and Wood Creeks, Palm Creek contributes significantly to the high quality anadromous fish and wildlife habitat features and conditions in North Creek as evidenced by reports from Bothell Surface water staff, Pentec Environmental Inc, and Steward and Associates Inc. These reports have documented the presence of critically important fish habitat features within Cole and Woods Creek and the Fitzgerald/35th Ave SE Subarea and identified the importance of the cool water input flowing from Palm Creek. The record documents the presence of important fish and wildlife habitat areas within this Subarea and establishes the need to implement special protections to ensure the continued high function and value of this habitat.
- **Capital Facilities:** The extension of sewer, water and stormwater are not an issue.
- **Relationship to Neighboring Properties:** The parcel abuts large lot single family residential areas to the west, east, and south. To the north (across 228th ST SE) is the Canyon Park Business Park.

Mr. Greg Ellis representing L. D and D Construction, Inc is requesting amendments necessary to accommodate a master planned community for an environmental school, residential housing and retail support. This request includes the Gallante

property and a number of properties either owned or under contract to L. D. and D. Construction. The subject parcels have been identified by Mr. Ellis as Snohomish County Tax parcels 270532-001-00, 270532-001-013-00, 270532-001-015-00, 273206-001-016-00, 270532-001-017-00, 270532-001-034-00, 270532-001-037-00, and 270532-001-044-00. Addresses associated with these parcels are: 2832 228 ST SE, 2908 228 ST SE, 2930 228 ST SE, 3016 228 ST SE, 3026 228 ST SE, 3030 228 ST SE, 3112 228 ST SE, and 22932 35 AVE SE. The total accumulation of parcels has an approximate acreage of 16.7 acres. The parcels have an existing Comprehensive Plan Designation of R 40,000 NCFWCHPA. **Council Preliminary Action: To be determined as part of the NCFWCHPA amendment.**

- **Property Location:** The subject properties are addressed as 2832 228 ST SE, 2908 228 ST SE, 2930 228 ST SE, 3016 228 ST SE, 3026 228 ST SE, 3030 228 ST SE, 3112 228 ST SE, and 22932 35 AVE SE and are located in the northwestern portion of the Subarea east of North Creek. While most of the parcels have direct access to the public right of way of 228th ST SE, four, southern parcels have access to 228th ST SE via a private road. The topography is slight to moderately sloping to the west.
- **Amendment Request:** Change from the existing R 40,000 NCFWCHPA to Attached residential one unit for every 2,800 square feet of net site area, Residential - Activity Center, Specialized Senior Housing Overlay, Neighborhood Business, Community Business, and General Commercial (R 2,800, R-AC, SSHO, NB, CB, GC).
- **Buildable Lands:** With respect to this request, the *Imagine Bothell...Comprehensive Plan* provides a surplus in population and employment capacity by 2025 in both the incorporated and unincorporated portions of Bothell within King County
- **Traffic Impacts:** All development proposals are required to submit traffic studies and information consistent with Title 17 of the Bothell Municipal Code. Under the requested Comprehensive Plan amendments approximately 17 acres of land would be converted to allow a greater number of dwelling units and more intense uses.

To illustrate the potential traffic impacts associated with different designations a “conceptual” building of 100,000 square feet is used to estimate trip generation rates.

Single-family residential, R 40,000 (10 lots)	95 weekday trips
Multi-family residential, R 2,800 (150 dwelling units)	990 weekday trips
R-AC, Multi-family (291 dwelling units)	1,920 weekday trips
SSHO (388 dwelling units)	155 weekday trips
General Office	1,100 weekday trips
Retail sales (Specialty Retail):	4,450 weekday trips

- **Relationship to the Natural Environment and Critical Areas:** The City’s critical area maps identify several critical areas including wetlands, Palm Creek, and North Creek an anadromous fish bearing stream. Palm Creek contributes significantly to the high quality anadromous fish and wildlife habitat features and conditions in North Creek as evidenced by reports from Bothell Surface water staff, Pentec Environmental Inc, and Steward and Associates Inc. These reports have documented the presence of critically important fish habitat features within

North Creek and the Fitzgerald/35th Ave SE Subarea. The body of evidence documents the presence of important fish and wildlife habitat areas within this Subarea and establishes the need to implement special protections to ensure the continued high function and value of this habitat.

- **Capital Facilities:** The Alderwood Water and Sewer District serves the area with domestic water and sanitary sewer. The extension of the Alderwood Water and Sewer service and construction of surface water facilities to this area is not an issue.
- **Relationship to Neighboring Properties:** The parcels abut large lot single family residential areas to the east and south. To the North is the Canyon Park Business center consisting of offices, warehouses and light industrial uses. To the west are North Creek and a detached condominium development.

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Figure 1 - Property-owner-initiated amendment request Brickyard Road/Queensgate Subarea

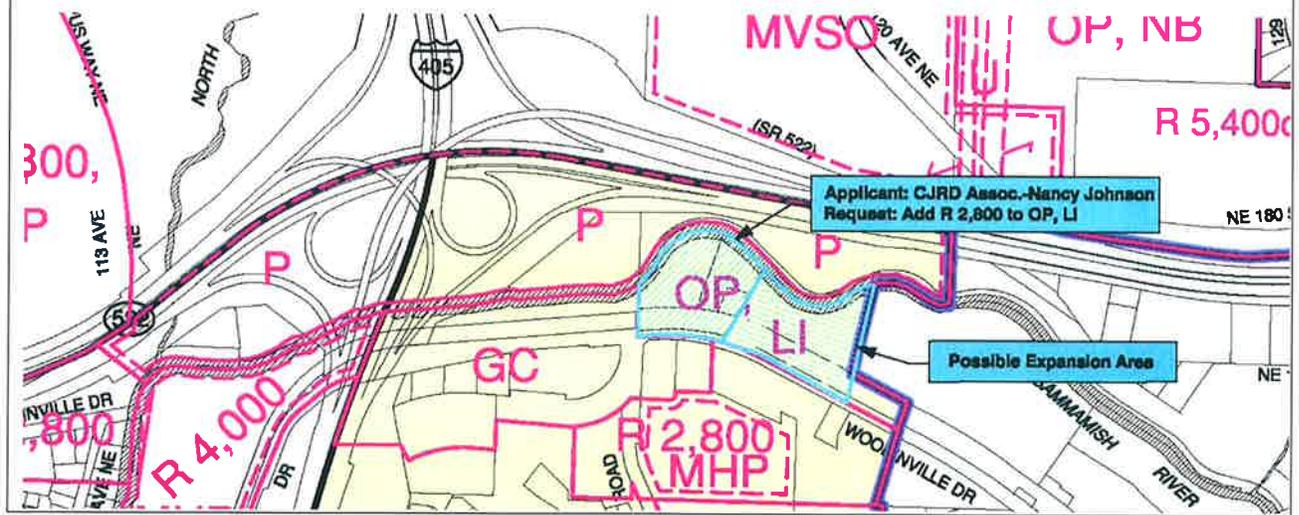


Figure 2 - Property-owner-initiated amendment request Canyon Park Subarea

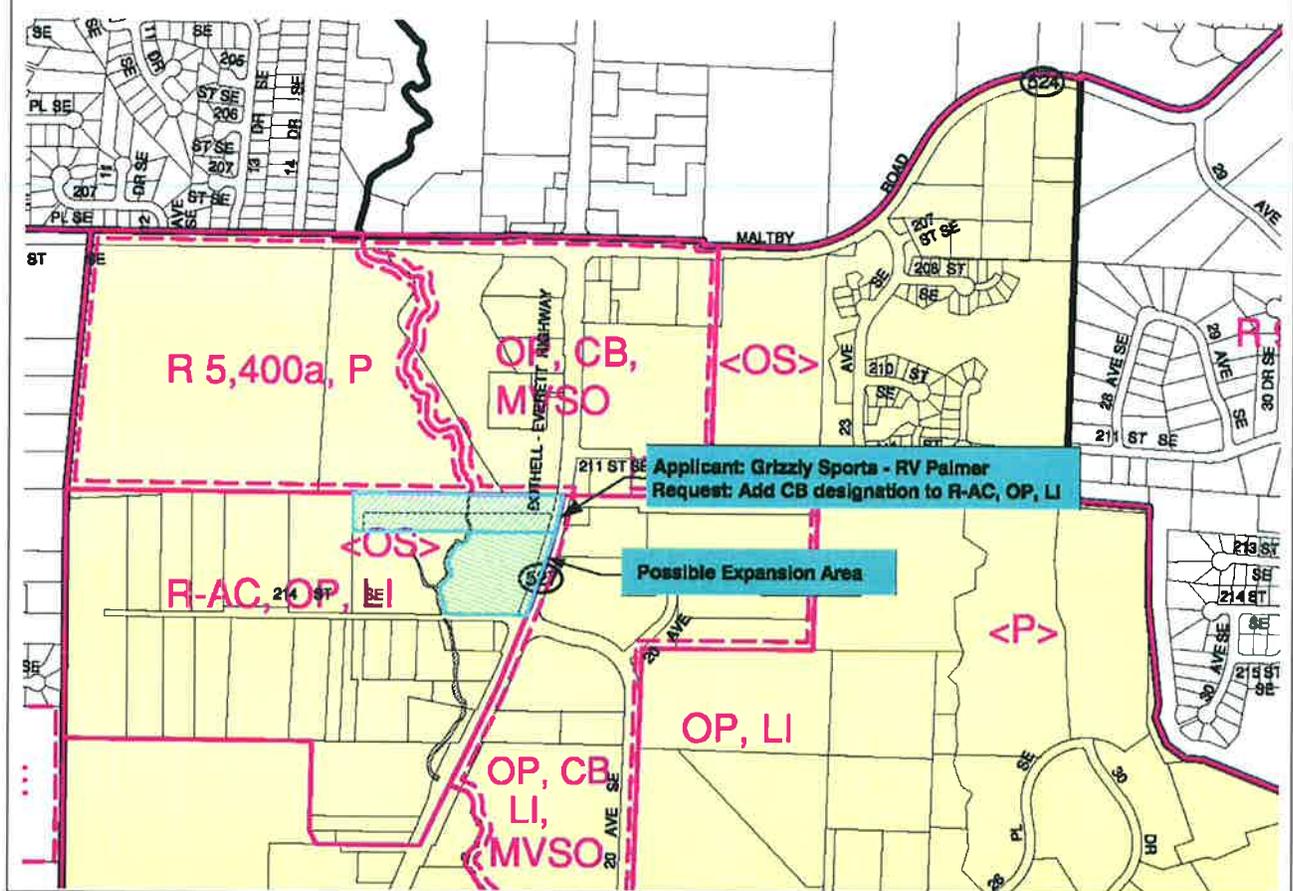
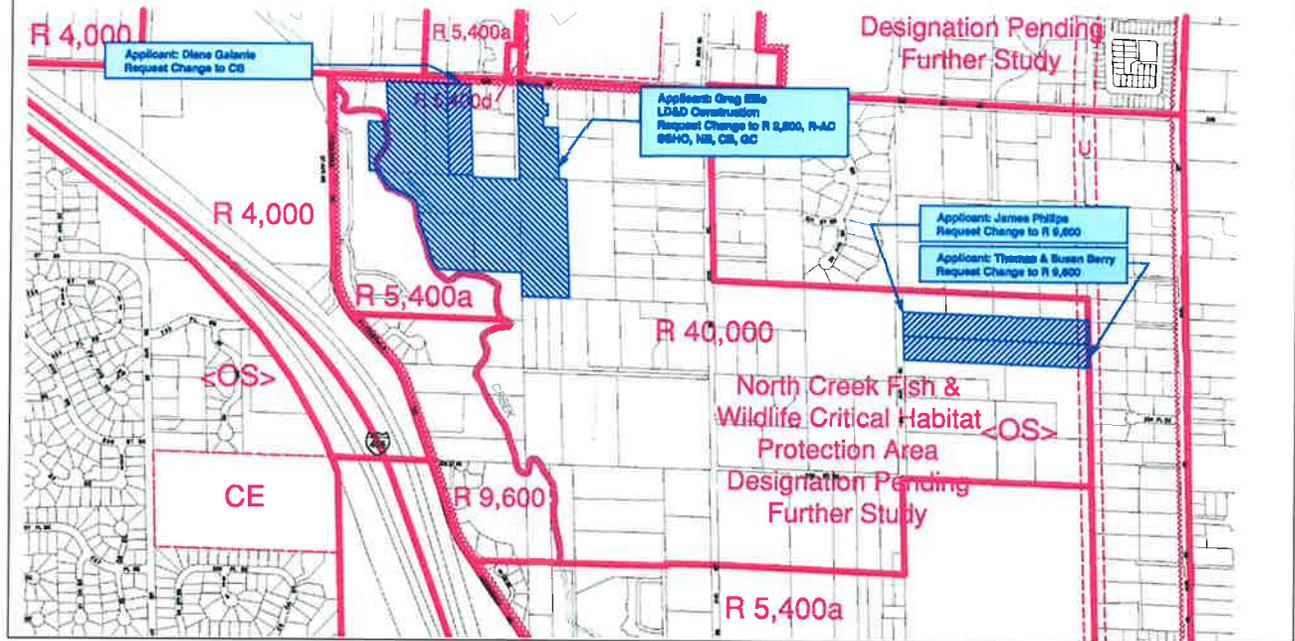


Figure 3 - Property-owner-initiated amendment requests Fitzgerald/35 Ave SE Subarea



B. Potential amendments to the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA) located within the Fitzgerald/35th Ave SE and Canyon Creek / 39 Ave SE Subareas

The NCFWCHPA is an area which contains important fish and wildlife habitat with intact wetlands, streams, and forest areas covering portions of the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas. As part of its 2004 Comprehensive Plan Update, the City committed to undertake a more comprehensive and thorough inventory and evaluation of the fish and wildlife habitat, critical areas, geologic features and groundwater interactions within the North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA). The purpose of the study was to fill-in the gaps of the City's understanding of this important habitat area. A professional consultant, Parametrix, Inc. was hired to conduct this study and report its findings to the City Council for appropriate action.

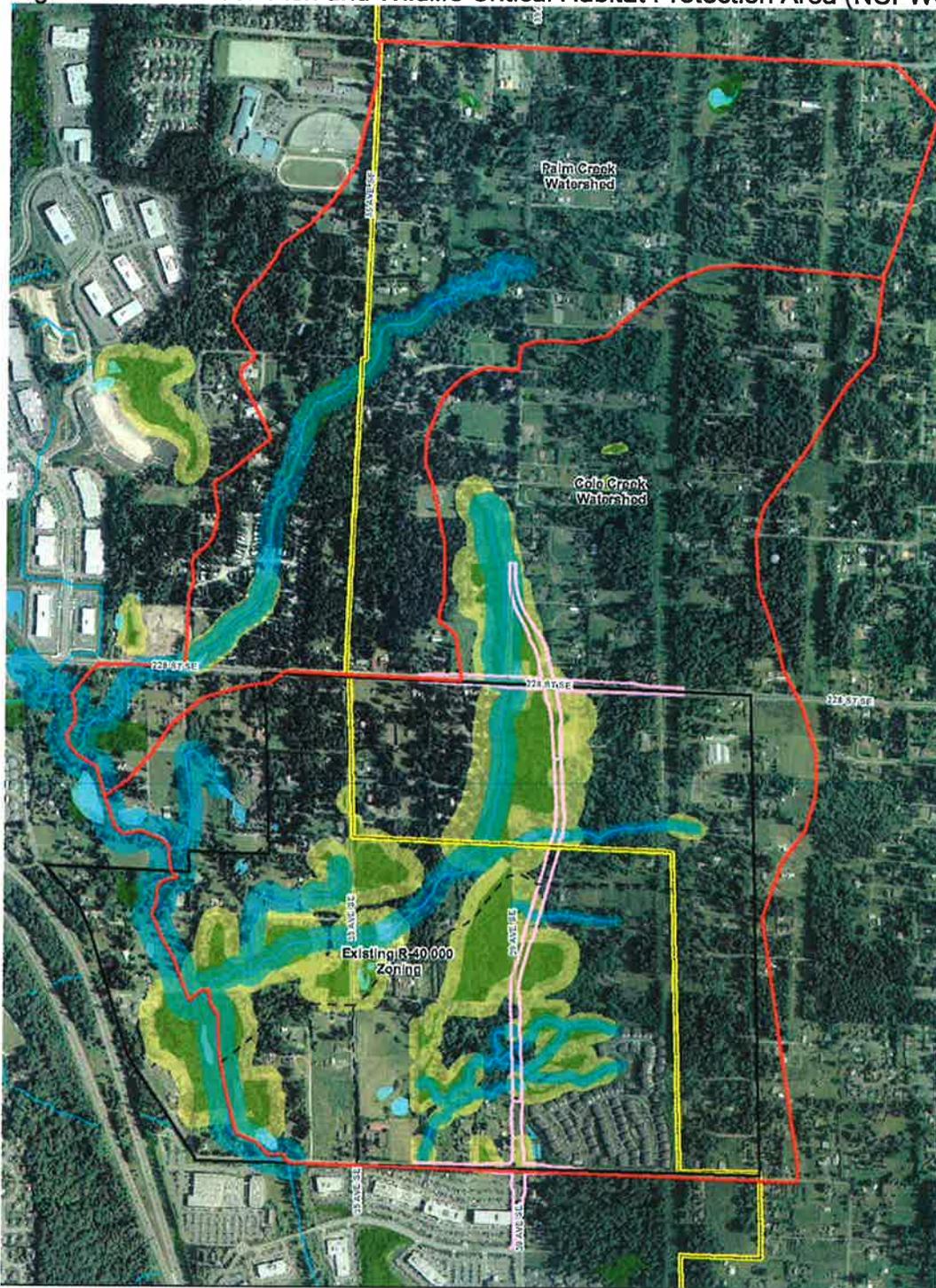
The NCFWCHPA Study (Study) was completed in October of 2006 and contains a number of conclusions and concepts for Council consideration. Among the many detailed Study findings are the following:

- The North Creek reach between 228th and 240th is among the most productive portions of the stream for aquatic habitat and many important and unique functioning habitat features and critical areas remain within the Cole Creek and Palm Creek drainage basins that are worthy of protection.
- Approximately 40% of the Cole Creek drainage basin and approximately 70% of the Palm Creek drainage basin are located outside the corporate limits of Bothell meaning these areas are subject to Snohomish County development regulations.

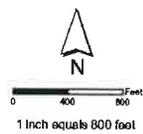
- Within the unincorporated portions of the Cole and Palm Creek watersheds a number of single family residential development applications, either constructed, pending or approved, have a direct impact upon the Palm and Cole Creek watersheds.
- Both streams show the early signs of geomorphic destabilization from higher flows that have led to increased erosion. The source of most of the recent increase in peak stream flows is development in unincorporated Snohomish County
- Current [Snohomish County] development standards and practices are likely to lead to worsening streambed erosion and reductions in summer low flows which has already resulted in destabilization of stream structure, increased erosion and incision and degradation of related resources.
- The existing R-40,000 [NCFWCHPA] zoning in the Cole and Palm Creek watersheds provides a lower density of single family residences, but only indirectly addresses the preservation of native forest cover and limits to impervious surface, the major factors in maintaining streams in a stable condition.
- The area of R-40,000 zoning is not large enough to counteract the effects of urban development in the portions of the watershed in unincorporated Snohomish County.
- Efforts to control impacts must be implemented throughout the entire watershed.
- For the long term productivity of North Creek, a management program coordinated among all the jurisdictions within the watershed will be necessary,
- Efforts must limit surface water runoff and preserve local groundwater infiltration from new development to avoid stream erosion and destabilization and provide groundwater inputs for low summer flows.
- A variety of “Low Impact Development” standards can achieve this goal.

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Figure 4 North Creek Fish and Wildlife Critical Habitat Protection Area (NCFWCHPA)



Parametrix



Legend

- | | | |
|---------------------------|-----------------------|-------------------------------------|
| County Boundary | Subarea Boundary Line | Stream Buffer |
| Bothell City Limit | Waterbody | Stream |
| Surrounding Cities | Wetland | Bothell Connector Proposed Corridor |
| Cole/Palm Creek Watershed | Wetland Buffer | |

**Figure 1-3
Study Area Critical
Areas and Buffers**

City of Bothell
North Creek Fish and Wildlife
Critical Habitat Protection
Area Study

Alternatives Considered

In anticipation of the potential policy and Plan designation alternatives which the City Council may investigate, three alternative Subarea Plan amendments were created for investigation of probable environmental impacts.

Alternative 1: An increase in density by replacing the existing R 40,000, NCFWCHPA designation with attached or detached residential at 5,400 square feet per dwelling unit (R 5,400a) as described in Land Use Element Policy LU-P4, with 10 acres of Community Business (CB) support retail.

Alternative 2: An increase in density by replacing the existing R 40,000, NCFWCHPA designation with detached residential at 9,600 square feet per lot as described in Land Use Element Policy LU-P4, with 10 acres of Neighborhood Business (NB) support retail.

Alternative 3: An increase in density and intensity by replacing the existing designations of all 6 individual property-owner-initiated Comprehensive Plan amendment requests as proposed by the property owners. This includes amendments to the Canyon Park, Brickyard Road/Queensgate and Fitzgerald/35 Ave SE Subareas.

Table 1: Alternative 1 - Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea-wide potential amendments described

Subarea	Subarea-wide Plan amendment
Fitzgerald / 35 Ave SE	<ul style="list-style-type: none"> • 230 acres of R 40,000, NCFWCHPA-designated area would become: <ul style="list-style-type: none"> ○ 220 acres of attached or detached residential at 5,400 square feet per dwelling unit (R 5,400a) ○ 10 acres of Community Business (CB)
Subarea	Subarea-wide Plan amendment
Canyon Creek / 39 Ave SE	<ul style="list-style-type: none"> • 220 acres of R 40,000 NCFWCHPA - designated area would become: <ul style="list-style-type: none"> ○ 210 acres of attached or detached residential at 5,400 square feet per dwelling unit (R 5,400a) ○ 10 acres of Community Business (CB)

Table 2: Alternative 2 - Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea-wide amendment described

Subarea	Subarea-wide Plan amendments
Fitzgerald / 35 Ave SE	<ul style="list-style-type: none"> • 230 acres of R 40,000, NCFWCHPA-designated area would become: <ul style="list-style-type: none"> ○ 220 acres of detached residential at 9,600 square feet per lot (R 9,600) ○ 10 acres of Neighborhood Business (NB)

Subarea	Subarea-wide Plan amendments
Canyon Creek / 39 Ave SE	<ul style="list-style-type: none"> • 220 acres of R 40,000 NCFWCHPA - designated area would become: <ul style="list-style-type: none"> ○ 210 acres of detached residential at 9,600 square feet per lot (R 9,600) ○ 10 acres of Neighborhood Business (NB)

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Figure 5 NCFWCHPA Amendment Alternative 1
 Amendment Depicted in Shading

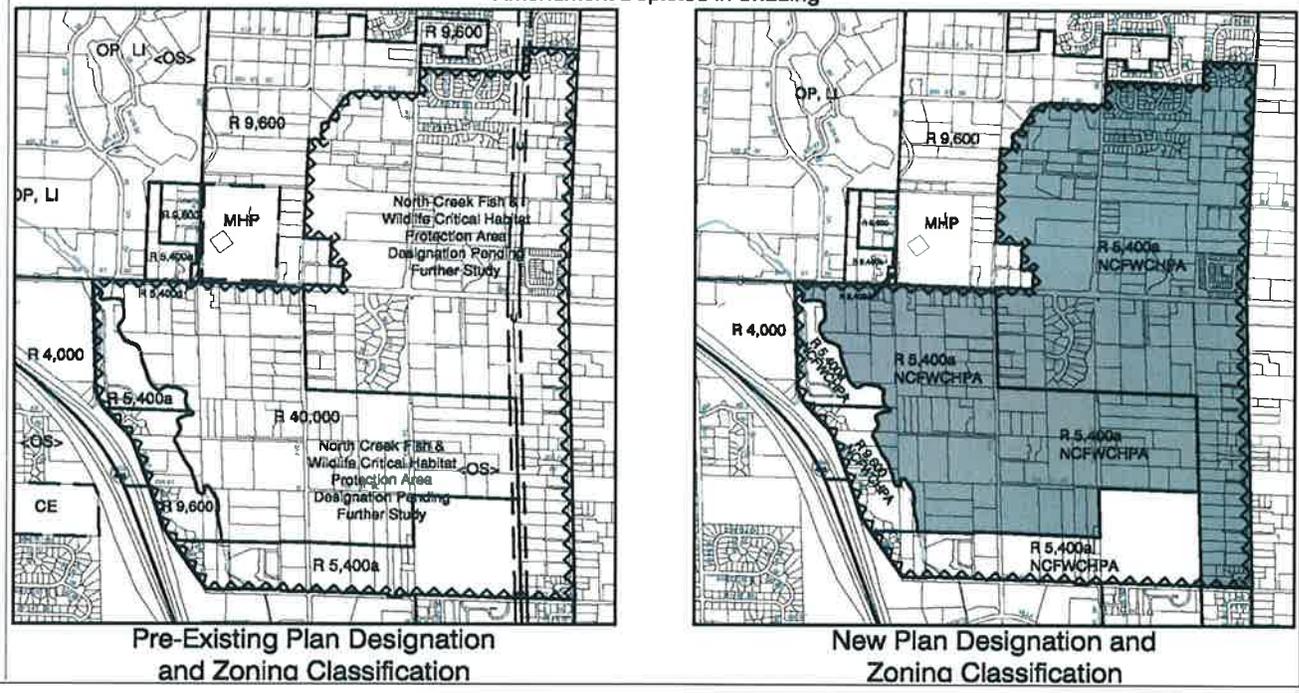


Figure 6 NCFWCHPA Amendment Alternative 2
 Amendment Depicted in Shading

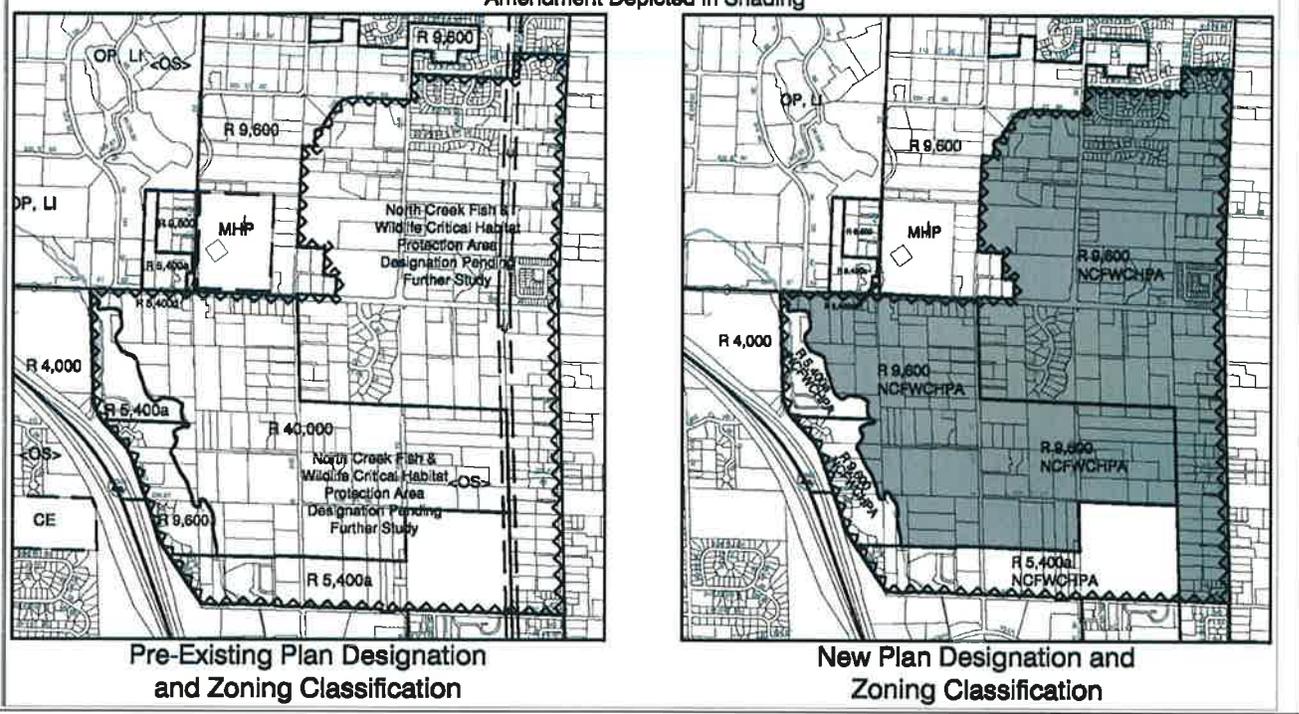


Table 3: Alternative 3 - Property-owner-initiated Plan and Code amendments by subarea plan

Subarea	Requested Plan amendments
Fitzgerald / 35 Ave SE	<ul style="list-style-type: none"> <li data-bbox="613 310 1437 506">• Mr. James Phillips - Requested change from the existing R 40,000 NCFWCHPA to R 9,600. Located at 23223 39th Avenue SE and 23305 39th Avenue SE Planning Commission Recommendation: <u>Re-designate to R 9,600 with specific development standards via an overlay designation.</u> City Council Action: <u>To be determined as part of the area-wide NCFWCHPA study</u> <li data-bbox="613 577 1437 772">• Mr. and Mrs. Thomas (Susan) Berry - Requested change from the existing R 40,000 NCFWCHPA to R 9,600. Located at 23223 39th Avenue SE and 23305 39th Avenue SE. Planning Commission Recommendation: <u>Re-designate to R 9,600 with specific development standards via an overlay designation.</u> City Council Action: <u>To be determined as part of the area-wide NCFWCHPA study</u> <li data-bbox="613 844 1437 1039">• Dianna Gallante - Requested Plan change from the existing R 40,000, NCFWCHPA to R 5,400a, Community Business or R 5,400a, CB. Located at 2930 228th ST SE. Planning Commission Recommendation: <u>No Recommendation</u> City Council Action: <u>To be determined as part of the area-wide NCFWCHPA study</u> <li data-bbox="613 1050 1437 1308">• L D & D Construction/expanded Gallante - Requested change from the Existing R 40,000 NCFWCHPA to R-AC, CB, NB, OP, SSHO, R 2,800. Located at 2832, 2908, 2926, 2930, 3016, 3026, 3030, and 3112 228 ST SE and 22932 35 Ave SE. Planning Commission Recommendation: <u>No Recommendation</u> City Council Action: <u>To be determined as part of the area-wide NCFWCHPA study</u>
Subarea	Requested Plan amendments
Brickyard Rd / Queensgate	<ul style="list-style-type: none"> <li data-bbox="613 1381 1437 1602">• Nancy Johnson, CJRD Assoc. - Requested Plan change from OP, LI to R 2,800, OP, LI. Located at 12024, 12034, and 12044 Woodinville Drive. Planning Commission Recommendation: <u>Re-designate to R 2,800, OP - remove LI designation; and add Community Business Designation.</u> City Council Action: <u>Modify Planning Commission recommendation by changing the CB designation to NB.</u>

Subarea	Requested Plan amendments
Canyon Park	<ul style="list-style-type: none"> RV Palmer, Grizzly Sports - Requested change from R-AC, OP, LI to R-AC, OP, CB, LI. Located at 21414 and 21204 Bothell-Everett Highway (SR-527). Planning Commission Recommendation: <u>Re-designate to R-AC, OP, CB, LI.</u> City Council Action: <u>Modify Planning Commission recommendation by changing CB designation to NB.</u>

C. Potential amendments to regulations regarding NCFWCHPA / LID development standards.

Plan and Subarea policies will be implemented within the Bothell Municipal Code as a related element of the 2006 Plan and Code amendments. It is anticipated that revisions to the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea Plan regulations will be the primary Code revisions necessary to implement the 2006 Plan amendments. For SEPA analysis purposes, the Code amendments are projected to mirror the regulatory concepts discussed in the NCFWCHPA Study wherein a number of Low Impact Development strategies including preservation of forested areas, reduction of impervious surface coverage, infiltration of stormwater runoff and other improved stormwater runoff controls are discussed. Low Impact Development regulations would be crafted such that the hydrological cycles are controlled to more closely match pre-development conditions.

The potential amendments would be found in four titles of the Bothell Municipal Code, and are described, by title, in the table below:

Table 4: Proposed amendments to regulations regarding Low Impact Development

Bothell Municipal Code title	Potential amendment
Title 11, Administration of Development Regulations	<ul style="list-style-type: none"> Amendments to BMC Section 11.02 would define terms related to Low Impact Development regulations such as forest cover, pervious pavement, hydrological cycle, and other descriptions.
Title 12, Zoning	<p>Amendments to BMC Section 12.50 and 12.52 could include:</p> <ul style="list-style-type: none"> Reduced road and driveway lengths. Narrow lot frontages to reduce overall road length per home. Reduced lot areas to allow for preservation of forested areas. Allow transfer of development rights from forested areas or areas with infiltration capable soils. Reduced road widths and turn around areas in residential developments, construct parking on one side of the street, use permeable pavers in non-drive lanes. Reduced front yard set-backs to reduce driveway length. Provide trail systems to connect services and reduce use of vehicles, which in turn reduces the overall pollutant load.
Title 14, Environment	<ul style="list-style-type: none"> Amendments to BMC 14.04. could include enhanced buffers for critical areas within the Cole and Palm Creek watersheds to preserve specific habitat features and critical areas.

Bothell Municipal Code title	Potential amendment
Title 18, Utilities and Infrastructure and the Bothell Design Standards for Stormwater management	<p>Reduce effective impervious surface coverage through imposition of:</p> <ul style="list-style-type: none"> • Permeable Pavers: The purpose of permeable pavers is to infiltrate precipitation through the paving surface to reduce/prevent surface runoff. • Amended Soils: On-site soils in lawns, parks, greenbelts, and parking strips can be amended by tilling in compost. This increases the potential for on-site infiltration and evapotranspiration. • Downspout/Roof drain dispersion: Roof drain dispersion routes relatively clean roof runoff into adjacent native vegetation. This can reduce the size of detention ponds and the amount of runoff from a site. • Bioretention cells/Tree box filters: Bioretention cells and tree box filters are primarily for use in larger parking areas, cul-de-sacs, and adjacent to residential roads. These BMPs use amended soils that act to infiltrate/store runoff and provide evapotranspiration.. • Raingardens/storage tanks: Raingardens and on-site storage tanks can be used in residential, government, and commercial settings. They reduce the amount of runoff leaving a site during wet-weather <p>Implement more stringent flow control standards for the sub-basin by placing:</p> <ul style="list-style-type: none"> • Higher detention standards on development. • Reduce the exemption level that triggers flow management from the current 5,000 square feet of impervious surface to a lower threshold. • Change pre-developed land use from the current pre-developed condition, which may be pasture or other altered vegetation community to a 100 percent forested condition. • Require implementation of peak flow and duration standards • Stream Protection flow control

D. Capacity Impacts

The net approximate changes in population and employment capacity under the different alternative amendments if adopted as described - and no other changes affecting capacity were approved - would result in increases, as compared to the existing Plan and Code, as outlined below:

Table 5 - Summary of population and employment capacity changes under the different alternatives

Alternative amendment	Population capacity	Employment capacity
Alternative 1	+3,184	+ 116
Alternative 2	+ 1,553	+ 116
Alternative 3	+ 389	+ 113
No Action Alternative	0	0

Capacity changes anticipated under the different alternatives including those for the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas are detailed below within Tables 4 and 5. The three alternatives analyzed were: NCFWCHPA Alternative 1 at R 5,400a, CB designations; NCFWCHPA Alternative 2 at R 9,600, NB designations; All

property-owner-initiated Comprehensive Plan amendment requests as proposed; and the no action alternative.

Under NCFWCHPA Alternative 1 (Figure 5) the net changes would be 3,184 persons and 116 Jobs. Under NCFWCHPA Alternative 2 the net changes would be 1,553 persons and 116 jobs. Under the POI as proposed Alternative 3 the net changes would be 389 persons and 113 jobs. Under the no action alternative capacity would remain as stipulated under the 2005 Comprehensive Plan.

Table 1 and 2 above, describes the alternatives examined for the NCFWCHPA portions of the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas. Table 4 describes the proposed property-owner-initiated amendments by subarea and any Planning Commission recommendation and preliminary action by the City Council.

Please see Figures 1, 2, and 3 for the location of each proposed property-owner-initiated amendment request and Figure 5 for the proposed areas of NCFWCHPA Alternatives 1 and 2. In Table 3, the City Council's preliminary action, if any, is **bold underlined**.

Under the no action alternative capacity would remain as stipulated under the 2005 Comprehensive Plan.

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Table 6. Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Alternative 1,

Name	Gross acres	KC deduct-ions (1)	SC deduct-ions (1)	KC mkt. factor (2)	SC mkt factor (2)	Available net buildable acres	A: Pre-amend-ments pop or emp capacity (3)	B: Post-amend-ments pop or emp capacity (3)	B - A: Net increase or decrease in pop or emp capacity (SC / KC)
Fitzgerald/35 Ave SE portion of NCFWCHPA - Alternative 1 (R 5,400a/CB)									
R 5,400a (8)	220 acres		94.6		37.6	89.8	98 lots 257 pop	724 units 1,904 pop	+626 units +1,647 pop
CB	10 acres		4.3		1.7	4.0	4 Lots 11 pop	0 pop 58 emp	- 11 pop + 58 emp
Canyon Creek / 39 Ave SE portion of NCFWCHPA - Alternative 1 (R 5,400a/CB)									
R 5,400a	210 acres		90.3		35.9	83.8	91 lots 238 pop	675 units 1,775 pop	+584 units + 1,537 pop
CB	10 acres		4.3		1.7	4.0	4 lots 11 pop	0 pop 58 emp	- 11 pop + 58 emp
Totals									
King County					Snohomish County				
Population		Employment			Population		Employment		
+ N/A		+N/A			+ 3,184		+116		

Table 7. Fitzgerald / 35 Ave SE and Canyon Creek/39 Ave SE Alternative 2

Name	Gross acres	KC deduct-ions (1)	SC deduct-ions (1)	KC mkt. factor (2)	SC mkt factor (2)	Available net buildable acres	A: Pre-amend-ments pop or emp capacity (3)	B: Post-amend-ments pop or emp capacity (3)	B - A: Net increase or decrease in pop or emp capacity (SC / KC)
Fitzgerald/35 Ave SE portion of NCFWCHPA - Alternative 2 (R 9,600, NB)									
R 9,600	220 acres		- 94.6		- 37.6	89.8	98 lots 257 pop	407 lots 1,071	+ 309 lots + 814 pop
NB	10 acres		- 4.3		- 1.7	4.0	4 lots 11 pop	0 pop 58 emp	- 11 pop + 58 emp
Canyon Creek / 39 Ave SE portion of NCFWCHPA - Alternative 2 (R 9,600/NB)									
R 9,600	210 acres		- 90.3		- 35.9	83.8	85 lots 240 pop(6)	380 lots 1,000 pop	+ 295 lots + 761 pop
NB	10 acres		- 4.3		- 1.7	4.0	0	58 emp	- 11 pop + 58 emp
Totals									
King County					Snohomish County				
Population		Employment			Population		Employment		
+ N/A		+ N/A			+ 1,553		+ 116		

Table 8. Capacity analysis of 2006 Property-owner-initiated Plan and Code amendments as proposed by the applicant

Name	Gross acres	KC deductions (1)	SC deductions (1)	KC mkt. factor (2)	SC mkt factor (2)	Available net buildable acres	A: Pre-amendments pop or emp capacity (3)	B: Post-amendments pop or emp capacity (3)	B - A: Net increase or decrease in pop or emp capacity (SC / KC)
Canyon Park - Preliminary Council approval									
PALMER (4)	Amendment would add a second commercial designation, and would not change the existing residential designation: Therefore, there would be no affect on population or employment capacity								0
Brickyard Road/ Queensgate Subarea Plan - Preliminary Council Approval									
CJRD	4.2	- 1.7		- 0.4		2.1	0 pop 54 emp	60 pop 54 emp	+ 60 pop 0 emp (KC)
Fitzgerald 35 Ave SE Subarea Plan Property-Owner-Initiated requests - no preliminary action									
Phillips R 40,000 to R 9,600	5.0		2.2		0.8	2.0	2 lots 6 pop	9 lots 25 pop	+ 7 lots + 17 pop (SC)
Berry R 40,000 to R 9,600	5.0		2.2		1.2	2.1	2 lots 6 pop	9 lots 25 pop	+ 7 lots + 17 pop (SC)
Gallante R 40,000 to CB	2.5		1.0		0.3	1.2	1 lots 3 pop 0 emp	3 pop 17 emp	+ 0 pop + 17 emp (SC)
LD&D R R 40,000 to R2,800, R-AC, SSHO, CB, GC (7)	16.7		7.2		2.9	6.6	6 lots 17 pop	198 units 372 pop	+355 pop + 96 emp (SC)
Totals									
King County					Snohomish County				
Population		Employment			Population		Employment		
0		+ 60			+ 389		+ 113		

Footnotes all capacity tables:

1. Critical areas and their buffers, right of way and land for other public purposes were deducted from gross acres. For critical areas and their buffers, and right of way, deductions were 20 percent and 18 percent, respectively, representing the City-wide percentages of these features. For land for other public purposes, deductions were 2 percent in King County and 5 percent in Snohomish County, utilizing the numbers applied in each county's Buildable Lands analyses.
2. A further market factor deduction was applied to account for the tendency of some developable properties not to be available during the planning horizon, due to the owner's disinterest in selling or other reasons. For properties in the King County portion of Bothell, 15 percent was applied, consistent with that county's Buildable Lands analysis. In the Snohomish County Buildable Lands analysis, 15 percent was applied to vacant land and 30 percent to under-utilized land. To err on the side of conservativeness, 30 percent was applied to all Snohomish County properties in this analysis. The market factor was deducted after other deductions were taken.
3. In accordance with the Buildable Lands methodologies, population capacity = net buildable acres x achieved or assumed number of units per acre x persons per household (per OFM-1.8 pph for R 5,400a; 2.8 pph for R 9,600) x occupancy rate (per OFM 90% for R 5,400a; 94% for R 9,600); employment capacity = net buildable acres x 43,560 x employment sector floor area ratio (retail = .20 FAR) / number of square feet per employee (retail 600 sq. ft. per employee).
4. These amendments would add a second commercial designation, and would not change the existing residential designation: Therefore, there would be no affect on population or employment capacity. For example, instead of a warehouse, a manufacturing facility would be allowed.
5. There is no density limit in the R-AC zone, but it is assumed that realized densities will be around 40 units per acre. In the case of this mixed-use zone it is assumed that land occupied by other uses will limit realized R-AC density to 20 units per acre.
6. No designation was assigned to the Canyon Creek/39 Ave SE portion of the NCFWCHPA under the 2004 Comprehensive Plan. For this analysis an R 40,000 designations was assumed which is consistent with the Fitzgerald/35 Ave SE Subarea
7. The LD&D construction request includes a broad list of requested land use designations - one of which, the R-AC, is intended as a mixed-use designation within activity centers. As the R-AC and GC zone represent the most intense residential densities and commercial uses, respectively, it was determined these designations were most appropriate for impact analysis.
8. The R 5,400a designation permits attached or detached housing. Development occurring within this designation is termed 'detached condominiums' and has the appearance, uses, and person per household numbers more similar to single family than multi-family. Therefore, OFM single family 2.8 PPH numbers were used.

E. Transportation Impacts

Transportation impacts under the different alternatives can be measured by utilizing land use trip generation rates established by the Institute for Transportation Engineers (ITE) then applying these trip generation rates to the population and employment capacity analysis which estimates residential housing units/lots and commercial square footages. The result is a net trip generation figure for each of the different alternatives considered.

A summary of the net vehicle traffic trip generation per alternative analyzed is shown in the following table:

Table 9 - Summary of net Average Daily Trip (ADT) and net PM Peak hour trip changes under the different alternatives

Alternative amendment	Average Daily Trips (Net Increase)	PM Peak Hour trips (Net Increase)
Alternative 1	+17,372	+ 1,576
Alternative 2	+ 11,572	+ 964
Alternative 3	+ 1,827	+ 170
No Action Alternative	0	0

Trip generation Impacts anticipated under the different alternatives are detailed below within Tables 10. The three alternatives analyzed were: NCFWCHPA Alternative 1 at R 5,400a, CB designations; NCFWCHPA Alternative 2 at R 9,600, NB designations; all property-owner-initiated Comprehensive Plan amendment requests as proposed; and the no action alternative.

Table 10 - Detailed numbers for inbound and outbound Net Average Daily Trip (ADT), Net AM Peak hour Trips, Net PM Peak hour trip changes under the different alternatives

Alt #	Land Use		Average Daily Trips			AM Peak Hour Trips			PM Peak Hour Trips		
	Res units	Comm sq. ft.	In bound	Out bound	Total	In bound	Out bound	Total	In bound	Out bound	Total
1	1,210 lots		5,790	5,790	11,580	227	681	908	770	452	1,222
1		174240 sq. ft.	3,861	3,861	7,722	N/A	N/A	N/A	208	264	472
2	604 lots		2,890	2,890	5,780	113	340	453	384	226	610
2		174240 sq. ft.									
3	14 lots		67	67	134	3	8	11	9	5	14
3	252 units		847	846	1,693	26	103	129	101	55	156
3		67,953 sq. ft.	1,506	1,506	3,012	N/A	N/A	N/A	61	77	138

Under the no action alternative transportation generation rates would remain as stipulated under the 2005 Comprehensive Plan.

Existing Plan and Code (No-action alternative)

The No-action alternative would entail making no changes to the existing *Imagine Bothell...* Comprehensive Plan and implementing development regulations.

See complete analysis in the Final EIS dated December 10, 2005. Supplement of this section is unnecessary.

Comparison of alternatives

The significant policy differences between the proposed 2006 Plan and Code Amendments and the existing Plan and Code are summarized in the following table, by alternative and amendment component:

Table 11: Comparison of alternatives

Alternative 1	Significant policy differences between assigning R 5,400a and CB designations and maintaining the R 40,000 designation of the existing Plan and Code
<p>Potential change of 550 acres from existing R 40,000 to R 5,400a and CB.</p>	<ul style="list-style-type: none"> • This potential 2006 Plan and Code amendment would change the Plan designations and zoning classifications of approximately 550 acres of land, by primarily increasing residential densities and adding commercial uses to properties with residential designations. The net effects of this alternative would be to increase population capacity by 3,184 over that attainable under the current Plan and Code, and increase employment capacity by 116. • Other differences would include the introduction of urban development into an area with substantial forest cover and large lot (1-5 acre), single family residential uses. As identified within the NCFWCHPA Study dated Oct 2006 (Appendix F) urban development may remove forest cover and increase impervious surface coverage thus altering the natural hydrological (water) cycle which in turn affects streams, wetlands, groundwater, soils, and fish and wildlife habitat. • Transportation needs would increase as a result of the additional residential and employment capacity. Estimates of Average Daily Trips (ADT) under Alternative 1 are 17,372 trips and PM peak hour trips are estimated at 1,576. These trips would originate from the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas affecting the following roadways: 31 Ave SE, 35 Ave SE, 39 Ave SE, 45 Ave SE, Fitzgerald Road, 228 ST SE, 236 ST SE, 240th ST SE, NE 195 ST, SR-524 (Maltby Road).

Alternative 2	Significant policy differences between assigning R 9,600 and NB designations and maintaining the R 40,000 designation of the existing Plan and Code
Potential change of 550 acres from existing R 40,000 to R 9,600 and NB	<ul style="list-style-type: none"> • This potential 2006 Plan and Code amendment would change the Plan designations and zoning classifications of approximately 550 acres of land, by primarily increasing residential densities and adding commercial uses to properties with residential designations. The net effects of this alternative would be to increase population capacity by 1,553 over that attainable under the current Plan and Code, and increase employment capacity by 116. • Other differences would include the introduction of urban development into an area with substantial forest cover and large lot (1-5 acre), single family residential uses. As identified within the NCFWCHPA Study dated Oct 2006 (Appendix A) urban development may remove forest cover and increase impervious surface coverage thus altering the natural hydrological (water) cycle which in turn affects streams, wetlands, groundwater, soils, and fish and wildlife habitat. • Transportation needs would increase as a result of the additional residential and employment capacity. Estimates of Average Daily Trips (ADT) under Alternative 2 are 11,527 trips and PM peak hour trips are estimated at 964. These trips would originate from the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas affecting the following roadways: 31 Ave SE, 35 Ave SE, 39 Ave SE, 45 Ave SE, Fitzgerald Road, 228 ST SE, 236 ST SE, 240th ST SE, NE 195 ST, SR-524 (Maltby Road)..

Alternative 3	Significant policy differences between the owner - proposed 2006 Plan and Code Amendments and the existing Plan and Code
Proposed property-owner-initiated amendments to Subarea plans and implementing regulations (including rezones)	<ul style="list-style-type: none"> • The proposed 2005 Plan and Code amendment would change the Plan designations and zoning classifications of approximately 50 acres of land, primarily by increasing residential densities and adding commercial uses to properties with residential designations. The net effects of these changes would be to increase population capacity by 772 over that attainable under the current Plan and Code, and increase employment capacity by 309. • Other differences would include the introduction of urban development into an area with substantial forest cover and large lot (1-5 acre), single family residential uses. As identified within the NCFWCHPA Study dated Oct 2006 (Appendix A) urban development may remove forest cover and increase impervious surface coverage thus altering the natural hydrological (water) cycle which in turn affects streams, wetlands, groundwater, soils, and fish and wildlife habitat. • Transportation needs would increase as a result of the additional residential and employment capacity potentially possible under Alternative 3. Estimates of Average Daily Trips (ADT) is 1,827 with PM Peak hour increases of 170.

Comparison of environmental impacts

The following table compares the likely environmental impacts and mitigation measures under the proposed 2005 Plan and Code Amendments and the existing Plan and Code.

Table 12: Comparison of environmental impacts

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Earth	<p>Impacts. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, the FEIS Addendum and the FSEIS. Also reference the NCFWCHPA Study (October, 2006 - Appendix F) for further description of impacts associated with urban development.</p> <p>Mitigating measures. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the Supplement dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are similar to those identified in the FEIS, FEIS Addendum and the FSEIS.</p> <p>Additional mitigation measures as identified within the NCFWCHPA Study (appendix F) may include a number of specific policies and regulatory approaches which often referred to as Low Impact Development (LID). LID includes special stormwater management practices which duplicate natural hydrologic cycles more than standard storm water management.</p> <p>Significant unavoidable adverse impacts. Increased erosion and sedimentation, and consequent deterioration of receiving water bodies, would occur. Within the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas decreased fish and wildlife habitat that would result from increased development. A greater population would be at risk of property damage and/or injury from flooding, landslides or earthquakes.</p>	<p>Impacts to earth as a result of development activities, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed amendments; with one exception:</p> <p>1. Impacts would be greater under the proposed amendments than under the existing Plan and Code for the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas where land use designations and zone classifications may be intensified.</p>

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Air	<p>Impacts all alternatives. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, the FEIS Addendum and the FSEIS. Also reference the NCFWCHPA Study (October, 2006 Appendix A) for further description of impacts associated with urban development.</p> <p>Mitigating measures. Impacts to air would be mitigated by city regulations concerning construction dust control, and by the state emissions inspection program. Within the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas increase air quality impacts would result from increased vehicle travel and development.</p> <p>Significant unavoidable adverse impacts. Air quality would deteriorate over the long term.</p>	<p>Impacts to air as a result of construction and subsequent occupancy of residences and businesses, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed Update, with one exceptions:</p> <p>1. Impacts would be greater under the proposed Update than under the existing Plan and Code where land use designations and zones are intensified, most notably in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p>

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Water	<p>Impacts. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, the FEIS Addendum and the FSEIS. Also reference the NCFWCHPA Study (October, 2006 Appendix A) for further description of impacts associated with urban development.</p> <p>Mitigating measures. Impacts to water would be mitigated by city surface water management regulations and programs.</p> <p>Additional mitigation measures as identified within the NCFWCHPA Study (appendix F) may include a number of specific policies and regulatory approaches which often referred to as Low Impact Development (LID). LID includes special stormwater management practices which duplicate natural hydrologic cycles to a greater degree than standard storm water management thus preserving streams and wetland hydrology.</p> <p>Significant unavoidable adverse impacts. Groundwater movement and recharge of surface water bodies would be altered. See NCFWCHPA Study (Appendix F) for additional information. Water quality would deteriorate.</p>	<p>Impacts to water as a result of development, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed 2006 amendments, with one exception:</p> <p>1. Impacts would be greater under the proposed amendments than under the existing Plan and Code in locations where the land use designations and zoning classifications are intensified, most notably in the Fitzgeald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p>

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Plants and animals	<p>Impacts. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, the FEIS Addendum and the FSEIS. Also reference the NCFWCHPA Study (October, 2006 Appendix A) for further description of fish and wildlife habitat impacts associated with urban development.</p> <p>Mitigating measures. Impacts to plants and animals would be mitigated by city surface water, vegetation retention and landscaping regulations.</p> <p>Additional mitigation measures as identified within the NCFWCHPA Study (appendix F) may include a number of specific policies and regulatory approaches often referred to as Low Impact Development (LID). LID includes special stormwater management practices which duplicate natural hydrologic cycles more than standard storm water management.</p> <p>LID includes special stormwater management practices which duplicate natural hydrologic cycles. Also, LID may contain site design measures that encourage preservation of forest cover and groundwater infiltration to soils thus preserving the shallow groundwater flow to Cole Creek.</p> <p>Significant unavoidable adverse impacts. Mature native vegetation would be removed, and fish and wildlife habitat would diminish in quantity and quality.</p>	<p>Impacts to plants and animals as a result of development, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed 2006 amendments, with one exception:</p> <p>1. Impacts would be greater under the proposed Update than under the existing Plan and Code where land use designations and zones are intensified, most notably in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p>

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Energy and natural resources	<p>Impacts. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, the FEIS Addendum and the FSEIS.</p> <p>Mitigating measures. Impacts to energy and natural resources would be mitigated by implementation of city conservation policies as well as policies regarding preservation of view corridors and policies promoting compact development patterns.</p> <p>Significant unavoidable adverse impacts. Increased development would consume more unrenowable energy resources. Clearing forests for development would eliminate scenic resources.</p>	<p>Impacts to energy and natural resources as a result of development, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed Update, with one exception:</p> <p>1. Impacts would be greater under the proposed Update than under the existing Plan and Code where land use designations and zones are intensified, most notably in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p>
Environmental health	<p>Impacts. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the Supplemental FEIS dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, FEIS Addendum and FSEIS.</p> <p>Mitigating measures. Noise impacts would be mitigated by enforcement of city and state noise regulations. Impacts of release of hazardous materials would be mitigated by the Bothell Fire Department's annual inspection program and by fire and building code requirements concerning the storage of hazardous materials.</p> <p>Significant unavoidable adverse impacts. Noise would increase as the result of more development.</p>	<p>Impacts to environmental health as a result of development, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed Update, with one exception:</p> <p>1. Impacts would be greater under the proposed Update than under the existing Plan and Code where land use designations and zones are intensified, most notably in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p>

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Land and shoreline use	<p>Impacts. Relationship to existing and forecasted population and employment; and housing. Intensifying land use designations and rezoning property in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas would increase population capacity, as compared to the existing Plan and Code, as follows: Alternative 1 - 3,184; Alternative 2 - 1,553; Alternative 3 - 389. Employment capacity would increase as follows: Alternative 1 - 116; Alternative 2 - 116; Alternative 3 - 113</p> <p>Bothell's combined (King + Snohomish counties) target population for 2025 is 42,836.</p> <p>With regard to employment capacity, the City has ample capacity to accommodate the 2025 King and Snohomish county targets.</p> <p>See FEIS dated December 10, 2004, the addenda dated July 8, 2005 and the Supplement to the FEIS dated October 13, 2005. The impacts and mitigating measures to Light and Glare, Aesthetics, Historic and Cultural preservation, associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8, 2005 and the FSEIS dated October 13, 2005.</p> <p>Mitigating measures. City codes regulating lighting, site and building design and historic preservation would mitigate some of the above impacts.</p> <p>Significant unavoidable adverse impacts. Light and glare would increase and historic structures would be lost.</p>	<p>Impacts. See FEIS dated December 10, 2004 and the addendum dated July 8, 2005. The impacts associated with the 2005 Plan and Code amendments are identical with those expressed in the FEIS and FEIS Addendum with one exception:</p> <p>1. Impacts would be greater under the proposed Update than under the existing Plan and Code where land use designations and zones are intensified, most notably in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p> <p>Mitigating measures. The same mitigating measures would apply to the existing Plan and Code and the proposed 2006 Plan and Code amendments.</p> <p>Significant unavoidable adverse impacts. No substantial difference between the existing Plan and Code and the proposed 2006 Plan and Code amendments.</p>

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Transportation	<p>Impacts. Motor vehicle traffic would increase as a result of future development permitted under the proposed 2006 Plan and Code Amendments. Traffic passing through Bothell - neither originating nor ending in Bothell - would also increase as a result of development within neighboring cities, King and Snohomish counties, and the region beyond. Increased traffic would result in more congestion and potential increases in neighborhood cut-through traffic. Pedestrian and bicycle traffic would increase as well, resulting in growing conflicts with motor vehicles. Transit service and ridership may grow as population increases generally, and particularly as the city's regional and community activity centers redevelop more intensively.</p> <p>Average Daily Trips could increase from 1,827 (Alternative 3) to as many as 17,376 (Alternative 1). PM Peak hour trips (occurring between 3:00 pm and 6:00 PM) could increase from 170 (Alternative 3) to 1,576 (Alternative 1).</p> <p>Mitigating measures. Developer and publicly-funded transportation projects would add capacity to, or improve the efficiency of, the transportation system.</p> <p>The Bothell Connector through the Fitzgerald/35 Ave SE and Canyon Park/39 Ave SE Subareas would accommodate greater traffic flow than the existing 35 Ave SE. Additional street infrastructure would be constructed as part of increased development activity.</p> <p>Significant unavoidable adverse impacts. Additional development in and around Bothell will result in an overall increase in traffic levels and anticipated congestion at some intersections.</p>	<p>Impacts to transportation as a result of development, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed Update, with one exception:</p> <p>1. Impacts would be greater under the proposed 2006 Plan and Code amendments than under the existing Plan and Code where land use designations and zones are intensified, most notably in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p>

Elements of the environment	Proposed action: 2006 Plan and Code Amendments	No-action alternative: Existing Plan and Code
Public services and utilities	<p>Impacts. See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. The impacts associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS, FEIS Addendum and the FSEIS.</p> <p>Mitigating measures. Capital facilities to meet increased demand for potable water, wastewater, and stormwater services would be constructed or expanded in conjunction with new development, or via projects in the city's six-year capital improvements program. Public services such as fire and emergency medical services and police services would be expanded to meet increased demand via increased allocations in the city's budget.</p> <p>Significant unavoidable adverse impacts. Demands on public services will increase.</p>	<p>Impacts to public services and utilities as a result of development, and mitigation of those impacts, would be the same under the existing Plan and Code as under the proposed Update, with one exception:</p> <p>1. Impacts would be greater under the proposed Update than under the existing Plan and Code where land use designations and zones are intensified, most notably in the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE subareas.</p>

Affected environment, significant impacts and mitigation measures

General discussion of impacts and mitigation measures for the 2006 Plan and Code Amendment

The proposed amendments to the Planning Area-wide Housing element would not result in any changes to population or employment capacities (those types of changes would occur under the subarea plan amendments and implementing rezones, discussed in 2 below). None of the proposed amendments to Housing Element would result in greater impacts than would occur under the existing Plan and Code. Therefore, impacts under this component of the 2006 Plan and Code Update would be similar to those under the existing Plan and Code.

The proposed subarea plan amendments and rezones could increase population capacity by as much as an estimated 3,184 persons and employment capacity by an estimated 116 jobs beyond that attainable under the existing Plan and Code. Since each dwelling and business and its associated activities contributes incrementally to short-term and long-term impacts, the 2006 Plan and Code amendments would increase impacts more than would the current Plan and Code. Mitigation measures and significant unavoidable adverse impacts would be similar as those stated in the 2004 Plan and Code Update FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005.

Earth

See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the Supplemental EIS dated October 13, 2006. Also see the NCFWCHPA Study dated October 2006 (Appendix A). The Earth impacts and mitigating measures associated with the 2005 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005.

In addition to the mitigation measures identified within the existing environmental documents, additional mitigation measures may include elements identified within the NCFWCHPA Study (Appendix F), dated October, 2006.

Air

See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the Supplemental EIS dated October 13, 2006. The air impacts and mitigating measures associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS dated December 10,

2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005.

Water

See FEIS dated December 10, 2004 and the addendum dated July 8, 2005. Also see the NCFWCHPA Study dated October 2006 (Appendix A). The water impacts and mitigating measures associated with the 2006 Plan and Code amendments are similar with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005 and the NCFWCHPA Study (Appendix A) provides a detailed discussion of existing and future impacts to the water resources within the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas.

In addition to the mitigation measures identified within the existing environmental documents, additional mitigation measures may include elements identified within the NCFWCHPA Study (Appendix F), dated October, 2006.

Plants and animals

See FEIS dated December 10, 2004 and the addendum dated July 8, 2005. The impacts and mitigating measures to Plants and animals associated with the 2005 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005 and the NCFWCHPA Study (Appendix A) provides a detailed discussion of existing and future impacts to the water resources within the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subareas.

In addition to the mitigation measures identified within the existing environmental documents, additional mitigation measures may include elements identified within the NCFWCHPA Study (Appendix F), dated October, 2006.

Energy and natural resources

See FEIS dated December 10, 2004 and the addendum dated July 8, 2005. The impacts and mitigating measures associated with Energy and Natural Resources the 2005 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005.

Environmental health

See FEIS dated December 10, 2004 and the addendum dated July 8, 2005. The impacts and mitigating measures to environmental health associated with the 2005 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005.

Land and shoreline use

Existing conditions

Relationship to existing and forecasted population and employment

See discussion within the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005 and the analysis below.

Relationship to existing and forecasted population and employment. The proposed subarea plan amendments and rezones would increase population capacity by an estimated 389 to 3,184 persons and employment capacity by an estimated 113 to 116 jobs, compared to the existing Plan and Code.

Bothell's existing population capacity under the 2005 Plan and Code amendments is between 44,912 to 45,830 (October 13, 2005 FSEIS). Adding the potential increases from the 3 alternatives studied as part of the 2006 Plan and Code amendments results in a possible total population capacity between 45,301 to 47,394. Bothell's 2025 combined target population is 42,836 (20,836 in King County and 22,000 in Snohomish County). Therefore, the 2006 Plan and code amendments and implementing rezones would exceed the 2025 targets, with a surplus of 2,465 to 4,458.

Bothell's existing employment capacity is 67,580 (41,158 - includes 10,000 UWB/CCC students - in King County and 26,422 in Snohomish County). An increase of 113 to 116 jobs to the existing employment capacity results in a total employment capacity of 67,693 to 67,696. Bothell's 2025 combined target employment is 28,673 (12,833 in King County and 15,840 in Snohomish County). The 2006 Plan and Code amendments and implementing rezones would accommodate the 2025 targets, with surpluses of 28,325 to 28,548 in King County and 10,995 to 10,750 in Snohomish County.

Light and glare

See FEIS dated December 10, 2004 and the addendum dated July 8, 2005. Light and glare impacts and mitigating measures associated with the 2005 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005.

To the extent that the proposed subarea plan amendments and implementing rezones would increase population and employment capacity and result in more development than possible under the existing Plan and Code, light and glare impacts could increase. Mitigating measures would be as described under the FEIS.

Aesthetics

See FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the Supplement dated October 13, 2006. Aesthetic impacts and mitigating measures associated with the 2006 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8, 2005, and the Supplemental EIS dated October 13, 2006.

The proposed subarea plan amendments and implementing rezones would allow more intensive development of land than is allowed under the current Plan and Code. More intensive development could have greater aesthetic impacts if more native vegetation is removed, more land is graded, and buildings are higher and/or greater in mass. Mitigating measures would be as described under the FEIS.

Historic and cultural preservation

See FEIS dated December 10, 2004 and the addendum dated July 8, 2005. Historic and cultural preservation impacts and mitigating measures associated with the 2005 Plan and Code amendments are identical with those expressed in the FEIS dated December 10, 2004, the FEIS Addendum dated July 8 2005 and the Supplemental EIS dated October 13, 2005.

The increase in land values which would result from the proposed subarea plan amendments and implementing rezones could hasten redevelopment of properties containing historic structures and thus result in the demolition of those structures earlier than might have occurred under the existing Plan and Code. Mitigating measures would be as described under the FEIS.

Housing

The proposed subarea plan amendments and implementing rezones would increase housing capacity beyond that attainable under the existing Plan and Code. See above discussion. The proposed amendments would generally increase densities in specific locations within the City creating additional capacity.

Transportation

See discussion within the FEIS dated December 10, 2004, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. The discussion of impacts and mitigation measures within the FEIS adequately addresses impacts and mitigation for the 2006 Plan and code amendments.

Significant impacts and mitigation measures

2006 Plan and Code Amendments

Proposed amendments to Subarea plans and implementing regulations (including rezones)

The proposed subarea plan amendments and rezones would increase population capacity by an estimated 389 to 3,184 persons and employment capacity by an estimated 113 to 116 jobs compared to the Existing Plan and Code. Converting these increases to residential units and square footage reveals that up to 1,210 residential lots or units and as much as 174,240 square feet of retail uses may be possible under the most intense Alternative 1 scenario. The net increase in traffic is described in Table 13 below:

Table 13 - Summary of net Average Daily Trip (ADT) and net PM Peak hour trip changes under the different alternatives

Alternative amendment	Average Daily Trips (Net Increase)	PM Peak Hour trips (Net Increase)
Alternative 1	+17,372	+ 1,576
Alternative 2	+ 11,572	+ 964
Alternative 3	+ 1,827	+ 170
No Action Alternative	0	0

Since each dwelling and business and its associated activities contribute incrementally to traffic levels in the community, these amendments would increase cumulative traffic impacts more than would the Existing Plan and Code. Mitigation measures and significant unavoidable adverse impacts would be the same as those stated in the FEIS.

One element of the transportation impacts and potential mitigation measures within the Fitzgerald/35 Ave SE and Canyon Creek/39 Ave SE Subarea is the proposed "Bothell Connector" which would include a new arterial street connecting 240 ST SE with 228 ST SE. The preferred alignment of the Bothell Connector is 39 Ave SE, a north-south roadway which would be placed where none currently exists. The Bothell Connector has been evaluated within a Draft Environmental Impact Statement (DEIS) and a Final Environmental Impact Statement (FEIS). The Bothell Connector FEIS is incorporated as Appendix G.

Existing Plan and Code

Traffic levels would increase as a result of continued residential and commercial development under the Existing Plan and Code. Pursuant to GMA concurrency requirements, the City would not be able to approve future land use development if level of service standards (LOS) cannot be achieved or maintained concurrent with or within six years of the time of development. This could therefore potentially affect the City's ability to meet population and employee growth targets. Under the Existing Code and Update, traffic levels would continue to increase over the long term due in large part to regional through traffic. The transportation mitigation measures described in the FEIS would likely still be necessary under the Existing Code and Update. However, the overall increase in traffic levels and the anticipated congestion at some intersections would still occur and should be considered a significant unavoidable adverse impact.

Public services and utilities

See discussion under FEIS dated December 10, 2005, the addendum dated July 8, 2005 and the FSEIS dated October 13, 2005. Impacts and mitigation measures identified for public services and utilities are adequately addressed within the FEIS and FEIS Addendum. Additional analysis is not warranted.