

**ANALYSIS AND DECISION OF THE SEATTLE CITY COUNCIL
SEPA THRESHOLD DETERMINATION**

Proposal	Mobile Home Park Overlay District Legislation
Date of Issuance	August 5, 2021
Proponent / Lead Agency	Seattle City Council
SEPA Contact	Eric McConaghy, (206) 615-1071, eric.mcconaghy@seattle.gov
Location	Non-project Action: Approximately 11 acres in the Bitter Lake neighborhood, which contains the City’s remaining two mobile home parks: Bella-Bee and Halcyon.

PROPOSAL DESCRIPTION

In 2019 the Council passed Ordinance 125764, which placed a one-year moratorium on redevelopment of the remaining two mobile home parks in the city: the Halcyon and the Bella Bee. Those mobile home parks are located in the Bitter Lake Hub Urban Village in northwest Seattle in an area generally bordered by Stone Ave North to the west, North 125th Street to the north, and Ashworth Ave North to the east.

The underlying zoning for the proposal area is Commercial 1 zone with a 55-foot height limit with an M Mandatory Housing Affordability Suffix (C1 55(M)). Zoning to the east of the proposal area is Single Family, and the east edge of the proposal area is the boundary of the Bitter Lake Urban Village.

Ordinance 125764 also established a work program for the Office of Planning and Community Development to develop and proposed permanent regulations to protect the mobile home parks. The moratorium has been extended for four additional six-month periods. The current extended moratorium will expire in January 2022.

Proposed Overlay

The non-project action would establish a new Mobile Home Park Overlay District (MHPOD) to help preserve the remaining mobile home parks in the city. The overlay district would establish more restrictive development standards applicable to redevelopment of existing mobile home parks. Those standards would:

- Limit residential uses to mobile homes and mobile home parks;
- Establish minimum and maximum residential densities of 1 unit per 5,000 square feet and 1 unit per 2,400 square feet, respectively, to allow for urban densities while ensuring adequate separation for light and air;
- Allow some commercial uses, consistent with the underlying commercial zone designation, but limit the size of those uses with a maximum floor area ratio of 2 and maximum size limit of 5,000 square feet;
- Establish height and setback limitations that are consistent with ongoing mobile home park residential uses;
- Require the provision of residential amenity areas, such as outdoor or indoor recreational areas, when 25% or more of a site is redeveloped or undergoes a major renovation; and
- Provide for the expiration of the overlay within 30 years.

When the overlay lapses the sites could be developed to the densities and with the full range of uses allowed in the underlying C1-55 (M) zone, which allows significantly higher intensity of both residential and commercial use.

The MHPOD proposal would also request that the Office of Housing add the census tract containing the overlay to those census tracts eligible for participation in the affirmative marketing and community preference policy adopted in the City's Housing Funding Policies (2019). Those policies provide opportunities for displaced residents to return to affordable housing in their prior neighborhood.

ANALYSIS OVERVIEW AND THRESHOLD DETERMINATION

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code (SMC) Chapter 25.05). The following describes the analysis conducted to determine that the proposal is not likely to result in probable significant adverse environmental impacts.

The lead agency has determined that this proposal will **not** have probable, significant adverse impacts on the environment. An environmental impact statement (EIS) is not required by RCW 43.21C.030(2)(c). This finding is made pursuant to RCW 43.21C, SMC 25.05 and WAC 197-11 and based on the attached SEPA environmental checklist and review of existing environmental documents.

As disclosed and described more fully in the environmental checklist, the proposed amendments are of a non-project nature and limited in scope and duration. As such, the amendments would not affect the extent, intensity or rate of impacts to the built and natural environments.

This **threshold determination of Non-significance (DNS)** is based on:

- The text of Council Bill 120079 and related ordinances, as described above;
- Information contained in the SEPA checklist (dated August 1, 2021); and
- The experience of the legislative analyst in reviewing similar documents and actions.

ANALYSIS - ELEMENTS OF THE ENVIRONMENT

Short-Term and Long-Term Impacts

A. Natural Environment

Earth, Water, Water Quality, Plants/Animals/Fisheries/Marine Life

The proposal is not expected to generate significant adverse impacts for these natural environmental elements, at a non-project level or in its potential for cumulative impacts related to future activities influenced by the proposal.

Seattle is mostly urbanized in its development patterns, but it also has retained greenbelts, hillsides, stream, river, bay, and lake environments with diverse kinds of plant, animal, fish and marine habitats. This includes many shoreline edges hosting birds, fish, and other marine life.

Because it does not propose development, does not allow more development or lot coverage than is currently permitted on a site, and, because the overlay will expire in the future, it is unlikely to encourage much development. Consequently, this non-project proposal would result in no direct adverse or significant adverse impacts to earth, water, plants, animals, fish, or marine life. This is due to

a lack of a probable trigger by which such impacts would occur, such as a substantial difference in total site disturbance while maintaining the current mobile home park land use.

The proposal site is located above a decommissioned land fill and has mapped steep slope critical areas. Any future development with land disturbing activities would be subject to compliance with the City's Critical Areas Ordinance ([Seattle Municipal Code Chapter 25.09](#)) and Grading Code ([Seattle Municipal Code Chapter 22.170](#)).

Air Quality, Noise, Energy, Natural Resources Depletion, Environmental Health

This non-project proposal would result in no direct adverse or significant adverse impacts to these environmental elements because it does not directly propose development. Similarly, this analysis identifies no adverse or significant adverse indirect or cumulative environmental impacts of to these elements of the environment.

Potential environmental health impacts associated with the location of the proposal site on a decommissioned land fill would be addressed at the individual project level. Future development would need to comply with City regulations, Model Toxics Control Act, and other Washington Department of Ecology regulations to address the potential for methane gas release. Because the proposed overlay is more restrictive than current zoning, it is less likely that there would be development that could result in environmental health impacts due to the location above decommissioned landfill while the overlay is in effect.

B. Built Environment

Land and Shoreline Use, Height/Bulk/Scale, Housing, Aesthetics

The proposal would result in no direct impacts and is unlikely to result in significant indirect or cumulative adverse impacts related to land or shoreline use. While the overlay is in effect, it is less likely that there will be a change of use from the current mobile home parks uses. Additionally, uses allowed under the overlay include uses that are allowed pursuant to the underlying C1 zoning.

The proposal would result in no direct impacts and is unlikely to result in significant indirect or cumulative adverse impacts to aesthetics and height, bulk and scale. The proposed overlay would reduce the height, bulk, and scale of future development in the proposal area while the overlay is in effect. Future development would be governed by the underlying zoning, which incorporates upper-level setbacks at zone boundaries to mitigate height, bulk, and scale impacts at zone transitions.

The proposal would result in no direct impacts and is unlikely to result in significant indirect or cumulative adverse impacts to housing. The proposed overlay would help preserve the current medium density, lower cost housing present in the mobile home parks. While the underlying zoning would allow significantly more market rate housing when redeveloped and provide contributions to the City's Mandatory Housing Affordability program, that opportunity for increased housing density would be available when the proposed overlay expires. Additionally, sufficient development capacity exists elsewhere in the City for housing development while the overlay is in effect.

Transportation, Parking, Public Services and Utilities

The proposal would result in no direct impacts and is unlikely to result in significant indirect or cumulative adverse impacts to transportation, parking, public services and utilities. Because the overlay would

reduce the likely scale and intensity of activity in the proposal area while the overlay is in effect, the scale and intensity of new parking and trip generation activity and demands for new public services and utilities would be lower compared to development and activities that could occur under the current zoning.

PUBLIC COMMENT

Comments regarding this DNS or potential environmental impacts may be submitted through August 19, 2021. Comments may be sent to:

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Responsible Official

Signature: <u>Eric McConaghy</u>	
Eric McConaghy, Legislative Analyst	Date

Signature: 
Eric McConaghy (Aug 2, 2021 11:40 PDT)

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