

November 3, 1988

INTRODUCED BY GREG NICKELS

PROPOSED NO. 88-850

8822

ORDINANCE NO. _____

AN ORDINANCE relating to Planning, amending the Highline Community Plan and Area Zoning - Beverly Park, Ordinance 3530, Sections 1, 2 and 3, as amended, and K.C.C. 20.12.240.

PREAMBLE:

For the purpose of effective areawide planning and regulation, the King County Council makes the following legislative findings:

- (1) The Highline Community Plan, adopted May 11, 1981 by Ordinance 5453, augments and amplifies the King County Comprehensive Plan.
- (2) King County has studied a portion of the Highline Community Plan and determined the need to amend the plan pursuant to K.C.C. 20.12.070-20.12.080.
- (3) A Declaration of Non-significance was filed by the planning and community development division on September 13, 1988.
- (4) Amending the Highline Community Plan will provide for coordination and regulation of public and private development and bears a substantial relationship to, and is necessary for, the public health, safety, and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3530, Section 1, 2 and 3 as amended and K.C.C. 20.12.240

are hereby amended to read as follows:

A. The "Highline communities plan," attached to Ordinance 3530, is adopted as an addendum to the comprehensive plan for King County. The Highline communities plan is amended by those changes identified in the "Highline area zoning," to Ordinance 5453 as inconsistent with the plan pursuant to Ordinance 5401. As an amplification and augmentation of the comprehensive plan and the Sea-Tac communities plan, it constitutes official county policy for the Highline area.

B. Any further changes and amendments to the plan initiated by King County which relate to the Sea-Tac Airport and its vicinity shall correspondingly change and amend the Sea-Tac communities plan. All proposed changes and amendments shall be transmitted to the Port of Seattle for review and official consideration by the Port of Seattle Commission prior to council approval.

C. In adopting the Highline communities plan, the council recognizes that cooperation and action by others, including but not limited to citizens, state and local agencies, is essential for proper implementation.

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D. The land use plan amendment attached to Ordinance 7291 as Appendix A, is adopted as an amendment to the Highline communities plan.

E. An amendment to the Highline area zoning, attached to Ordinance 7291 as Appendix B is adopted as the official zoning control for that portion of unincorporated King County defined therein.

F. An amendment to the Highline area zoning, attached to Ordinance 7640 as Appendix A is adopted as the official zoning control for that portion of unincorporated King County defined therein.

G. The McMicken Heights Land Use Study, attached to Ordinance 7490 as Appendix A, is adopted as an amplification of the Highline communities plan.

H. The McMicken Heights area zoning, attached to Ordinance 7490 as Appendix B is adopted as an amplification of the Highline communities plan.

I. The Highline Plan Revision Study - Highline Community Hospital attached to Ordinance 8138 as Appendix A, is adopted as an amendment to the Highline Community Plan.

J. An Amendment to the Highline Area Zoning, attached to Ordinance 8138 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

K. The Highline Plan Revision Study - Olde Burien attached to Ordinance 8251 as Appendix A, is adopted as an amendment to the Highline Plan.

L. An amendment to the Highline area zoning, attached to Ordinance 8251 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

M. The "Sea-Tac communities plan," attached to Ordinance 2883, is adopted as an addendum to the comprehensive plan for King County. As an amplification and augmentation of the comprehensive plan, it constitutes official county policy for the vicinity of Sea-Tac International Airport.

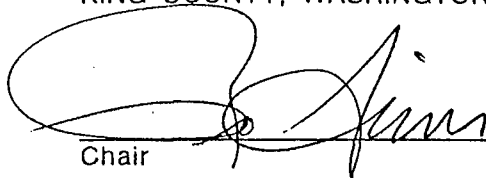
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N. The Highline Plan Revision Study - Beverly Park, attached to Ordinance 8822
as Appendix A, is adopted as an amendment to the Highline Plan and to the Highline
area zoning as the official zoning control for that portion of unincorporated King County
defined therein.

INTRODUCED AND READ for the first time this 21st day of November,
1988

PASSED this 9th day of January, 1989.

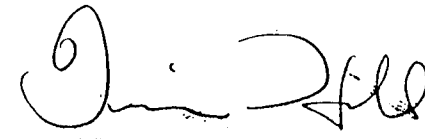
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council

APPROVED this 17th day of January, 1989.


King County Executive

H:ORD.BP

DEPARTMENT OF PARKS, PLANNING AND RESOURCES
PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMUNITY PLAN REVISION REPORT

8822

APPLICANT: BEVERLY PARK REVISION STUDY

I. GENERAL INFORMATION

Motion No. 6782: passed April 6, 1987 by the King County Council, directed the department to review the Beverly Park neighborhood center for properties which were underused, vacant or improperly used, and consider appropriate transitional uses to buffer the single family residences adjacent to the business area and also propose land use zoning changes which could revitalize the neighborhood business area. There were no specific development proposals in conjunction with the review.

Location: The planning area is located at the intersection of 8th Avenue South and South 112th Street, also known as Glendale Way, in the Highline Community Planning Area. Council Motion No. 6782 defined the boundaries of the planning area as the area around the intersection "east of SR 509, west of 10th Avenue South, north to South 110th Place and south to South 116th Street." (See Map A)

Existing Land Use Designations: The planning area consists of approximately 27 acres of which 2.5 acres are currently designated for neighborhood commercial uses. The remaining 21.5 acres are designated for single family residential and approximately 3 acres are designated for multifamily development. (See Map B)

Zoning History and Background: The commercial zoning was placed upon the property in 1967 with the adoption of the Highline Area Zoning Study although at least a portion of it was zoned LF-B.1 (Primary Business - Landing Field District) before 1967. Most of the existing commercial development was in place at the time of the zoning. No changes were made by the Highline Community Plan and subsequent Area Zoning in 1978 and 1981, respectively. All of the commercial zoned properties south of South 112th Street have been vacant for some time and contains dilapidated structures which were originally service stations. None of the properties zoned for potential multifamily have been actualized. (See Map C)

SEPA Determination: A determination of non-significance (DNS) was issued on September 13, 1988.

II. ISSUE ANALYSIS:

Site Analysis: The study area is predominantly developed with single family structures that were built during the post-World War II expansion era from the late 1940s through the early 1960s. Most of these structures are in fairly good condition.

The northwest corner is developed with a 24-hour convenience store built in 1969. The northeast corner contains a service station built in 1956, which, until recently,

was remodeled. The parcels on the southwest and southeast corners contain abandoned service stations built in 1958 and 1963 and are partially paved with asphalt. Adjacent to the abandoned service station on the southwest corner is a single family residence which is being used as an office, or use not permitted in the zone.

The abandoned service station on the southeast corner of the intersection is just over one acre and is surrounded to the east and south with single family residences. The residences to the east along South 112th Street are on small lots, which are potentially zoned multifamily. These lots, unless consolidated into larger parcels, will be difficult to redevelop as multifamily. Also located in this quadrant of the study area is a church which operates a day care service within its facilities.

Nearby Activity Centers: Two activity centers with over 100 acres of property zoned neighborhood business and general commercial are located within one mile of the planning area. One activity center is 1/2 mile to the west at the intersection of First Avenue South with Meyers Way South and South 108th Street. The other activity center is one mile to the east at the intersection of Glendale Way South, Des Moines Way South and South 120th Street. A third activity center, containing industrial as well as commercial property is located about a mile and a half northeast of the planning area on Des Moines Way South at the Seattle city limits. All of the activity centers contain varying amounts of vacant structures and land which could accommodate the permitted and nonpermitted uses currently located within the planning area. The estimated population within a one-mile radius of the planning area is approximately 11,000 people.

Utilities and Public Services: The planning area is located within the Sewer Local Service Area of the King County Sewerage General Plan. The portion of the planning area south of South 112th Street is not served by sewers. Under a boundary agreement with the Southwest Suburban Sewer District, the Rainier Vista Sewer District would serve the area. According to the district, service lines are north of the area at South 103rd Street and east on South 112th Street at 14th Avenue South. The planning area is located within Water District No. 20 and water service is available. The planning area is within Highline School District No. 401. Southern Heights Elementary School is approximately 1/4 of a mile east of the area.

Transportation: The planning area is divided by Eighth Avenue South and South 112th Street (Glendale Way). The intersection of the two roadways is a fourway stop. The King County Roadway Intersection Calculated Level of Service Rating, 1986, reveals no known level of service problem for the intersection. Eighth Avenue South is a two-lane, open ditch roadway. South 112th Street is a two-lane roadway with curb, gutter and sidewalk on the south side of the street. Both roadways are collector arterials and there are no identified capital improvements in the King County Transportation plan. Aqua Way is a local access street which intersects Eighth Avenue South and South 112th Street on the northeast section of the planning area.

SR 509 borders the planning area on the west. South 112th Street passes under the highway and there is a partial interchange allowing access to SR 509 northbound and exit from SR 509 southbound. There are no plans to improve the interchange. A full interchange is approximately one mile south of the planning

area at South 128th Street. The planning area is located below the level of the highway and the commercial property is not visible from the roadway.

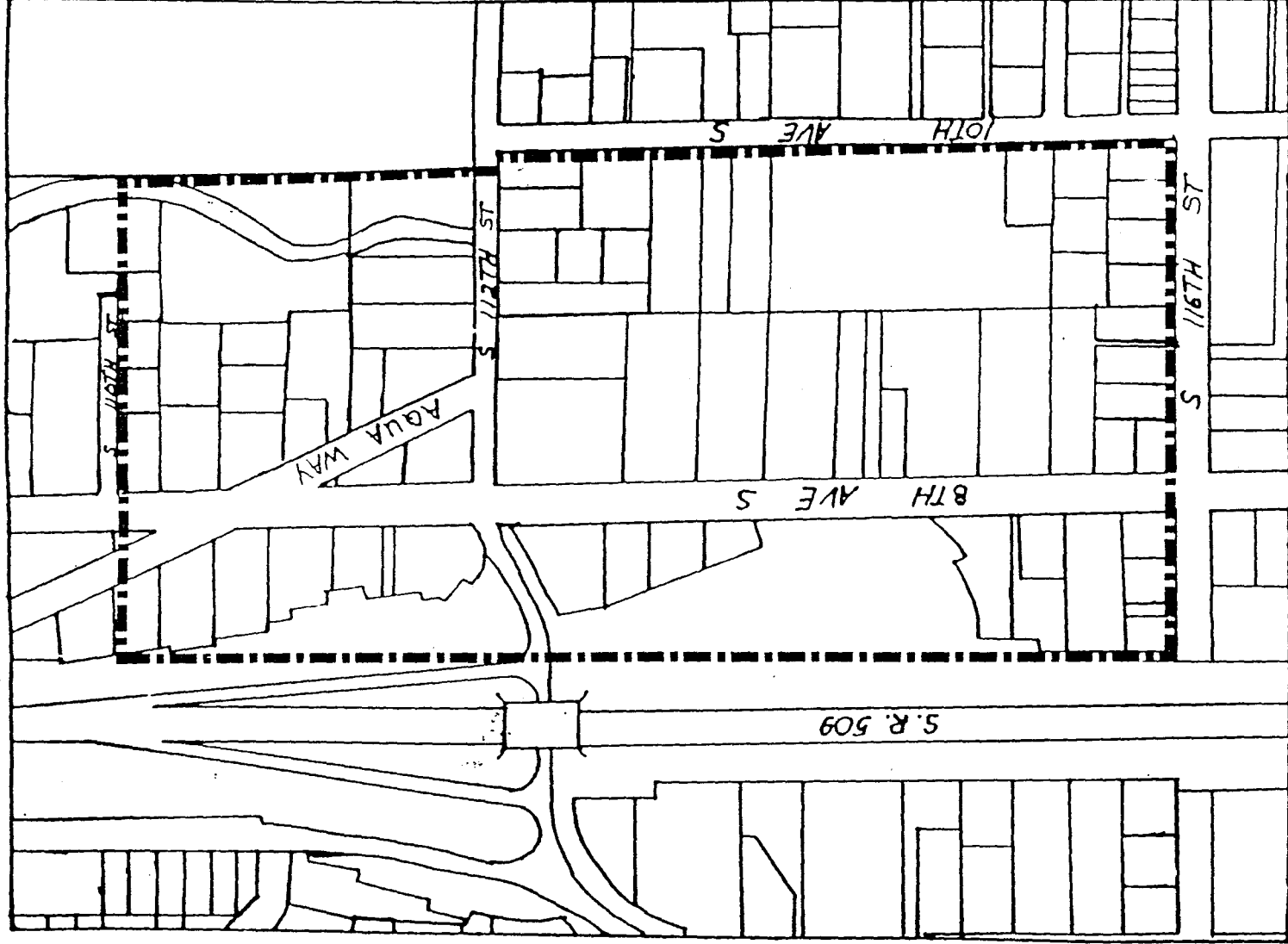
III. APPLICABLE POLICIES

The King County Comprehensive Plan designates the planning area as urban. The following comprehensive plan policies relate to the location and development standards for neighborhood centers.

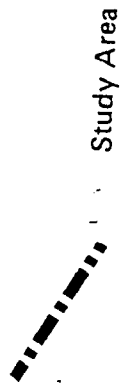
- CI-401 Neighborhood Centers should include primarily retail stores and offices designed to provide convenient shopping and other services for nearby residents in Urban Areas. Industrial and heavy commercial uses should be excluded. Neighborhood Centers should include the following mix of uses:
- a. Retail stores and services;
 - b. Small scale professional offices; and
 - c. Multifamily housing and mixed use developments.
- CI-402 Neighborhood Centers should be three to six acres, and should be designed to provide shopping for a nearby population of 8,000 to 15,000.
- CI-404 Neighborhood Centers should be located one to three miles apart. Location should vary based on population density to ensure each serves a nearby Urban Area population of 8,000 to 15,000 persons.
- CI-405 Neighborhood Centers should be served by the junction of at least secondary arterials. Existing or planned arterial capacity should be adequate to accommodate projected traffic, and intersections should be free from congestion problems resulting from topography or poor road design.
- CI-412 Developments within Neighborhood Centers should provide the following improvements:
- a. Paved streets and sidewalks;
 - b. Off-street parking for employees and shoppers;
 - c. Landscaping for streets, sidewalks and parking areas, to present an attractive appearance;
 - d. Adequate storm drainage control, including curbs, gutters and storm-water retention facilities;
 - e. Public water supply;
 - f. Sanitary sewers; and
 - g. Controlled traffic access to arterials and intersections.

The Highline Community Plan adopted in 1977 by Ordinance No. 3530 as official County policy for the Highline area contains the following policies which guide future housing development and special services needed in the community.

- H-4 Promote sanitary sewer of unsewered areas
- H-10 Provide for a range of housing densities, both single and multifamily. Multifamily housing intended specifically for the elderly should not be considered in the general realm of other multifamily housing. Elderly housing should be recognized as generating less impacts upon surrounding neighborhoods than traditional multifamily residential development; and should be evaluated on site specific merits.
- H-12 Low-cost multifamily housing should be located with convenient access to urban services.
- H-17 Setbacks and landscaping should be provided as buffering between areas planned for different land uses.
- H-18 Conversion of land uses within or near single family residential areas should be accomplished through orderly transition programs.
- H-22 Landscaping should be included as part of all apartment, business, commercial, industrial and public facility development.

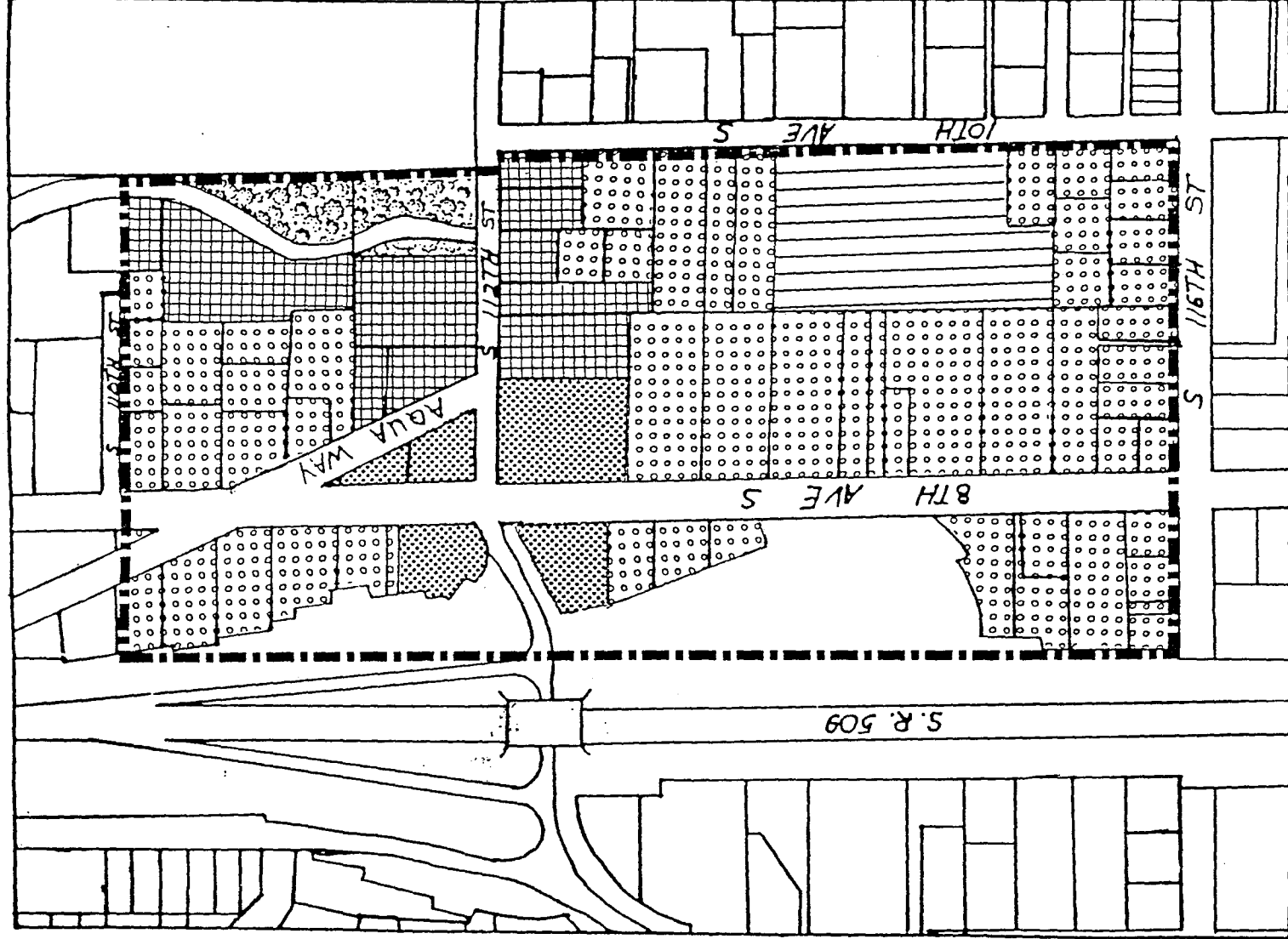


MAP A








Study Area

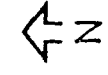




MAP B

Existing Land Use

-  Single Family Residential
-  Multifamily
-  Neighborhood Business
-  Parks and Recreation
-  Community Facility



8822 F

P. U. D.
411-72

66-23
DIV 6

RS-7,200

(RD-3,600)

RS

P. U. D.
220-78

66-23 (DIV 6)

66-23
DIV 6

DIV N#1

RS-7,200

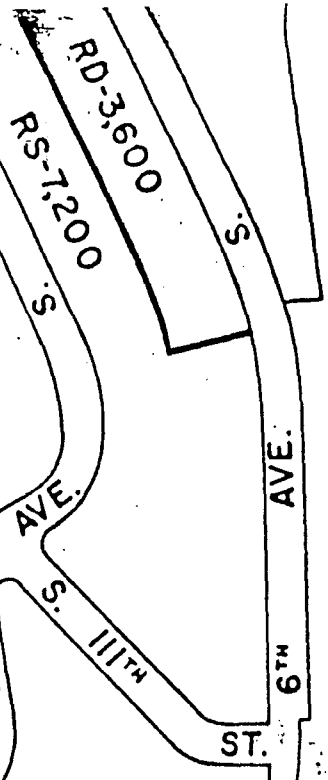
RS-7,200

(RD-3,600)

RS-7,200

(RM-2,400)

(RD-3,600)



RS-7,200

ST. 6TH



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B-N

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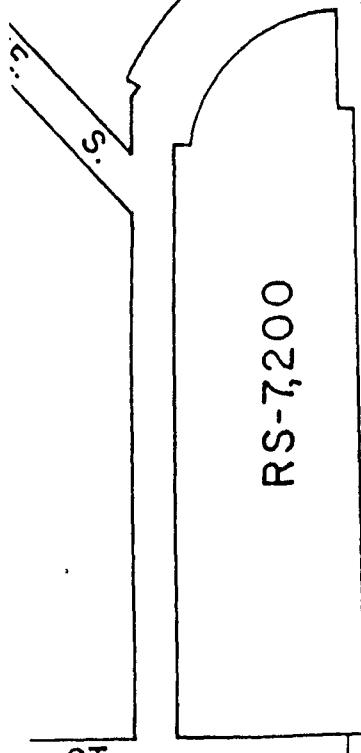
RS-7,200

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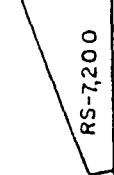
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(RM-2,400)

RS-7,200

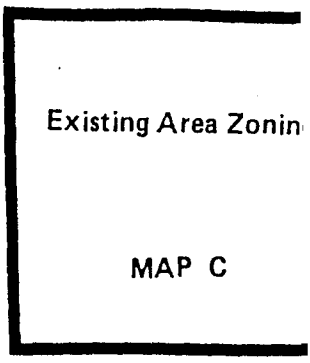


RS-7,200



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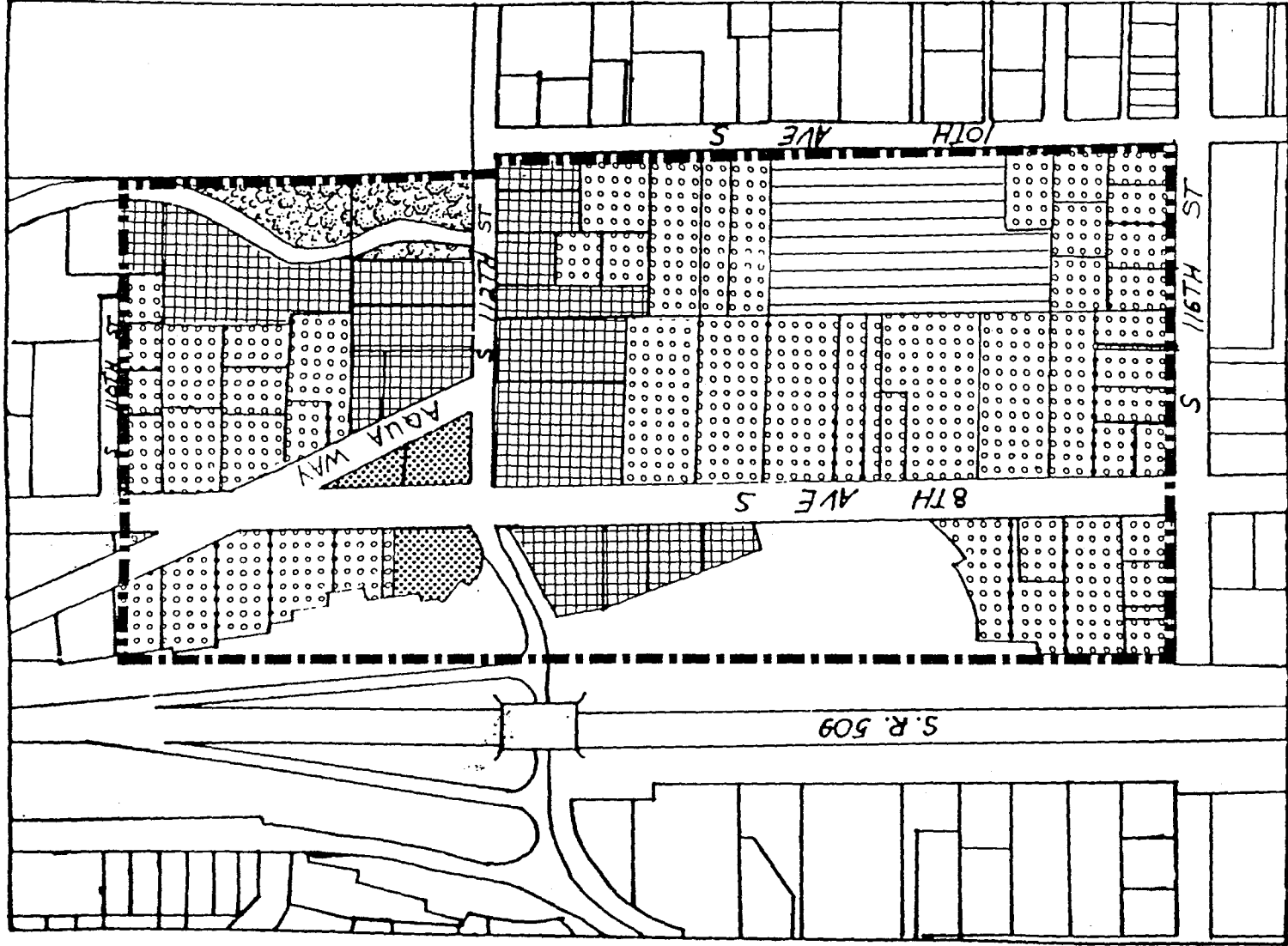
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IV. CONCLUSIONS:






King County Comprehensive Plan policies state that neighborhood activity centers should consist of three to six acres, located one to three miles apart and serve a population between 8,000 to 15,000 people. The Beverly Park study area is located between two existing activity centers which are two miles away. The surrounding population is served by these other activity centers which combined, total over 100 acres of commercial and retail services. There is no justification to designate a new neighborhood center in this study area.

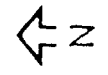
The two existing businesses north of South 112th Street (Glendale Way) should be allowed to continue under existing zoning. However, the vacant commercial parcels south of South 112th Street should be redesignated to encourage redevelopment that will be compatible with nearby residential areas. Such redevelopment would not conflict with applicable Highline Plan policies. The single family residence that is currently used as an office should be recognized and granted zoning consistent with its use (see Map D).



MAP D

Proposed Land Use

-  Single Family Residential
-  Multifamily
-  Neighborhood Business
-  Parks and Recreation
-  Community Facility



V. RECOMMENDATIONS:

1. The parcels south of South 112th Street zoned BN should be reclassified to BN, potential RM 2400 to give property owners the option of redevelopment with multifamily residences. To actualize the multifamily zone, a sewer connection is required. A further condition of development is that underground fuel tanks shall be removed prior to construction on the site.
2. Tax lot #0005 on the Southwest quadrant of South 112th Street and 8th Avenue South should be rezoned from RS 7200 to RM 900-P with development conditions which recognize the existing office use and that limit future multi-family development to 18 units per acre consistent with nearby multifamily development.
3. The remaining two lots on the southwest quadrant currently zoned RS 7200 should also be designated potential RM 2400 to encourage redevelopment with multifamily residences. Connection to sewer lines; on-site road improvements and landscaping for buffering should be conditions of actualizing the potential multifamily zoning. (Map E)

Please see map E for these proposed zoning changes.

December 7, 1988

**King County
Planning and Community
Development Division**

Parks, Planning and
Resources Department
707 Smith Tower Building
506 Second Avenue
Seattle, Washington 98104
(206) 344-7610

8822

DETERMINATION OF NON-SIGNIFICANCE

Effective Determination Date: September 13, 1988
File: NPA880913A
Proponent: King County Planning and Community
Development Division
Description: Amendments to the Highline Community Land
Use Plan and Area Zoning, reclassifying 1.6 acres
from BN to BN (potential RM2400), .33
acre from RS7200 to RS7200 (potential RM2400)
and .23 acre from RS7200 to RM900-P.
Location: The study area is roughly defined as east
of SR509, west of 10th Avenue South and between
South 110th and South 116th Streets.

The Planning and Community Development Division has determined that the above proposal does not have a probable significance adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file at the Division's office.


Agencies, affected tribes and other interested parties may submit written comments on this proposal for fifteen (15) days from the above determination date. Written comments will be accepted until September 28, 1988.

This determination may be appealed within the 15 day comment period. Any appeal shall state with specificity the reasons why the determination should be reversed. **All appeals must be accompanied by a non-refundable \$50.00 filing fee.** Checks should be made out to King County Office of Finance. Comments and/or appeal arguments should be addressed to:

Planning Division
707 Smith Tower Building
506 Second Avenue
Seattle, WA 98104
ATTN: Carol Chan
Telephone (206) 296-8622

PLEASE REFERENCE FILE NUMBERS WHEN CORRESPONDING.

Signature of Responsible
Official or Designee:


Craig Larsen, Chief
Community Planning Section

PART ELEVEN — FORMS

8822

RCW 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

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

Instructions for Applicants:

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

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Highline Community Plan Revision Study — Beverly Park

2. Name of applicant: King County Planning and Community Development Division

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

Craig Larsen, Chief, Community Planning Section 296-7600
707 Smith Tower Building — 506 Second Avenue, Seattle, WA 98104

4. Date checklist prepared: September 13, 1988

5. Agency requesting checklist: King County Parks, Planning and Resources Department

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

Summer, 1988

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

N/A

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

N/A

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9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

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

Adoption of the Highline Community Plan Revision Study and Area Zoning by the King County Council.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) This study provides recommendations for land use and zoning changes in the study area define in Item 12 below. Land use and zoning changes recommendations are as follows (refer to attachments):

Land Use and Zoning

<u>No. of Acres</u>	<u>Existing</u>	<u>Recommended</u>
1.60	BN	BN (Potential RM-2400)
.23	RS-7200	RM-900-P
.33	RS-7200	RS-7200 (Potential RM-900) see attachment

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The study area is located at the intersection of 8th Ave. S. and S. 112th St., also known as Glendale Way, in the Highline Community Planning Area of King County, Washington. The area is bounded on the west by SR 509 on the north by S. 110th Place, on the east by 10th Ave. S. and on the south by S. 116th St. The area is located within Sections 5 and 8, Township 23 North and Range 4 East. (See attached map)

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

±6%

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

8822

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Alderwood gravelly sandy loam, rolling

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

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Does not apply; nonproject action.

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

No erosion hazards have been identified, per Sensitive Areas Map Folio.

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

Specific amount would be determined at the time of application for a building permit. In general, RS-7200 permits 35% coverage and RM-2400 permits 50% coverage.

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

Unknown at this time. Specific development proposal must comply with King County Codes.

2. Air

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

Future redevelopment may increase automobile/vehicular emission during construction and if area develops at higher residential densities.

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

None known

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

None

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**3. Water****a. Surface:**

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None

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2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

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

Nonproject action; unknown at this time.

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

No, per Sensitive Areas Map Folio.

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

Nonproject action; unknown at this time.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Nonproject action; unknown at this time.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The sewage in the area is currently served by individual septic systems. If the properties are to develop to their maximum potential, a ULID may be formed to extend current lines from South 103rd Street and 8th Avenue South.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

8822

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Nonproject action; unknown at this time.

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

Nonproject action; unknown at this time.

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

None at this time.

4. Plants

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

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

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

None known

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

None known

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

Not known at this time, however when redevelopment occurs applicants will be required to meet King County's Landscaping Ordinance.

5. Animals

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

- birds: hawk, heron, eagle, songbirds, other: none observed.....
- mammals: deer, bear, elk, beaver, other: none observed.....
- fish: bass, salmon, trout, herring, shellfish, other: none observed.....

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

None known.

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

Not known at this time.

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

None

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6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not known at this time.

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

Not known at this time.

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

Not known at this time.

7. Environmental Health

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

None known at this time, however 2 parcels were once occupied by gas stations, future redevelopment should inspect unground fuel tanks for leakage, replacement of tanks, or removal of tanks.

1) Describe special emergency services that might be required.

Not known at this time.

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

Not known at this time.

b. Noise

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

The planning area is adjacent to and slightly below the level of SR 509.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not known at this time.

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

Not known at this time.

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8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Service station, single family houses, convenience store, office and church. abandoned gas station, vacant lots.

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

frame and masonry service stations, all other units are frame construction

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

Not known at this time

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

BN, RS 7200, and RS 7200 (Potential RM 2400), RD 3600

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

King County Comprehensive Plan designation is Urban; Highline Community Plan designations are neighborhood and community business and residential

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

does not apply

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

No

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

Not known at this time.

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

Not known at this time.

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

Not known at this time.

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

Proposed plan amendment and area zoning is consistent with existing land uses and the Urban designation of the Comprehensive Plan.

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9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Not known at this time - proposal would zone approximated 2.15 acres for multifamily which could provide up to 38 units.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Two, middle-income, single family homes could be eliminated if the area were to redevelop to its maximum potential.
- c. Proposed measures to reduce or control housing impacts, if any:

Not known at this time.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Not known at this time; development in the BN zone the maximum height of structures is 35 feet; in the RS-7200 zone and the RM-2400 zones residential structures may not exceed 30 feet non-residential structures
- b. What views in the immediate vicinity would be altered or obstructed? may not exceed 50 feet.

Not known at this time.

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

Not known at this time, however new development must conform to King County Landscaping Ordinance Uniform Building Code.

11. Light and Glare

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

Not known at this time.

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

Not known at this time.

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

Not known at this time.

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

Not known at this time.

12. Recreation

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

Two private golf courses are within several miles of the site. There is one elementary school playfield within a mile.

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

No

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

None

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13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N/A

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

None

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. The planning area is bisected by the intersection of 8th Ave. S. and S. 112th St. The intersection is controlled by a 4 way stop. Both roadways are collector arterials. SR 509 is on the western boundary of the area. There is a partial interchange with S. 112th allowing northbound access to SR 509 and a southbound exit. All properties within the planning area have direct access to public roads.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The nearest bus stops are approximately 10 blocks away, Routes 130, 132.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Not known at this time, however future development will need to meet King County Parking

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

No

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

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. If properties were to develop the maximum units allowed under this proposal, approximately 38 vehicular trips - East, Westbound each way - would be generated. Contact with K.C. Dept. of Public Works indicate no known level of service problem at this time.

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

Not known at this time.

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15. Public Services

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

The addition of new service customers will cause a slight increase in demand for such services from each service provider.

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

Not known at this time.

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Public sewers would be required if any site is developed for multifamily development, or more intensive commercial uses.

C. SIGNATURE

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

Signature: Paul Rutel for Craig L

Date Submitted: September 7, 1988

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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

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

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

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

No significant increase to the discharge of water, emissions to air, production storage or release of toxic hazardous substances or production of noise is expected under this proposal.

Proposed measures to avoid or reduce such increases are:

Not known at this time

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

A minor reduction in plant life and animal habitat would occur if currently vacant sites are developed.

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

Not known at this time.

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

Not known at this time.

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

Not known at this time.

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

No known effects at this time.

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

Not known at this time.

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

[Ch. 197-11 RCW—p 50] The proposed land use and zoning changes will encourage redevelopment of the area to multifamily use. (1983 Laws)

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

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No known impacts

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

Development of the currently vacant land would have a slight impact on the demand for public services such as police and fire protection, sewerage and water demands and a slight increase in traffic.

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

None at this time, however King County in future land use and transportation plans may identify CIP projects, that could benefit the entire area.

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

No known conflicts.