

# **SEPA<sup>1</sup> Environmental Checklist**

---

## **A. Background**

**1. Name of proposed project, if applicable:**

Middle Housing Code Amendment

**2. Name of applicant:**

City of Lake Forest Park

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

Mark Hofman, Community Development Director

17425 Ballinger Way NE

Lake Forest Park, WA 98155

**4. Date checklist prepared:**

April 7, 2025

**5. Agency requesting checklist:**

City of Lake Forest Park

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

The code amendments may be adopted by the City in June, 2025.

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

There are no plans for future additions, expansion, or activity related to this proposal.

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

No other environmental information has been prepared related to this proposal.

**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.**

There are no other applications pending for government approvals for related actions.

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

The Middle Housing Code Amendment must undergo review by the Department of Commerce for conformance with the WA State Growth Management Act, and be approved through the adoption of an ordinance by the Lake Forest Park City 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**

---

<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

**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.)**

The City of Lake Forest Park proposes to amend its code to implement the middle housing requirements of the Growth Management Act under RCW 36.70A.636.

Currently, all single family residential zones (RS-20, RS-15, RS-10, RS-9.6, RS-7.2, and SG-SFR) allow for one primary unit and one secondary unit (i.e. an accessory dwelling unit, or ADU) per lot. With the proposed code amendment, all RS zones would allow for either 1) one primary unit (single family home) plus two ADUs or 2) two primary units (middle housing types). Permitted middle housing unit types would include:

- Side by side duplexes,
- Stacked flats,
- Cottages, and
- Courtyard apartments.

For example, under the amended code, a parcel that currently has a home and an ADU could build a second ADU. As another example, under the amended code, an undeveloped parcel could be developed with two cottages, or with a duplex, instead of a single family home.

Development regulations (such as height restrictions, setbacks, critical areas regulations, and the tree and canopy regulations) would still apply and would not be altered by the code amendment. On some parcels, new development pursuant to the code amendment (such as construction of a second ADU or of a duplex) would not be feasible due to existing development regulations.

Amending the code is a non-project action that would not directly involve construction of any new housing units. Any housing units built pursuant to the code amendment would be required to complete the permitting process and all required environmental review.

- 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 proposal covers the entirety of the City of Lake Forest Park. The City of Lake Forest Park encompasses 3.4 square miles and is located within King County.

## **B.Environmental Elements**

### **1. Earth**

- a. General description of the site:**

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:**

The Middle Housing Code Amendment encompasses the entire City of Lake Forest Park, which has steep slopes, ravines, and hills, and is located at the northern tip of Lake Washington, offering beach areas within the limits of the city.

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

The proposed code amendment addresses the entire City, which include heavily wooded ravines and rolling hills trisected by Lyon and McAleer Creeks, creating unique topographical diversity. Sloped topographical conditions are prevalent throughout Lake Forest Park, and possible landslide and steep slope hazard areas are the most widely designated environmentally sensitive areas in the City.

**c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

The proposed amendment encompasses the entire city, which includes a range of soil types. NRCS maps the majority of Lake Forest Park as not prime farmland, with limited and isolated areas of prime farmland if drained and farmland of statewide significance. Future development proposals would be reviewed on a case-by-case basis and the NRCS soils survey mapping would be consulted to determine what types of soils are found on specific sites when appropriate.

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

The proposed amendment encompasses the entire city, which includes parcels with indications of unstable soils, including mapped steep slopes, landslide hazards, erosion hazards, and seismic hazards. Individual middle housing projects would be subject to site-level development review, including review of potential geologic hazards under the City's critical areas ordinance.

**e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The Middle Housing Code Amendment is a non-project action that would not directly cause any filling, excavation, or grading. Individual middle housing units developed pursuant to the code amendment would be evaluated relative to federal, state, and local regulations and standards on an individual project-specific basis.

**f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No erosion would result from the adoption of this non-project proposal. Erosion hazard areas are located throughout the city. However, they are generally found in the riparian areas of stream corridors and in steep slope and landslide hazard areas. Future

development proposals would be evaluated and subject to the federal, state, and local regulations and standards.

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

The proposal does not relate to a specific project location. Future development proposals will be evaluated and subject to the adopted regulations and standards.

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

As a non-project proposal, the Middle Housing Code Amendment would not cause any impacts to earth, so no mitigation measures are proposed. Future development will need to conform to City standards and regulations during project review.

## **2. Air**

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

The Middle Housing Code Amendment is a non-project action that would not directly generate any emissions. Middle housing units developed pursuant to the code amendment could generate emissions during construction or from vehicle trips. Future project-specific proposals would be reviewed for consistency with the applicable provisions of the Lake Forest Park Municipal Code and the City SEPA procedures.

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

The Middle Housing Code Amendment is a non-project action that encompasses the entire City of Lake Forest Park. There are no sources of emissions or odor in the city that would be expected to affect middle housing units developed pursuant to the code amendment. Specific development proposals would be reviewed with the applicable provisions of the Lake Forest Park Municipal Code and the City SEPA procedures.

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

The Middle Housing Code Amendment is a non-project action that would not directly generate any emissions, so no mitigation measures are proposed. Middle housing units developed pursuant to the code amendment would be reviewed for consistency with the applicable provisions of the Lake Forest Park Municipal Code and the City SEPA procedures and would include measures to reduce emissions as appropriate.

## **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.**

Lake Forest Park is situated at the northwest end of Lake Washington, which creates the City's southern boundary line. The largest streams in the city are Lyon Creek and McAleer Creek. The city also contains a number of streams that originate within its boundaries, such as Brookside Creek, Schoolhouse Creek, McKinnon Creek, and others. Many of these are tributaries of Lyon Creek and McAleer Creek.

**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.**

The Middle Housing Code Amendment is a non-project action that would not directly involve any work over, in, or adjacent to surface waters. Individual middle housing units developed pursuant to the code amendment could involve work near surface waters. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Lake Forest Park Municipal Code and the City SEPA procedures.

**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.**

The Middle Housing Code Amendment is a non-project action that would not directly involve any work over, in, or adjacent to surface waters. Individual middle housing units developed pursuant to the code amendment would be subject to all state, local, and federal regulations, including mitigation requirements, concerning fill or dredge material placed in or removed from surface water or wetlands.

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

The Middle Housing Code Amendment is a non-project action that would not directly involve any work over, in, or adjacent to surface waters. Individual middle housing units developed pursuant to the code amendment would be subject to existing regulations concerning surface water diversions and withdrawals.

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

The Middle Housing Code Amendment is a non-project action that would not directly involve any work within a 100-year floodplain. Mapped floodplains in Lake Forest Park are limited to reaches of Lyon Creek and McAleer Creek. Individual middle housing units developed pursuant to the code amendment would be subject to the Flood Damage Prevention Ordinance (LFPMC Chapter 16.20).

**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.**

The Middle Housing Code Amendment is a non-project action that would not directly discharge any waste materials to surface waters. Individual middle housing

units developed pursuant to the code amendment would be unlikely to involve discharges of waste materials to surface waters and would be subject to existing state, local, and federal regulations protecting surface waters.

**b. Ground:**

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

The Middle Housing Code Amendment is a non-project action that would not withdraw groundwater. Individual middle housing units developed pursuant to the code amendment would occur in areas with municipal water service and would not use individual wells for water supply. Development would be subject to consistency with groundwater protection regulations.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 Middle Housing Code Amendment is a non-project action that would not discharge waste materials into groundwater. Individual middle housing units developed pursuant to the code amendment would be subject to City water quality protection regulations.

**c. Water Runoff (including stormwater):**

- 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.**

The Middle Housing Code Amendment is a non-project action that would not directly affect stormwater. Individual middle housing units developed pursuant to the code amendment would be subject to City development regulations regarding stormwater.

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

The Middle Housing Code Amendment is a non-project action that would not directly cause any waste materials to enter ground or surface waters. Individual middle housing units developed pursuant to the code amendment could contribute to increased amounts of impervious surfaces and therefore increased loadings of potential pollutants entering the ground or surface water. Future development proposals would be evaluated and subject to City regulations and standards.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

The Middle Housing Code Amendment is a non-project action that would not directly alter drainage patterns. Individual middle housing units developed pursuant to the code amendment would be subject to City development regulations regarding drainage.

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

As a non-project action, the Middle Housing Code Amendment would not cause any impacts to water. Therefore, no mitigation measures are proposed. Future site-specific development proposals would be subject to a separate permit review, which would include the implementation of measures to reduce or control surface, ground and runoff water impacts where appropriate and compliance with the Western Washington Stormwater Management Manual.

## 4. Plants

**a. Check the 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**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☒ **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?**

The Middle Housing Code Amendment is a non-project action that would not directly remove or alter any vegetation. Individual middle housing units developed pursuant to the code amendment would potentially require removal or alteration of vegetation. Such development would be subject to Lake Forest Park's development regulations and critical areas ordinance, and vegetation removal would be reviewed at that stage.

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

The Middle Housing Code Amendment is a non-project action that covers the entire City of Lake Forest Park. The Washington Department of Natural Resource's Natural Heritage Program Data Explorer does not show any rare plants or ecosystems within the City of Lake Forest Park. Individual middle housing units developed pursuant to the code

amendment would be analyzed individually to determine if threatened or endangered plant species are on or near the site.

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

The Middle Housing Code Amendment is a non-project action that would not directly involve landscaping. Individual middle housing units developed pursuant to the code amendment would be reviewed for consistency with the applicable provisions of the Lake Forest Park Municipal Code.

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

King County maintains a list of noxious weeds available online here:

<https://kingcounty.gov/en/dept/dnpr/nature-recreation/environment-ecology-conservation/noxious-weeds>.

King County information regarding invasive species is available online here:

<https://kingcounty.gov/en/legacy/services/environment/animals-and-plants/biodiversity/threats/invasives>

## 5. Animals

**a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

- Residential Coastal Cutthroat
- Coho
- Fall Chinook
- Sockeye
- Winter Steelhead
- Little Brown Rat

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

The US Fish and Wildlife Service lists the following threatened species as potentially being present in the vicinity of the municipal boundaries of Lake Forest Park:

- North American Wolverine: Threatened; A species likely to become endangered within the foreseeable future throughout all or a significant portion of its range.
- Marbled Murrelet: Threatened; A species likely to become endangered within the foreseeable future throughout all or a significant portion of its range.
- Yellow-billed cuckoo: Threatened; A species likely to become endangered within the foreseeable future throughout all or a significant portion of its range.
- Northwestern Pond Turtle: Proposed Threatened; Species proposed for official listing as threatened.



- Bull Trout: Threatened; A species likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

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

The entire state of Washington is located in the Pacific Flyway, which extends from Mexico northward into Canada and the state of Alaska. Non-ESA listed migratory birds that are likely to be found in the area include but are not limited to: eagles, osprey, swifts, gulls, and hummingbirds. The Middle Housing Code Amendment would not impact the Pacific Flyway.

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

The Middle Housing Code Amendment is a non-project action that would not directly impact wildlife. Individual middle housing units developed pursuant to the code amendment would be subject to Lake Forest Park's critical areas ordinance, which provides development review procedures to preserve wildlife areas.

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

New Zealand mudsnails, *Potamopyrgus antipodarum*, are freshwater invaders from New Zealand found within King County. Other invasive species likely to be in the area include Norway rat and other rodents, raccoons, and opossums that are typically found in urban areas.

## 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.**

The Middle Housing Code Amendment is a non-project action that would not directly use any energy. Individual middle housing units developed pursuant to the code amendment would use electric energy and potentially natural gas or other sources to meet heating and other residential energy needs.

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

As a non-project action, the Middle Housing Code Amendment would not impact the use of solar energy. Individual middle housing units developed pursuant to the code amendment would be unlikely to affect the potential use of solar energy by adjacent properties as they would be required to meet all existing development regulations for single family homes, including height restrictions and setbacks.

**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.**

The Middle Housing Code Amendment is a non-project action. Individual middle housing units developed pursuant to the code amendment would be required to meet the existing development regulations, including regulations related to energy conservation, such as LFPMC 15.06.460 (Energy efficiency inspection).

## 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 because of this proposal? If so, describe.**

As a non-project action, the proposal is not expected to cause environmental health hazards. Use of any hazardous materials on a project-by-project basis would be subject to the requirements of federal and state law.

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

The proposed Middle Housing Code Amendment is a non-project action without a specific site. Site contamination for individual middle housing developments would be determined during site-specific review.

- 2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

The Department of Ecology's Contaminated Sites List includes six contaminated properties in Lake Forest Park: Forest Park Cleaners/Magic Cleaners, Federated American Insurance Co, Arco AM/PM, Ballinger Automotive, Ben Howard Bulldozing, and Hudson Oil.

- 3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

The Middle Housing Code Amendment is a non-project action that would not use, store, or produce any toxic or hazardous chemicals. Individual middle housing units developed pursuant to the code amendment would be unlikely to use or produce hazardous chemicals beyond gasoline or other petroleum-based products required for maintenance and operation of construction equipment and vehicles. The potential storing or use of any toxic or hazardous chemicals for any future projects would be required to undergo environmental review on a case-by-case basis.

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

The Middle Housing Code Amendment is a non-project action that would not require any special emergency services. Individual middle housing units developed pursuant to the code amendment would be unlikely to require special emergency services. The need for emergency services would be determined for each specific project at the time of development review.

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

No environmental health hazards are anticipated so no mitigation measures are proposed. Any mitigation measures for environmental health hazards associated

with individual middle housing developments pursuant to the code amendment would be identified at the time of site-specific review.

**b. Noise**

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

Noise sources in the city primarily consist of traffic as well as noise from existing business operations and residences. Existing noise would not impact the Middle Housing Code Amendment and is not anticipated to impact individual middle housing developments pursuant to the code amendment.

**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)?**

The Middle Housing Code Amendment is a non-project action that would not directly generate any noise. Individual development of middle housing units pursuant to the code amendment would be likely to generate temporary construction noise as well as minimal operational noise from residential use.

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

The Middle Housing Code Amendment would not cause any noise impacts, so no mitigation measures are proposed. Future development of middle housing units pursuant to the code amendment would be subject to State, County and/or City noise regulations and further environmental review on a case-by-case basis.

**8. Land and shoreline use**

**a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The primary land use in Lake Forest Park is single-family homes, with higher density residential uses and commercial uses located along Ballinger Way NE and NE Bothell Way. Public facilities, parks and open space are located throughout the city. There is also a large private open space in the southern portion of the city that is used as a memorial park and cemetery. There is no industrial development within the city.

**b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

Lake Forest Park is a mature community with much of its land already developed. The Washington State Department of Agriculture's Agriculture Land Use Dataset shows no working farmland in Lake Forest Park.

**1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

The Middle Housing Code Amendment and any subsequent development of middle housing units would not affect working lands.

**c. Describe any structures on the site.**

The primary land use in the city is single-unit homes. There are some higher density residential uses and commercial uses located along Ballinger Way NE and NE Bothell Way.

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

The Middle Housing Code Amendment is a non-project action that would not directly involve the demolition of any structures. Individual development of middle housing units pursuant to the code amendment could result in demolition of existing structures, which would be subject to all existing applicable regulations.

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

The City has fifteen zoning designations, including five residential single unit zoning designations, five residential multi-unit designations, neighborhood business, corridor commercial, town center, and two Southern Gateway mixed use zones.

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

Lake Forest Park has six comprehensive plan designations in the 2024 Comprehensive Plan:

- General Residential
- Multi-Unit Residential
- Conservation Residential
- Neighborhood Commercial
- Corridor Commercial
- Town Center

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

Lake Forest Park has three shoreline designations: Urban Conservancy, Aquatic, and Shoreline Residential.

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

The City has adopted a Critical Areas Ordinance which provides development review procedures to preserve critical areas and/or prescribe mitigation measures. The following critical areas can be found in Lake Forest Park: wetlands; streams; areas with a critical recharging effect on aquifers used for potable water; fish and wildlife habitat conservation areas; frequently flooded areas; and geologically hazardous areas such as

erosion hazard areas, landslide hazard areas, seismic hazard areas, and steep-slope hazard areas.

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

The Middle Housing Code Amendment is a non-project action that would not directly create any housing units. People would live in individual middle housing units developed pursuant to the code amendment. The specific number of people who would live in middle housing units is unclear at this time and would depend on decisions made by individual landowners. New residential capacity related to the Middle Housing Code Amendment fits within the population and housing unit growth projects in the Lake Forest Park Comprehensive Plan.

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

The Middle Housing Code Amendment and any middle housing unit development pursuant to the Amendment would not displace any people.

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

No displacement impacts are anticipated, so no mitigation measures are proposed.

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

The proposed code amendment is consistent with the Lake Forest Park Comprehensive Plan and all other relevant plans. The purpose of the code Amendment is to implement the middle housing requirements of the Growth Management Act under RCW 36.70A.636. Middle housing units developed pursuant to the code amendment would be required to meet existing development regulations, which would ensure consistency with existing land uses.

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

No impacts to agricultural and forest lands are anticipated, so no mitigation measures are proposed.

## **9. Housing**

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

The Middle Housing Code Amendment is a non-project action that would not directly provide any housing units. The code amendment would allow for development of middle housing units that are not currently allowed.

Currently, all single family residential zones (RS-20, RS-15, RS-10, RS-9.6, RS-7.2, and SG-SFR) allow for one primary unit and one secondary unit (i.e. an accessory dwelling unit, or ADU) per lot. With the proposed code amendment, all RS zones would allow for either 1) one primary unit (single family home) plus two ADUs or 2) two primary units (middle housing types). Permitted middle housing unit types would include:

- Side by side duplexes,
- Stacked flats,
- Cottages, and
- Courtyard apartments.

Development regulations (such as height restrictions, setbacks, critical areas regulations, and the tree and canopy regulations) would still apply and would not be altered by the code amendment. On some parcels, new development pursuant to the code amendment (such as construction of a second ADU or of a duplex) would not be feasible due to existing development regulations. Therefore, the number of new housing units would depend on individual landowner decisions about development and on site-level development review. The Middle Housing Code Amendment would not increase the projected growth in population and housing units planned for in the Lake Forest Park Comprehensive Plan.

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

The code amendment would not eliminate any housing units. However, new development could replace existing units with new ones, depending on the decisions of individual owners.

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

No housing impacts are anticipated, therefore no mitigation measures are proposed. The Middle Housing Code Amendment is designed to achieve the goal of providing housing for all income segments and household types.

## 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?**

The Middle Housing Code Amendment is a non-project action that would not directly involve the construction of any new structures. Individual development of middle housing units pursuant to the code amendment would be required to meet all required building codes related to height and exterior building materials.

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

The Middle Housing Code Amendment is a non-project action that would not directly alter or obstruct any views. Individual development of middle housing units pursuant to the code amendment could potentially alter views, though the impacts would be limited by the requirement of all housing units to meet the current building code requirements for single family residences, including restrictions on height. All new development would be subject to the appropriate level of city review.

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

The Middle Housing Code Amendment is a non-project action that would not directly cause aesthetic impacts, so no mitigation measures are proposed. Future development applications for middle housing units would be reviewed at the project specific level with the opportunity to propose mitigation measures related to aesthetics.

## 11. Light and glare

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

The Middle Housing Code Amendment is a non-project action that would not directly produce any light or glare. Individual middle housing units developed pursuant to the code amendment would produce light consistent with existing residential properties in the city.

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

The Middle Housing Code Amendment is a non-project action that would not directly generate any light or glare. Individual middle housing units developed pursuant to the code amendment would generate light from residential uses, but it is unlikely that light would be a safety hazard or interfere with views.

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

There are no off-site light sources that would affect the Middle Housing Code Amendment or any subsequent development of middle housing units.

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

No light or glare impacts are anticipated so no mitigation measures are proposed.

## 12. Recreation

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

The City of Lake Forest Park has seven parks and also includes a stretch of the Burke-Gilman Trail, a multi-use trail that starts in Seattle, follows Lake Washington, and passes through Lake Forest Park to the City of Kenmore.

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

The Middle Housing Code Amendment is a non-project action that would not displace existing recreational uses. Individual middle housing units developed pursuant to the code amendment would be unlikely to displace recreational uses, though construction activities could temporarily disturb formal recreational areas (if located in the close vicinity) or informal recreational uses (such as walking on sidewalks). All activities would be subject to city regulations and review.

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



The Middle Housing Code Amendment is a non-project action that would not have any direct impact to recreation. Therefore, no measures to reduce or control impacts on recreation are proposed.

### 13. Historic and cultural preservation

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

This non-project action encompasses the entire City of Lake Forest Park, which includes two properties on historic registers:

- The Harry Vanderbilt Wurdemann House (17602 Bothell Way NE), built in 1914 and on the National Register of Historic Places and the Washington Heritage Register
- Sheridan Market (15348 Bothell Way NE), built in 1954 and on the Washington Heritage Register

Lake Forest Park was originally founded in 1912 and was incorporated in 1961, so there are many buildings over 45 years old in the city.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

Lake Forest Park includes land that was a winter village site for the Tuobeda'bš people, occupied until 1903. The Washington Department of Archaeological and Historic Preservation's (DAHP's) statewide predictive model shows most of Lake Forest Park to be very high or high risk for archaeological resources. Very high risk areas are those between Bothell Way NE and Lake Washington and those adjacent to and between McAleer Creek and Lyon Creek.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Because the Middle Housing Code Amendment is a non-project action that would not directly involve any construction or other ground-disturbing activities, no archaeological or cultural resources assessment has been developed. Individual development of middle housing units pursuant to the code amendment could be required to conduct individual assessments as appropriate at the time of application. Articles on the history of Lake Forest Park and DAHP's Washington Information System for Architectural and Archeological Records Data (WISAARD) tool were reviewed in development of this environmental checklist.



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

Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to historic and cultural resources would be determined on a project-by-project basis as development applications are submitted and reviewed.

## 14. Transportation

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

The Middle Housing Code Amendment encompasses the entire City of Lake Forest Park, which is served by a road network including State Route (SR) 522, SR 104, and local streets. The Burke-Gilman Trail, a multi-use trail facility, runs through Lake Forest Park adjacent to SR 522 and there are several other designated bicycle routes in the city. While I-5 does not pass through Lake Forest Park, it is the nearest interstate highway.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

King County Metro and Community Transit provide fixed-route bus, ridesharing, and vanpool services. Sound Transit, Community Transit, Washington State Ferries, and Amtrak serve the corridor.

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

The Middle Housing Code Amendment is a non-project action that would not directly require any transportation improvements. Individual middle housing units developed pursuant to the code amendment would be unlikely to require transportation improvements and would be subject to city requirements and review.

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

The Middle Housing Code Amendment is a non-project action that encompasses the entire City of Lake Forest Park. Individual middle housing units developed pursuant to the code amendment would not occur within the vicinity of rail or air transportation or any formal water transportation.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

The Middle Housing Code Amendment is a non-project action that would not directly generate any vehicular trips. Individual middle housing units developed pursuant to the

code amendment would generate vehicular trips, but the number of new trips would be low and would be distributed throughout the city.

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

The Middle Housing Code Amendment is a non-project action that would not interfere with the movement of agricultural and forest products on roads or streets in the area. Individual middle housing units developed pursuant to the code amendment would be unlikely to interfere with the movement of agricultural or forest products.

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

The Middle Housing Code Amendment is a non-project action that would not have any direct impacts to transportation. No additional measures to reduce or control transportation impacts are proposed. Future middle housing development pursuant to the code amendment would be subject to existing zoning and development regulations, including, to the extent required, transportation analysis and mitigation.

## **15. Public services**

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

The Middle Housing Code Amendment is a non-project action that would not directly increase the need for public services. Individual middle housing units developed pursuant to the code amendment would require public services. However, growth associated with new middle housing units would be in line with the projected growth planned for in Lake Forest Park's Comprehensive Plan. The Comprehensive Plan forecasts increased population growth and the attendant need for increases in public services, assigning levels of service guidance to help the City pace its investment in public services to match growing demand.

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

The Middle Housing Code Amendment is a non-project action that would not directly impact public services. No measures to control impacts on public services are proposed beyond those already included in the Comprehensive Plan, which includes policies and specific recommendations to ensure the City invests in its public safety, fire, transportation, and utilities systems to meet demand as it increases with population growth. The Comprehensive Plan also aims to ensure that there are acceptable LOS standards that guide the future delivery of community services and facilities provided by other agencies, while providing measures to ensure adequacy of actual services.

## **16. Utilities**

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

The City of Lake Forest Park is served by water, sewer, surface water, electricity, natural gas, telecommunications and solid waste utilities.

- 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.**

The Middle Housing Code Amendment is a non-project action that would not directly affect any utilities. Individual middle housing units developed pursuant to the code amendment would connect to existing utilities.

## **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.**

**Type name of signee:** Mark Hofman, AICP

**Position and agency/organization:** Community Development Director

**Date submitted:** May 9, 2025 to SEPA Register

## **D. Supplemental sheet for nonproject actions**

**Do not** use this section for project actions.

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

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

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

This non-project action will not directly create an increase of discharge to water, emissions to air, the production/storage/release of toxic or hazardous substances, or the production of noise. The City's existing development regulations would apply to individual development of middle housing units pursuant to the code amendment and include environmental review procedures and development standards to prevent inappropriate discharge to water, unacceptable emissions to air, unacceptable noise levels, and to regulate the use of hazardous substances.

- **Proposed measures to avoid or reduce such increases are:**

Development standards and regional or state regulations will guide review and permitting for development proposals, ensuring compliance with law and assuring public safety.

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

New development pursuant to the Middle Housing Code Amendment has the potential to create impacts to plants, animals, fish and/or marine life. The existing development regulations include environmental review procedures and development standards to protect plants, animals, and their habitats. In addition, resources are further protected by the Shoreline Management Program and the Critical Areas Ordinance.

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

Ensure compliance with existing Development Regulations which include environmental review procedures, as well as ensuring compliance with federal and state requirements permit conditions.

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

New development of middle housing pursuant to the code amendment has the potential to deplete energy or natural resources, the extent of which cannot be analyzed until time of site specific development proposals. The existing development regulations and other adopted policies include development standards that set allowances and requirements for energy and natural resource use.

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

Ensure compliance with existing development regulations and other adopted City standards which include environmental review and other procedures to protect natural resource lands and to conserve energy resources; Ensure compliance with federal and state requirements permit conditions.

**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?**

Individual development of middle housing units could occur within environmentally sensitive areas or in or adjacent to other protected areas. All development pursuant to the code amendment would be subject to development regulations, including the critical areas ordinance, which would protect sensitive areas and protected resources.

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

The development regulations, further complemented by Critical Area requirements, and the adopted Shoreline Master Program were specifically designed to protect environmentally sensitive areas, wetlands, floodplains, shorelines, and designated species, etc. In addition, the City requires advanced consultation with the Tribes and Department of Archaeology and Historic Preservation and requires surveys as necessary to determine if permits and/or mitigation plans are necessary. The City would also ensure compliance with existing environmental review procedures, as well as ensuring compliance with federal and state requirements permit conditions.

**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?**

The existing development regulations include environmental review procedures and development standards to protect both land water resources, and the Comprehensive Plan contains policies that discourage the siting of incompatible uses. In addition, resources are further protected by the Shoreline Management Program and the Critical Areas Ordinance.

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

The Shoreline Master Program manages the use of shorelines in Lake Forest Park. The critical areas ordinance accomplishes the same outside the shoreline jurisdiction as well as those areas within the shorelines where the Critical Area Ordinance applies. The Comprehensive Plan, the zoning code, and subdivision regulations regulate land uses and reduce land use impacts.

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

New middle housing development pursuant to the code amendment would generate new vehicle trips and would use public services and utilities. The development would be consistent with anticipated growth projections in the Lake Forest Park Comprehensive Plan.

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

Ensure compliance with the adopted zoning controls, development standards, and concurrency requirements which are intended to reduce the demands on transportation and utilities; Ensure compliance with federal and state requirements and permit conditions.

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

The proposed action is consistent with the City of Lake Forest Park 2024 Comprehensive Plan and other applicable laws and statutes. The Comprehensive Plan will not conflict with local, state, or federal laws. The purpose of the code Amendment is to implement the middle housing requirements of the Growth Management Act under RCW 36.70A.636.