AN ORDINANCE of the City Council of the City of Kent, Washington, adopting annual amendments to the 2015 Comprehensive Plan; including updated maps, tables, and data sources; updated information pertaining to the surplus of park properties; and rezoning 43 acres from General Commercial (GC) to General Commercial – Mixed Use (GC-MU).

RECITALS

A. Under the Growth Management Act, Kent’s comprehensive plan is subject to continuing review and evaluation.

B. The City of Kent ("city") considers annual amendments to plans or development regulations that are suggested by interested persons via a docket process.

C. On October 18, 2016, Kent City Council approved the 2016 docket items and amended 2014 and 2015 docket reports, which included the comprehensive plan amendments adopted through this ordinance.

D. The Educational Service Areas and Facilities Map, Figure CF-4 in the comprehensive plan, is missing labels for Mt. Rainier High School and Mill Creek Elementary. Valley View Elementary is also omitted from the map. The city received docket request 2016-A.1 to correct the map.
E. In Table LU.1 in the Land Use Element of the comprehensive plan, MHP was inadvertently omitted from allowed zoning under LDMF and MDMF. KCC 12.05.060 (Zoning for mobile home vehicle parks), and KCC 15.03.010 (Establishment and designation of districts), provide for MHP zoning in multi-family residential districts. The city received docket request 2016-A.2 to correct the table.

F. The city, as part of its normal revenue and finance, and asset management functions, occasionally surpluses city properties at the direction of the City Council, in accordance with the city’s surplus process.

G. On October 4, 2016, Kent City Council passed Resolution 1935, declaring city-owned property referred to as the Naden properties as surplus and authorizing the Mayor to market the properties for sale or lease. The Resolution also directed staff to amend the comprehensive plan to reflect the decision to surplus the Naden properties, and the amendment is docket request 2016-A.3. Other changes to the Parks and Recreation Facilities Map, Figure P-1, and tables may be made with the next update of the Park & Open Space Plan.

H. 43 acres at the southwest corner of the intersection of SR-167 and S 180th Street/SW 43rd Street are zoned General Commercial and designated as Commercial in the Land Use Plan Map. As part of the 2016 docketing process, docket request 2016-A.4, the City Council authorized staff to consider extending the Mixed Use designation to these parcels in order to achieve additional flexibility in permitted uses.

Existing uses on the 43 acres are mixed commercial including drive-up restaurants, gas stations, banks, retail, warehousing and automotive servicing. Parcels directly to the north and east are in the City of Renton and are zoned Commercial Office or Residential Multi-Family. Commercial
Office zoning in Renton allows for limited mixed use development, including residential, under certain conditions.

I. Kent’s 2015 comprehensive plan policies include an objective to: “Conserve energy resources, improve air and water quality, and support healthy lifestyles by establishing well designed, compact mixed-use land use patterns that provide convenient opportunities for travel by transit, foot, and bicycle.” The Mixed Use zoning overlay district opens the door for this type of mixed use development.

J. Kent’s industrial valley employs over 60,000 people during the day. Expanding opportunities for residential uses near employment centers may promote more live-work lifestyles and add to the appeal of the Kent Valley, especially in recruiting high-tech companies.

K. Data and tabular values in the 2015 Kent Comprehensive Plan Housing Element are sourced from the 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) data released by the Department of Housing and Urban Development (HUD). Updated CHAS data are available based on 2009-2013 figures. The city received docket request 2015-2 to update the tables in the Housing Element to reflect these updated data.

L. On September 1, 2015, Kent City Council adopted Ordinance 4164, which included a Land Use Plan Map amendment changing the designation of properties on the southeast side of the intersection of S 212th Street and Russell Road (referred to in Ord. 4164, Exhibit P, Site B2.a Valley West) from mixed MHP/I to entirely I. The amendment inadvertently excluded the segment of a city-owned parcel on the west side of Russell Road that also should have been changed from MHP/I to entirely I. The city received docket request 2015-4 to amend the land use plan map designation for this segment.
M. On March 1, 2017, the city provided the State of Washington the required sixty (60) day notification under RCW 36.70A.106 of the City's proposed amendments to the Comprehensive Plan. The sixty (60) day notice period has passed.

N. On March 21, 2017, the city's SEPA responsible official issued an addendum to the City of Kent Comprehensive Plan Review and Midway Subarea Planned Action EIS and City of Kent Downtown Subarea Action Plan Planned Action SEIS.

O. The Land Use and Planning Board held a workshop to discuss these docket items on February 27, 2017. After appropriate public notice, the Land Use and Planning Board held a public hearing on March 27, 2017 to consider the proposed amendments to the Comprehensive Plan and forwarded their recommendation to the Kent City Council.

P. On April 10, 2017, the Economic and Community Development Committee considered the recommendation of the Land Use and Planning Board and made a recommendation to the full City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

ORDINANCE

SECTION 1. Amendment. The City of Kent Comprehensive Plan Capital Facilities Element is amended to include the revised Educational Service Areas & Facilities map, Figure CF-4, as depicted in Exhibit "A" attached and incorporated by this reference (CPA-2017-1, Exhibit A).

SECTION 2. Amendment. The City of Kent Comprehensive Plan Land Use Element is amended, replacing Table LU.1 2015 City of Kent Comprehensive Plan Amendments 2017
Land Use Designations with the revised table which includes MHP as allowed zoning under LDMF and MDMF land use designations, as set forth in Exhibit “B” attached and incorporated by this reference (CPA-2017-1, Exhibit B).

SECTION 3. - Amendment. The City of Kent Comprehensive Plan Parks and Recreation Element is amended to include consideration of the city’s property surplus process, as set forth in Exhibit “C” attached and incorporated by this reference (CPA-2017-1, Exhibit C).

SECTION 4. - Amendment. The City of Kent Comprehensive Plan Land Use Plan Map and Zoning Districts Map are amended to reflect the revised land use plan map and zoning district designations for the properties at the southwest side of the intersection of S 180th Street/SW 43rd Street and SR-167 from C to MU and GC to GC-MU, respectively, as set forth in Exhibit “D” attached and incorporated by this reference (CPA-2017-1, Exhibit D).

SECTION 5. - Amendment. The City of Kent Comprehensive Plan Housing Element is amended to incorporate updated data and data sources, as set forth in Exhibit “E” attached and incorporated by this reference (CPA-2017-1, Exhibit E).

SECTION 6. - Amendment. The City of Kent Comprehensive Plan Land Use Plan Map is amended to reflect the revised land use plan map designation for the properties at the southwest side of the intersection of S 212th Street and Russell Road, as depicted in Exhibit “F” attached and incorporated by this reference (CPA-2017-1, Exhibit F).
SECTION 7. - Severability. If any one or more section, subsection, or sentence of this ordinance is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance and the same shall remain in full force and effect.

SECTION 8. - Corrections by City Clerk or Code Reviser. Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

SECTION 9. - Effective Date. This ordinance shall take effect and be in force 30 days from and after its passage, as provided by law.

SUZETTE COOKE, MAYOR

KIMBERLEY KOMOTO, CITY CLERK

TOM BRUBAKER, CITY ATTORNEY

Comprehensive Plan Amendments 2017
PASSED: 2nd day of May, 2017.
APPROVED: 2nd day of May, 2017.
PUBLISHED: 5th day of May, 2017.

I hereby certify that this is a true copy of Ordinance No. 4244 passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

Kimberly A. Komoto (Seal)
Kimberley Komoto, City Clerk
### Table LU.1

#### 2015 CITY OF KENT LAND USE DESIGNATIONS

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>AREA (ACRES)</th>
<th>% OF TOTAL AREA</th>
<th>ALLOWED ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AG-R</td>
<td>53.5</td>
<td>0.3</td>
<td>A-10</td>
</tr>
<tr>
<td>AG-S</td>
<td>223.7</td>
<td>1.0</td>
<td>AG</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>277.2</strong></td>
<td><strong>1.3</strong></td>
<td></td>
</tr>
<tr>
<td>SF Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>US</td>
<td>1,580.2</td>
<td>7.4</td>
<td>SR-1</td>
</tr>
<tr>
<td>SF-3</td>
<td>252.9</td>
<td>1.2</td>
<td>SR-3</td>
</tr>
<tr>
<td>SF-4.5</td>
<td>2,301.5</td>
<td>10.8</td>
<td>SR-4.5</td>
</tr>
<tr>
<td>SF-6</td>
<td>6,797.9</td>
<td>31.9</td>
<td>SR-4.5, SR-6</td>
</tr>
<tr>
<td>SF-8</td>
<td>630.1</td>
<td>3.0</td>
<td>SR-4.5, SR-6, SR-8</td>
</tr>
<tr>
<td>MHP</td>
<td>158.8</td>
<td>0.7</td>
<td>MHP</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>11,721.3</strong></td>
<td><strong>54.9</strong></td>
<td></td>
</tr>
<tr>
<td>MF Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LDMF</td>
<td>818.7</td>
<td>3.8</td>
<td>SR-8, MR-D, MR-G, MRT-12, MRT-16 ((, MHP ))</td>
</tr>
<tr>
<td>MDMF</td>
<td>840.4</td>
<td>3.9</td>
<td>MR-D, MR-M, MR-H, MRT-12, MRT-16 ((, MHP ))</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>1,659.1</strong></td>
<td><strong>7.8</strong></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MU</td>
<td>677.9</td>
<td>3.2</td>
<td>GC, CC, MRT-16, M2 (legacy)</td>
</tr>
<tr>
<td>NS</td>
<td>15.9</td>
<td>0.1</td>
<td>NCC, MRT-12, MRT-16</td>
</tr>
<tr>
<td>C</td>
<td>563.6</td>
<td>2.6</td>
<td>GC, CC, CM-1, CM-2, MRT-12, MRT-16</td>
</tr>
<tr>
<td>UC</td>
<td>492.0</td>
<td>2.3</td>
<td>DC, DCE, GC, MRT-12, MRT-16</td>
</tr>
<tr>
<td>TOC</td>
<td>294.3</td>
<td>1.4</td>
<td>MRT-12, MRT-16</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>2,043.7</strong></td>
<td><strong>9.6</strong></td>
<td>MR-M, MHP MTC-1, MTC-2, MCR, MHP</td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>2,281.6</td>
<td>10.7</td>
<td>M1, M2, M3, M1-C</td>
</tr>
<tr>
<td>MIC</td>
<td>1,992.9</td>
<td>9.3</td>
<td>M2, M3, M1-C</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>4,274.5</strong></td>
<td><strong>20.0</strong></td>
<td></td>
</tr>
<tr>
<td>Park &amp; Open Space</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OS</td>
<td>1,362.3</td>
<td>6.4</td>
<td>All</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>21,338.1</strong></td>
<td><strong>100.0</strong></td>
<td></td>
</tr>
</tbody>
</table>
Level Of Service By City Region

The new performance-based Level of Service will allow parks staff to track how much Recreational Value Kent’s Park System is providing. Performance-based LOS is a tool that has the potential to link what is in our parks, the level at which they are funded, where capital investments are made, how maintenance hours are expended and acquisition and surplusing priorities. These are exciting possibilities from a park planning perspective, but at the same time this is a new system that will be beta tested over the life of the 2016 P&OS Plan. Changes are likely as staff learns how to use this new planning tool.

Goals & Policies

• POLICY P&OS-4.1: Prior to acquiring, surplusing and/or developing a potential park or recreational facility, carefully evaluate its potential contribution to the system, and only proceed if the potential action-investment—is considered to be complementary to the system and can contribute to the system's overall performance.
Change Land Use Plan Map designation from Commercial (C) to Mixed Use (MU).

Parcels affected:
- 3123059060
- 3123059161
- 3123059109
- 3123059097
- 3123059079
- 3123059033
- 3123059167
- 3123059176
- 3123059162
- 3123059163
- 3123059014
- 3123059082
- 3123059105
- 3123059113
- 3123059118
- 3123059166

Change Zoning from General Commercial (GC) to General Commercial – Mixed Use (GC-MU).

Parcels affected:
- 3123059060
- 3123059161
- 3123059109
- 3123059097
- 3123059079
- 3123059033
- 3123059167
- 3123059176
- 3123059162
- 3123059163
- 3123059014
- 3123059082
- 3123059105
- 3123059113
- 3123059118
- 3123059166
HOUSEHOLD CHARACTERISTICS

In 2012, there were a total of 41,481 dwelling units in the city, an increase of a little over 5,000 units due primarily to the Panther Lake annexation. Kent’s housing stock is comprised of approximately 50% single-family and 50% multi-family housing. It should be noted that over 40% of the housing stock is more than 30 years old and may be in need of repair or rehabilitation.

The Midway Subarea Plan and the Downtown Subarea Action Plan both encourage transit-oriented development. The Downtown Planned Action Ordinance proposes new SEPA threshold levels below which no SEPA review is required. Kent has also adopted increased SEPA thresholds for the rest of the City, providing categorical exemptions to the maximum allowed by the State.

According to the King County Countywide Planning Policies Goal CPP-H-1, there is a countywide need for housing supply as follows: 16 percent for those earning 50-80 percent of Area Median Income, or AMI (moderate), 12 percent for those earning 30-50 percent of AMI (low), and 12 percent for those earning 30 percent and below AMI (very-low). Kent will focus on preserving and enhancing existing housing to maintain the affordability while encouraging development of housing for residents at 120 percent + of median income. Additionally the City will continue to collaborate with other partners to construct housing affordable to those making less than 30 percent AMI. Currently approximately 50 percent of households are paying less than 30 percent of their income for housing resulting in the more affordable housing being occupied by households that could afford to pay a greater percentage of their income toward housing costs. This forces households with lower incomes into overcrowding, overpayment or substandard housing. These housing problems are defined and shown below.

**Overcrowding** refers to a household where there are more members than habitable rooms in a home. Overcrowding falls into two groups: moderate (1.0 to 1.5 person per room) and severe (more than 1.5 persons per room).

**Overburdened** refers to a household that pays more than 30 percent of household income toward housing. According to federal definitions, overburdened falls into two categories: moderate (pays 30-50 percent) and severe (pays more than 50 percent of income) toward housing.

**Substandard Housing** refers to a home with significant need to replace or repair utilities (plumbing, electrical, heating, etc.) or make major structural repairs to roofing, walls, foundations, and other major components.
Table H.2

<table>
<thead>
<tr>
<th>Housing Occupancy in Kent</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Housing Units</td>
<td>36,379</td>
<td>34,060</td>
<td>17,011</td>
</tr>
</tbody>
</table>

Number of Renter-Occupied Units by Gross Rent

<table>
<thead>
<tr>
<th>% of Area Median Income (AMI)</th>
<th>&lt;30%AMI</th>
<th>31-51% AMI</th>
<th>51-80% AMI</th>
<th>81-120% AMI</th>
<th>Over 120% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Rent</td>
<td>$0-$500</td>
<td>$500-$849</td>
<td>$850-$1370</td>
<td>$1370-$1999</td>
<td>$2000 or more</td>
</tr>
<tr>
<td>Renter-Occupied Units</td>
<td>1,660</td>
<td>4,898</td>
<td>7,690</td>
<td>2,339</td>
<td>424</td>
</tr>
</tbody>
</table>

Percent of Renter-Occupied Units by Gross Rent

<table>
<thead>
<tr>
<th>% of Area Median Income (AMI)</th>
<th>&lt;30%AMI</th>
<th>31-50% AMI</th>
<th>All Units Under 50% AMI</th>
<th>51-80% AMI</th>
<th>81-120% AMI</th>
<th>Over 120% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Rent</td>
<td>$0-$500</td>
<td>$500-$849</td>
<td>$850</td>
<td>$850-$1370</td>
<td>$1370-$1999</td>
<td>$2000 or more</td>
</tr>
<tr>
<td>Percent of Total Renter-Occupied Units</td>
<td>9.8%</td>
<td>28.8%</td>
<td>38.5%</td>
<td>45.2%</td>
<td>13.8%</td>
<td>2.5%</td>
</tr>
</tbody>
</table>

Source: 2006-2010 ACS Data
### Table H.3
Housing Needs Summary Tables

#### H3.1. Housing Problems (Households with only one of the listed problems defined above.)

<table>
<thead>
<tr>
<th>Income</th>
<th>Monthly Housing Cost Should Be</th>
<th>Units Needed</th>
<th>Units Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>&gt;30% AMI or Less</td>
<td>= or &gt; Lower than $750.00</td>
<td>5133</td>
<td>4658</td>
</tr>
<tr>
<td>&gt;50% AMI or Less</td>
<td>= or &gt; Lower than $1250.00</td>
<td>4665</td>
<td>14270</td>
</tr>
<tr>
<td>&gt;80% AMI or Less</td>
<td>= or &gt; Lower than $1810.00</td>
<td>6230</td>
<td>7620</td>
</tr>
<tr>
<td>100% AMI</td>
<td>= or &gt; Lower than $2500.00</td>
<td>3339</td>
<td>8709</td>
</tr>
<tr>
<td>&lt;120% AMI or More</td>
<td>= or &gt; Lower than $3000.00</td>
<td>19900</td>
<td>5550</td>
</tr>
</tbody>
</table>

Data Source: 2005-2009 CHAS (Data Not Updated)
### Housing and Urban Development (HUD) Area Median Family Income

<table>
<thead>
<tr>
<th>Substandard Housing – Lacking complete plumbing or kitchen facilities</th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>less than or equal to 30% AMI</td>
<td>60</td>
<td>0</td>
</tr>
<tr>
<td>&gt;30-50% AMI</td>
<td>35</td>
<td>0</td>
</tr>
<tr>
<td>&gt;50-80% AMI</td>
<td>55</td>
<td>30</td>
</tr>
<tr>
<td>&gt;80-100% AMI</td>
<td>45</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>195</td>
<td>30</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Severe overcrowded – With &gt;1.51 people per room (and complete kitchen and plumbing)</th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>less than or equal to 30% AMI</td>
<td>145</td>
<td>0</td>
</tr>
<tr>
<td>&gt;30-50% AMI</td>
<td>34</td>
<td>0</td>
</tr>
<tr>
<td>&gt;50-80% AMI</td>
<td>15</td>
<td>4</td>
</tr>
<tr>
<td>&gt;80-100% AMI</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>198</td>
<td>4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Overcrowded – With 1.01-1.5 people per room (and none of the above problems)</th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>less than or equal to 30% AMI</td>
<td>365</td>
<td>0</td>
</tr>
<tr>
<td>&gt;30-50% AMI</td>
<td>340</td>
<td>45</td>
</tr>
<tr>
<td>&gt;50-80% AMI</td>
<td>275</td>
<td>75</td>
</tr>
<tr>
<td>&gt;80-100% AMI</td>
<td>49</td>
<td>35</td>
</tr>
<tr>
<td>Total</td>
<td>1,029</td>
<td>155</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing cost burden greater than 50% of income (and none of the above problems)</th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>less than or equal to 30% AMI</td>
<td>2,555</td>
<td>0</td>
</tr>
<tr>
<td>&gt;30-50% AMI</td>
<td>260</td>
<td>45</td>
</tr>
<tr>
<td>&gt;50-80% AMI</td>
<td>40</td>
<td>75</td>
</tr>
<tr>
<td>&gt;80-100% AMI</td>
<td>0</td>
<td>35</td>
</tr>
<tr>
<td>Total</td>
<td>2,855</td>
<td>170</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing cost burden greater than 30% but less than or equal to 50% of income (and none of the above problems)</th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>less than or equal to 30% AMI</td>
<td>560</td>
<td>0</td>
</tr>
<tr>
<td>&gt;30-50% AMI</td>
<td>1,899</td>
<td>35</td>
</tr>
<tr>
<td>&gt;50-80% AMI</td>
<td>944</td>
<td>595</td>
</tr>
<tr>
<td>&gt;80-100% AMI</td>
<td>40</td>
<td>535</td>
</tr>
<tr>
<td>Total</td>
<td>3,443</td>
<td>1,889</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zero/negative Income (and none of the above problems)</th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>less than or equal to 30% AMI</td>
<td>140</td>
<td>0</td>
</tr>
<tr>
<td>&gt;30-50% AMI</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>&gt;50-80% AMI</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>&gt;80-100% AMI</td>
<td>0</td>
<td>20</td>
</tr>
<tr>
<td>Total</td>
<td>140</td>
<td>20</td>
</tr>
</tbody>
</table>

**Data Source:** 2005-2009, 2009-2013 CHAS

### H3.2. Housing Problems (Households with one or more housing problems in table H3.1): Lacks kitchen or bathroom, overcrowding, cost burden

<table>
<thead>
<tr>
<th>Renter Occupied</th>
<th>Owner Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td>more than 30% but less than or equal to 50%</td>
<td>greater than 50% but less than or equal to 80%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>At least one of the four severe housing problems in table H3.1</th>
<th>less than or equal to 30% AMI</th>
<th>greater than 30% but less than or equal to 50% HAMFI</th>
<th>greater than 50% but less than or equal to 80% HAMFI</th>
<th>greater than 80% but less than or equal to 100% HAMFI</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,235</td>
<td>1,725</td>
<td>500</td>
<td>90</td>
<td>6,550</td>
<td>920</td>
</tr>
</tbody>
</table>
None of the four severe housing problems in table H3.1.

| Zero/negative income – Housing burden not computed | 295 | - | - | - | 295 | 85 | - | - | - | 85 |

**Data Source:** 2009-2013 CHAS

### H3.3. Housing Cost Burden > 30% HUD Area Median Family Income (HAMFI)

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Renter occupied</th>
<th>Owner occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>household income is less than or equal to 30% of HAMFI</td>
<td>household income is greater than 30% but less than or equal to 50% of HAMFI</td>
</tr>
<tr>
<td>----------------</td>
<td>-----------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Small Family (2 persons, neither person 62 years or over, or 3 or 4 persons)</td>
<td>2,310</td>
<td>1,475</td>
</tr>
<tr>
<td>Large Family (5 or more persons)</td>
<td>680</td>
<td>515</td>
</tr>
<tr>
<td>Elderly Family (2 persons, with either or both age 62 or over)</td>
<td>135</td>
<td>115</td>
</tr>
<tr>
<td>Elderly non-family</td>
<td>760</td>
<td>385</td>
</tr>
<tr>
<td>Other household type (non-elderly non-family)</td>
<td>1,005</td>
<td>1,075</td>
</tr>
<tr>
<td>Total need by income</td>
<td>4,890</td>
<td>3,565</td>
</tr>
</tbody>
</table>

**Data Source:** 2009-2009-2013 CHAS

Overcrowding refers to a household where there are more members than habitable rooms in a home. Overcrowding falls into two groups: moderate (1.0 to 1.5 person per room) and severe (more than 1.5 persons per room).

Overpayment refers to a household that pays more than 30% of household income towards housing. According to federal definitions, overpayment falls into two categories: moderate (pays 30-50%) and severe (pays more than 50% of income) toward housing.
Substandard Housing refers to a home with significant need to replace or repair utilities (Plumbing, electrical, heating, etc.) or make major structural repairs to roofing, walls, foundations, and other major components.

Table H.4
Total Households Table

<table>
<thead>
<tr>
<th>Total Households</th>
<th>less than or equal to 30% of HAMFI</th>
<th>greater than 30% but less than or equal to 50% of HAMFI</th>
<th>greater than 50% but less than or equal to 80% of HAMFI</th>
<th>greater than 80% but less than or equal to 100% of HAMFI</th>
<th>greater than 100% of HAMFI</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7,130</td>
<td>6,145</td>
<td>5,620</td>
<td>5,070</td>
<td>16,220</td>
</tr>
<tr>
<td>Small Family (2 persons, neither person 62 years or over, or 3 or 4 persons)</td>
<td>3,020</td>
<td>2,260</td>
<td>2,020</td>
<td>2,080</td>
<td>8,745</td>
</tr>
<tr>
<td>Large Family (5 or more persons)</td>
<td>895</td>
<td>880</td>
<td>850</td>
<td>840</td>
<td>1,825</td>
</tr>
<tr>
<td>Household with at least 1 person age 62-74 but no one age 75+</td>
<td>1,195</td>
<td>980</td>
<td>950</td>
<td>995</td>
<td>2,495</td>
</tr>
<tr>
<td>Household with at least 1 person age 75+</td>
<td>730</td>
<td>700</td>
<td>385</td>
<td>425</td>
<td>690</td>
</tr>
<tr>
<td>Household with 1 or more children age 6 or younger</td>
<td>2,119</td>
<td>1,540</td>
<td>1,170</td>
<td>840</td>
<td>2,585</td>
</tr>
</tbody>
</table>

* the highest income category for these family types is >80% of HAMFI

Data Source: 2009-2013 CHAS

Table H.4
Total Households Table

<table>
<thead>
<tr>
<th></th>
<th>0-30% HAMFI</th>
<th>&gt;30-50% HAMFI</th>
<th>&gt;50-80% HAMFI</th>
<th>&gt;80-100% HAMFI</th>
<th>&gt;100% HAMFI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households *</td>
<td>5,134</td>
<td>4,665</td>
<td>6,230</td>
<td>3,339</td>
<td></td>
</tr>
<tr>
<td>Small Family Households *</td>
<td>1,510</td>
<td>2,054</td>
<td>2,485</td>
<td>8,315</td>
<td></td>
</tr>
<tr>
<td>Large Family Households *</td>
<td>760</td>
<td>470</td>
<td>760</td>
<td>1,259</td>
<td></td>
</tr>
<tr>
<td>Household contains at least one person 62–74 years of age</td>
<td>739</td>
<td>645</td>
<td>715</td>
<td>435</td>
<td>1,650</td>
</tr>
<tr>
<td>Household contains at least one person age 75-or older</td>
<td>519</td>
<td>535</td>
<td>410</td>
<td>184</td>
<td>590</td>
</tr>
<tr>
<td>Households with one or more children 6 years old or younger *</td>
<td>1,299</td>
<td>1,229</td>
<td>1,575</td>
<td>2,459</td>
<td></td>
</tr>
</tbody>
</table>

* the highest income category for these family types is >80% of HAMFI

Data Source: 2005-2009 CHAS
HOUSEHOLD CHARACTERISTICS

In 2012, there were a total of 41,481 dwelling units in the city, an increase of a little over 5,000 units due primarily to the Panther Lake annexation. Kent’s housing stock is comprised of approximately 50% single-family and 50% multi-family housing. It should be noted that over 40% of the housing stock is more than 30 years old and may be in need of repair or rehabilitation.

The Midway Subarea Plan and the Downtown Subarea Action Plan both encourage transit-oriented development. The Downtown Planned Action Ordinance proposes new SEPA threshold levels below which no SEPA review is required. Kent has also adopted increased SEPA thresholds for the rest of the City, providing categorical exemptions to the maximum allowed by the State.

According to the King County Countywide Planning Policies Goal CPP-H-1, there is a countywide need for housing supply as follows: 16 percent for those earning 50-80 percent of Area Median Income, or AMI (moderate), 12 percent for those earning 30-50 percent of AMI (low), and 12 percent for those earning 30 percent and below AMI (very-low). Kent will focus on preserving and enhancing existing housing to maintain the affordability while encouraging development of housing for residents at 120 percent + of median income. Additionally the City will continue to collaborate with other partners to construct housing affordable to those making less than 30 percent AMI. Currently approximately 50 percent of households are paying less than 30 percent of their income for housing resulting in the more affordable housing being occupied by households that could afford to pay a greater percentage of their income toward housing costs. This forces households with lower incomes into overcrowding, overpayment or substandard housing. These housing problems are defined and shown below.

**Overcrowding** refers to a household where there are more members than habitable rooms in a home. Overcrowding falls into two groups: *moderate* (1.0 to 1.5 person per room) and *severe* (more than 1.5 persons per room).

**Overburdened** refers to a household that pays more than 30 percent of household income towards housing. According to federal definitions, overburdened falls into two categories: *moderate* (pays 30-50 percent) and *severe* (pays more than 50 percent of income) toward housing.

**Substandard Housing** refers to a home with significant need to replace or repair utilities (plumbing, electrical, heating, etc.) or make major structural repairs to roofing, walls, foundations, and other major components.
## Table H.2
### Affordable Rental Units

**Housing Occupancy in Kent**

<table>
<thead>
<tr>
<th>Total Housing Units</th>
<th>Occupied Housing Units</th>
<th>Renter Occupied Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>36,379</td>
<td>34,060</td>
<td>17,011</td>
</tr>
</tbody>
</table>

**Number of Renter-Occupied Units by Gross Rent**

<table>
<thead>
<tr>
<th>% of Area Median Income (AMI)</th>
<th>&lt;30%AMI</th>
<th>31-51% AMI</th>
<th>51-80% AMI</th>
<th>81-120% AMI</th>
<th>Over 120% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Rent</td>
<td>$0-$500</td>
<td>$500-$849</td>
<td>$850-$1370</td>
<td>$1370-$1999</td>
<td>$2000 or more</td>
</tr>
</tbody>
</table>

| Renter-Occupied Units | 1,660 | 4,898 | 7,690 | 2,339 | 424 |

**Percent of Renter-Occupied Units by Gross Rent**

<table>
<thead>
<tr>
<th>% of Area Median Income (AMI)</th>
<th>&lt;30%AMI</th>
<th>31-50% AMI</th>
<th>All Units Under 50% AMI</th>
<th>51-80% AMI</th>
<th>81-120% AMI</th>
<th>Over 120% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Rent</td>
<td>$0-$500</td>
<td>$500-$849</td>
<td>$850</td>
<td>$850-$1370</td>
<td>$1370-$1999</td>
<td>$2000 or more</td>
</tr>
</tbody>
</table>

| Percent of Total Renter-Occupied Units | 9.8% | 28.8% | 38.5% | 45.2% | 13.8% | 2.5% |

Source: 2006-2010 ACS Data
Table H.3
Housing Needs Summary Tables

H3.1. Housing Problems (Households with only one of the problems defined above.)

<table>
<thead>
<tr>
<th></th>
<th>Renter Occupied</th>
<th>Owner Occupied</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>less than or</td>
<td>greater than</td>
<td>greater than</td>
</tr>
<tr>
<td></td>
<td>equal to 30% of</td>
<td>30% but less</td>
<td>80% but less</td>
</tr>
<tr>
<td></td>
<td>HAMFI*</td>
<td>than or equal to</td>
<td>than or equal to</td>
</tr>
<tr>
<td></td>
<td></td>
<td>50% of HAMFI</td>
<td>100% of HAMFI</td>
</tr>
<tr>
<td>Substandard Housing</td>
<td>50</td>
<td>105</td>
<td>155</td>
</tr>
<tr>
<td>Overcrowded - Severe</td>
<td>305</td>
<td>240</td>
<td>650</td>
</tr>
<tr>
<td>Overcrowded - Moderate</td>
<td>580</td>
<td>605</td>
<td>275</td>
</tr>
<tr>
<td>Overburdened - Severe</td>
<td>3,300</td>
<td>775</td>
<td>155</td>
</tr>
<tr>
<td>Overburdened - Moderate</td>
<td>655</td>
<td>1,960</td>
<td>960</td>
</tr>
<tr>
<td>Zero/negative income -</td>
<td>295</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Housing burden not computed</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Housing and Urban Development (HUD) Area Median Family Income

Data Source: 2009-2013 CHAS

H3.2. Housing Problems (Households with one or more housing problems in table H3.1)
At least one of the four severe housing problems in table H3.1.  

<table>
<thead>
<tr>
<th></th>
<th>4,235</th>
<th>1,725</th>
<th>500</th>
<th>90</th>
<th>6,550</th>
<th>920</th>
<th>815</th>
<th>720</th>
<th>355</th>
<th>2,810</th>
</tr>
</thead>
</table>

None of the four severe housing problems in table H3.1.  

<table>
<thead>
<tr>
<th></th>
<th>1,240</th>
<th>2,530</th>
<th>2,555</th>
<th>1,965</th>
<th>8,290</th>
<th>350</th>
<th>1,075</th>
<th>1,850</th>
<th>2,660</th>
<th>5,935</th>
</tr>
</thead>
</table>

Zero/negative income – Housing burden not computed.  

<table>
<thead>
<tr>
<th></th>
<th>295</th>
<th>-</th>
<th>-</th>
<th>-</th>
<th>295</th>
<th>85</th>
<th>-</th>
<th>-</th>
<th>-</th>
<th>85</th>
</tr>
</thead>
</table>

**Data Source:** 2009-2013 CHAS

### H3.3. Housing Cost Burden > 30% HUD Area Median Family Income (HAMFI)

<table>
<thead>
<tr>
<th></th>
<th>Renter occupied</th>
<th></th>
<th>Owner occupied</th>
<th></th>
<th></th>
<th>Total</th>
<th></th>
<th></th>
<th>Total</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>household income is less than or equal to 30% of HAMFI</td>
<td></td>
<td>household income is greater than 30% but less than or equal to 50% of HAMFI</td>
<td></td>
<td>household income is greater than 50% but less than or equal to 80% of HAMFI</td>
<td></td>
<td>total</td>
<td></td>
<td>household income is greater than 30% but less than or equal to 50% of HAMFI</td>
<td></td>
<td>household income is greater than 50% but less than or equal to 80% of HAMFI</td>
</tr>
<tr>
<td>Small Family (2 persons, neither person 62 years or over, or 3 or 4 persons)</td>
<td>2,310</td>
<td>1,475</td>
<td>435</td>
<td>4,220</td>
<td>275</td>
<td>435</td>
<td>720</td>
<td>1,430</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Family (5 or more persons)</td>
<td>680</td>
<td>515</td>
<td>135</td>
<td>1,330</td>
<td>125</td>
<td>230</td>
<td>155</td>
<td>510</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elderly Family (2 persons, with either or both age 62 or over)</td>
<td>135</td>
<td>115</td>
<td>45</td>
<td>295</td>
<td>115</td>
<td>130</td>
<td>145</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elderly non-family</td>
<td>760</td>
<td>385</td>
<td>50</td>
<td>1,195</td>
<td>300</td>
<td>295</td>
<td>160</td>
<td>755</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other household type (non-elderly non-family)</td>
<td>1,005</td>
<td>1,075</td>
<td>460</td>
<td>2,540</td>
<td>290</td>
<td>240</td>
<td>300</td>
<td>830</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total need by income</td>
<td>4,890</td>
<td>3,565</td>
<td>1,125</td>
<td>9,580</td>
<td>1,105</td>
<td>1,330</td>
<td>1,480</td>
<td>3,525</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Table H.4
Total Households Table

<table>
<thead>
<tr>
<th></th>
<th>less than or equal to 30% of HAMFI</th>
<th>greater than 30% but less than or equal to 50% of HAMFI</th>
<th>greater than 50% but less than or equal to 80% of HAMFI</th>
<th>greater than 80% but less than or equal to 100% of HAMFI</th>
<th>greater than 100% of HAMFI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households</td>
<td>7,130</td>
<td>6,145</td>
<td>5,620</td>
<td>5,070</td>
<td>16,220</td>
</tr>
<tr>
<td>Small Family (2 persons, neither person 62 years or over, or 3 or 4 persons)</td>
<td>3,020</td>
<td>2,260</td>
<td>2,020</td>
<td>2,080</td>
<td>8,745</td>
</tr>
<tr>
<td>Large Family (5 or more persons)</td>
<td>895</td>
<td>880</td>
<td>850</td>
<td>840</td>
<td>1,825</td>
</tr>
<tr>
<td>Household with at least 1 person age 62-74 but no one age 75+</td>
<td>1,195</td>
<td>980</td>
<td>950</td>
<td>995</td>
<td>2,495</td>
</tr>
<tr>
<td>Household with at least 1 person age 75+</td>
<td>730</td>
<td>700</td>
<td>385</td>
<td>425</td>
<td>690</td>
</tr>
<tr>
<td>Household with 1 or more children age 6 or younger</td>
<td>2,119</td>
<td>1,540</td>
<td>1,170</td>
<td>840</td>
<td>2,585</td>
</tr>
</tbody>
</table>

**Data Source:** 2009-2013 CHAS
Amend Land Use Plan Map designation from split MHP/I to entirely I.

Docket # 2015-4
Amend Land Use Plan Map designation for parcel 112204-9056 (S. 212th Street and Russell Rd) from split designations of Mobile Home Park (MHP) and Industrial (I) to entirely Industrial (I) to correct an inadvertent omission from the 2015 Comprehensive Plan update.

ECD - January, 2017
### Environmental Checklist Application Form

**Public Notice Board and Application Fee...See Fee Schedule**

*Please print in black ink only.*

<table>
<thead>
<tr>
<th>To be completed by Staff:</th>
<th>RPSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application #</td>
<td>Env-2017-10</td>
</tr>
<tr>
<td>KIVA #</td>
<td>2170969</td>
</tr>
<tr>
<td>Received by:</td>
<td>C.Trimble</td>
</tr>
<tr>
<td>Date:</td>
<td>3/17/17</td>
</tr>
<tr>
<td>Processing Fee:</td>
<td>________</td>
</tr>
</tbody>
</table>

**A. Staff review determined that project:**

- meets the categorically exempt criteria.
- has no probable significant adverse environmental impact(s) and application should be processed without further consideration of environmental effects.
- has probable, significant impact(s) that can be mitigated through conditions. EIS not necessary.
- has probable, significant adverse environmental impact(s). An Environmental Impact Statement will be prepared.

☑ An Environmental Impact Statement for this project has already been prepared.

**Signature of Responsible Official**

Charlene Judd  
3-21-17

**B. Comments:**

Addendum

**C. Type of Permit or Action Requested:**

- Comprehensive Plan Text and Map Amendment
- Zoning District Map Amendment

**D. Zoning District:**

Citywide
To be completed by Applicant:

**SEPA CONTACTS AND PROFESSIONALS**

*Please fill out applicable boxes for all different professionals:*

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Architect</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Danielle Butsick</td>
<td><strong>Company Name:</strong></td>
</tr>
<tr>
<td><strong>Company Name:</strong> City of Kent</td>
<td><strong>Engineer Name:</strong></td>
</tr>
<tr>
<td><strong>Contact Person:</strong> Danielle Butsick</td>
<td><strong>ID#:</strong> Exp. Date:</td>
</tr>
<tr>
<td><strong>Address:</strong> ADDW Game St.</td>
<td><strong>City:</strong> State: WA Zip:98032</td>
</tr>
<tr>
<td><strong>City:</strong> Kent</td>
<td><strong>Phone(s):</strong> Fax:</td>
</tr>
<tr>
<td><strong>State:</strong> WA Zip:</td>
<td><strong>Email:</strong> <a href="mailto:dbutsick@kentwa.gov">dbutsick@kentwa.gov</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner #1 (if more than 1 property owner, use additional sheets)</th>
<th>Engineer</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Owner Name:</strong></td>
<td><strong>Company Name:</strong></td>
</tr>
<tr>
<td><strong>Company Name:</strong></td>
<td><strong>Engineer Name:</strong></td>
</tr>
<tr>
<td><strong>Contact Person:</strong></td>
<td><strong>ID#:</strong> Exp. Date:</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td><strong>City:</strong> State: Zip:</td>
</tr>
<tr>
<td><strong>City:</strong></td>
<td><strong>Phone(s):</strong> Fax:</td>
</tr>
<tr>
<td><strong>State:</strong></td>
<td><strong>Email:</strong></td>
</tr>
<tr>
<td><strong>Zip:</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Contact (person receiving all project communications if different from applicant)</th>
<th>Consultant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong></td>
<td><strong>Company Name:</strong></td>
</tr>
<tr>
<td><strong>Company Name:</strong></td>
<td><strong>Engineer Name:</strong></td>
</tr>
<tr>
<td><strong>Contact Person:</strong></td>
<td><strong>ID#:</strong> Exp. Date:</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td><strong>City:</strong> State: Zip:</td>
</tr>
<tr>
<td><strong>City:</strong></td>
<td><strong>Phone(s):</strong> Fax:</td>
</tr>
<tr>
<td><strong>State:</strong></td>
<td><strong>Email:</strong></td>
</tr>
<tr>
<td><strong>Zip:</strong></td>
<td></td>
</tr>
</tbody>
</table>

| Contractor | |
|------------| |
| **Company Name:** | |
| **Engineer Name:** | |
| **ID#:** Exp. Date: | |
| **Address:** | |
| **City:** State: Zip: | |
| **Phone(s):** Fax: | |
SEPA ENVIRONMENTAL CHECKLIST

**Purpose of checklist:**
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

**Instructions for applicants:**
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

**Instructions for Lead Agencies:**
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

**Use of checklist for nonproject proposals:**
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.
A. Background [help]

1. Name of proposed project, if applicable: [help]

Annual docket amendments to Kent’s 2015 Comprehensive Plan.

Note: The following items are included in the amendments; answers to all questions in the checklist will correspond to the item numbers indicated below. Where no number is indicated, the answer applies to all amendments.

1. Update Educational Service Areas and Facilities Map – Figure CF-4
2. Amend Table LU.1 – Include MHP as allowed zoning under LDMF and MDMF
3. Amend Parks and Recreation Element of the Comprehensive Plan pertaining to surplusing properties as a result of the surplus of the Naden properties.
4. Extend Mixed Use land use plan map and zoning districts map designations along S 180th Street. This site is referred to as the “S 180th Street site”.
5. Update CHAS data in Housing Element to include more recent data.
6. Land Use Plan Map Revision – Amend designation for parcel 112204-9056 from split designation of MHP/I to entirely I to correct inadvertent omission. This site is referred to as the “Russell Road site”.

2. Name of applicant: [help]

City of Kent, Washington

3. Address and phone number of applicant and contact person: [help]

Danielle Butsick, City of Kent
400 W. Gowe Street
Kent, WA 98032
253-856-5443

SEPA Environmental checklist (WAC 197-11-960)
July 2016
4. Date checklist prepared: [help]
   
   March 3, 2017

5. Agency requesting checklist: [help]
   
   City of Kent, Washington

6. Proposed timing or schedule (including phasing, if applicable): [help]
   
   City Council adoption by May 2\textsuperscript{nd}, 2017 (includes 60-day review period).

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

   Not applicable.

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

   None known.

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. [help]

   No applications are pending.

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

   These amendments to Kent’s 2015 Comprehensive Plan must be provided to
   the Washington State Department of Commerce for a 60-day review.

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.) [help]

   1. This portion of the amendment is a proposed change to the Educational
   Service Areas & Facilities Map (Figure CF-4) in the Kent Comprehensive

SEPA Environmental checklist (WAC 197-11-960)
July 2016
Plan to correctly display all school labels on the map. Several of the labels were inadvertently omitted from the map due to a map labeling error.

2. This portion of the amendment is a proposed change to the 2015 City of Kent Land Use Designations Table LU.1 in Kent's 2015 Comprehensive Plan. The amendment would add Mobile Home Park (MHP) as an allowed use under Low-Density Multi-Family, and Medium-Density Multi-Family Residential. This use is already allowed by zoning code; this would be an administrative change to correct an inadvertent omission.

3. This portion of the amendment includes changes to the Parks and Recreation Element of the 2015 Comprehensive Plan updating text to address surplus of park properties. The Naden Properties were surplused by the City of Kent in 2016, which was analyzed in a separate SEPA review. When the Park and Open Space Plan is next updated, any purchase or surplus of park properties can be incorporated into adjusted inventories and other tables in the Parks and Recreation Element of the Comprehensive Plan.

4. This portion of the amendment is a proposed change to the Land Use Plan Map and Zoning Districts Map designations for 16 parcels at the corner of S 180th Street and SR-167 from Commercial (C) to Mixed-Use (MU), and General Commercial (GC) to General Commercial – Mixed Use (GC-MU), respectively. The Mixed Use designation allows for two or more permitted or conditional uses on the same site, under defined mixed-use development standards, for example residential and commercial uses.

5. This portion of the amendment is a proposed change to the data tables in the Housing Element which are based on 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) data to reflect updated data from 2009-2013.

6. This portion of the amendment is a proposed change to the Land Use Plan Map (Figure LU-6) designation for a site on the southeast quadrant of the S 212th Street and Russell Road intersection. The Russell Road site includes parcel #112204-9506, which inadvertently maintained split designations of Industrial and Mobile Home Park (MHP); it should have been designated solely Industrial (I). This change does not affect allowed uses on the site; it is currently zoned Industrial Park (M1). The Russell Road site falls
entirely within a designated critical area for the 100-year floodplain and is part of a river bank, physically restricting it from being developed. The above referenced parcel on the Russell Road site is owned by the City of Kent.

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. [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The S 180th Street site includes 16 parcels affected by the proposed amendments to the Land Use Plan Map and Zoning Districts Map designations. The site is generally at the southwest corner of the intersection of S 180th St. and SR-167 in Kent, Washington. The parcels are bisected diagonally southwest-northeast by the East Valley Highway. The parcels affected are: 3123059014, 3123059033, 3123059060, 3123059079, 3123059082, 3123059097, 3123059105, 3123059109, 3123059113, 3123059118, 3123059161, 3123059162, 3123059163, 3123059166, 3123059167, and 3123059176.

The S 180th Street site totals approximately 43 acres. Of these 43 acres, 14 acres are lands surrounding state and regional highways (SR-167 and E Valley Highway) and are not developable parcels within the City of Kent.

(Map Attached – Exhibit A)

6. The Russell Road site is at the southwest intersection of Russell Road and S. 212th Street. It is directly adjacent to the Green River, between the river and Russell Road. The entire 1/3 acre site is within the 100-year floodplain and is part of the Russell Road Levee, a flood management embankment; the majority of the site is also in the Russell Road setback.

(Map Attached – Exhibit B)

B. ENVIRONMENTAL ELEMENTS [help]

SEPA Environmental checklist (WAC 197-11-960)
July 2016
1. Earth [help]

a. General description of the site: [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other ________________

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. Generally Flat

6. Steep Slopes

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

1., 2., 3., 5. Not applicable.

4. Nearly the entire developable portion (30 acres) of the site is 0-15% slope; however, sliver areas exist throughout the developable parcels in which the slope is 15-25%. There is one 1,300 square foot area along the western perimeter of the site which has slopes between 30% and 40%. This area is densely vegetated and is not developed under the existing development pattern.

Areas within the highway right-of-way vary between 0-15% slope to 40-75% slope. One 6,800 square foot area near the eastern perimeter of the site has slopes that exceed 75%. These areas with slopes greater than 40% are included in the city’s steep slopes dataset as critical areas.

6. The Russell Road site ranges from 25% to 75% slope.

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. [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. Based on 1998-2000 data from Washington State Department of Natural Resources Division of Geology and Earth Resources, soils on the S 180th Street properties affected by the proposed amendments to the Land Use Plan Map and Zoning Districts Map designations are Holocene era alluvial soils. In the SR-167 setback area, glacial till type soils of the Pleistocene era are present.
The majority of the surfaces on the S 180<sup>th</sup> Street site are impermeable, meaning that there are buildings or pavement present. Of the total 43 acres to be rezoned, roughly 15 acres are permeable or unpaved, and 28 acres are impermeable.

6. Based on 1998-2000 data from Washington State Department of Natural Resources Division of Geology and Earth Resources, soils on the Russell Road site are comprised primarily of Holocene era alluvial soils. However, this area is part of the Russell Road Levee, and may have substantially modified soils and other materials, including riprap. King County has proposed a levee improvement and setback project on and around this site, which will likely result in further modification and filling of soils on this site.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. City of Kent data indicate no unstable soils on the S 180<sup>th</sup> Street site. Soil datasets depicting landslide risk and erosion susceptibility were reviewed, and this site falls well outside of all locations where these hazards are identified.

6. City of Kent data indicate no unstable soils on the Russell Road site; however, King County has identified this portion of the Lower Russell Road Levee system as prone to scouring and slope instability. This area is part of the Lower Russell Road Levee setback project and will likely be modified and shored with scour protection as part of King County’s proposed improvements to begin in 2017.

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. [help]

    Not applicable. No development is proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. Currently, approximately 65% of the site is covered with impervious surfaces. If only the developable parcels are considered, and the highway right-of-way is removed from the equation, 73% of the site is impervious, with 27% remaining permeable or unpaved.

The current Zoning Districts Map designation for the S 180th Street site, General Commercial, requires new development to meet City of Kent landscaping requirements, including special provisions for properties abutting E Valley Highway between S 180th Street and the SR-167 overpass. Eleven of the 16 properties are subject to this provision, which requires a minimum of 15 feet of “Visual Buffer” type perimeter landscaping. Properties abutting SR-167, which applies to 3 of the 16 parcels, must have 10 feet of “Visual Buffer” perimeter landscaping. Parcels not subject to these special requirements must have at least 5 feet of “Visual Buffer” perimeter landscaping. General Commercial zoning requires at least 20 feet of front yard open space between the building front and the front property line across the whole lot; side and rear yards are not required unless the property abuts a residential area. Most of the properties appear to meet these requirements, so it is unlikely that future development under the current Zoning Districts Map designation would substantially change the site’s impervious to permeable surface ratio.

The General Commercial – Mixed Use Zoning Districts Map designation eliminates the specific requirement for front yard open space, which could conceivably increase the amount of impermeable surface; however, developments in the GC-MU zoning district are subject to minimum perimeter landscaping requirements and multi-family and mixed-use design review for many elements of site design. Landscaping for mixed-use developments must “integrate with and enhance the surrounding neighborhood landscape”, and “incorporate existing natural features of
significance”, among other provisions; multi-family residential developments must also provide 150 square feet of open space per residential unit. Because of these design review requirements, it is unlikely the area would see any increase in impervious surfaces as a result of any new development, and may even see an increase in permeable surfaces as innovative landscaping techniques are incorporated into future designs.

6. The Russell Road site is entirely vegetated open space and part of a river bank. Under Kent’s Shoreline Master Program, the site is designated Open Space - Urban Conservancy, so it is restricted from future development. Beginning in 2017, modifications including scour protection will be made by King County as part of the Russell Road Levee setback project, but this is unlikely to result in an increase in impervious surface.

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.

   Not applicable. No development is proposed.

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

   1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The S 180th Street site is adjacent to SR-167; E Valley Highway, classified as a principal arterial; and S 180th Street/SW 43rd Street, also classified as a principal arterial. These roads may contribute to the presence of emissions or odor on the site. The site is part of an EPA-designated carbon monoxide and PM-10 maintenance area, meaning that the area at one time
exceeded National Ambient Air Quality Standards for carbon monoxide and PM-10 emissions, and is under a statewide plan to attain and maintain standards.

6. The Russell Road site is adjacent to the Green River and Russell Road at S 212th Street. Vehicle traffic, including truck traffic, on S 212th Street or Russell Road may contribute to emissions or odor being present on the site. The site is part of an EPA-designated carbon monoxide and PM-10 maintenance area, meaning that the area at one time exceeded National Ambient Air Quality Standards for carbon monoxide and PM-10 emissions, and is under a statewide plan to attain and maintain standards. It is also part of an EPA-designated maintenance area for large particulate matter, but is under a limited statewide maintenance plan. According to PSRC’s 2014 Regional Air Quality Conformity Analysis, the area has been determined to have particulate levels at roughly 1/3 of the standard level, and has little likelihood of exceeding air quality standards in the future.

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

No development is currently proposed which will be impacted by emissions and odor. Impacts to future developments will have to be evaluated when they are proposed. Potential mitigations could include shielding with trees, shrubs or other vegetation, air-quality-conscious building orientation and design, and other best practices recommended by the Environmental Protection Agency (EPA) in their 2015 report entitled Best Practices for Reducing Near-Road Pollution Exposure at Schools. Some of the potential impacts may be addressed by the landscaping requirements in KCC 15.07.

3. Water [help]

a. Surface Water:

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.
4. Narrow wetland bands exist at the southwest corner of the S 180th Street site, and across the majority of the southern perimeter. A wide wetland band (approximately 175 feet across) is present in three of the easternmost parcels, where they abut the SR-167 right-of-way. This larger wetland band runs parallel with the west side of SR-167 and extends as far south as S. 196th Street where it may intermittently connect to Lower Springbrook Creek.

6. The Russell Road site is immediately adjacent to the Green River, and is part of the river bank. Depending on water levels, the site may be partially or fully submerged by the river.

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. [help]

Not applicable. No development is proposed.

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. [help]

Not applicable. No development is proposed.

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

Not applicable. No development is proposed.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. Yes. Portions of the S 180th Street site are in the FEMA Zone AH, meaning that they are within the 1% annual chance flood zone (100-year floodplain), and could experience shallow flooding of 1-3 feet. See map in Figure 1 below.
6. The Russell Road site is immediately adjacent to the Green River and is entirely within FEMA Zone AE, meaning that it is within the 1% annual chance flood zone (100-year floodplain). See map in Figure 2 below.
Figure 1 – Docket # 2016 – A.4 FEMA Flood Zones

Docket # 2016 - A.4
Extend Mixed Use Designation along S. 180th Street.
(Change Commercial land use designation to Mixed Use)

LEGEND
- FEMA 100-Year Floodplain
- Mfg/Industrial Center
- Parks & Open Space
- Industrial
- Commercial
- MU

ECD - January, 2017

Figure 2 – Docket # 2015 - 4 FEMA Flood Zones

Docket # 2015-4
Amend Land Use Plan Map designation for parcel 112204-9056 (S. 212th Street and Russell Rd) from split designations of Mobile Home Park (MHP) and Industrial (I) to entirely Industrial (I) to correct an inadvertent omission from the 2015 Comprehensive Plan update.

LEGEND
- Parcel 112204-9056
- MHP
- SF-4.5
- 100-Year Floodplain
- OS
- Industrial

ECD - January, 2017

SEPA Environmental checklist (WAC 197-11-960)
July 2016
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. [help]

_Not applicable. No development is proposed._

b. Ground Water:

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

_Not applicable. No development is proposed._

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. [help]

_Not applicable. No development is proposed._

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. [help]

_Not applicable. No development is proposed._

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

_Not applicable. No development is proposed._

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
Not applicable. No development is proposed.

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

Not applicable. No development is proposed.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

- ___ 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, bulrush, skunk cabbage, other
- ___ water plants: water lily, eelgrass, milfoil, other
- ___ other types of vegetation

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The S 180th Street site is primarily developed, impervious surface with perimeter landscaping that includes deciduous trees, shrubs, and grass (manicured lawn).

6. The Russell Road site is naturally vegetated open space, with grass, shrubs, and deciduous trees. This vegetation may be altered as a result of King County’s Russel Road Levee improvement project to begin later in 2017.

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

Not applicable. No development is proposed.

c. List threatened and endangered species known to be on or near the site. [help]
1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. Coho salmon, federally threatened (although Puget Sound populations are listed as a species of concern rather than threatened or endangered), are known to be present in the freshwater streams on the site.

6. The immediate vicinity of the Russell Road site has documented presence of bull trout; chum, sockeye, and chinook salmon; and steelhead. It is a documented breeding ground for coho salmon and chinook salmon.

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

Not applicable. No development is proposed.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4., 6. King County noxious and invasive species data indicate no presence of noxious or invasive species on any of these sites.

5. Animals [help]
a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:
- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. Coho salmon have been documented as present in the freshwater streams on the site. The wetlands on the west side of the SR-167 setback are identified as Freshwater Forested/Shrub Wetland, listed by Washington Department of Fish and Wildlife (WDFW) as a priority habitat. Great blue
heron and bald eagle breeding grounds are present within 2 miles of the site. No documented evidence of other animal presence on the site could be found, but this area can be expected to have typical urban wildlife including crows and squirrels.

6. The immediate vicinity of the area affected by the land use designation change has documented presence of migratory Dolly Varden (bull trout), bull trout, migratory fall chum, chum, migratory winter steelhead, and chinook salmon, and is a documented breeding ground for coho salmon and fall chinook salmon. It also has documented presence of migratory pink salmon during odd years, steelhead, migratory resident coastal cutthroat trout, and migratory sockeye salmon. The area is also a documented priority aquatic habitat and has regular concentrations of waterfowl; bald eagle and osprey have been sighted within 1 mile of the site.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. Coho salmon (federal threatened species) have been documented as present in the freshwater streams on the site. Great blue heron (a state-monitored species) and bald eagle (federal species of concern) breeding grounds are present within 2 miles of the site.

6. The immediate vicinity of the area affected by the land use designation change has documented presence of migratory Dolly Varden (bull trout), bull trout, migratory fall chum, chum, migratory winter steelhead, and chinook salmon, and is a documented breeding ground for coho salmon and fall chinook salmon. It also has documented presence of migratory pink salmon during odd years, steelhead, migratory resident coastal cutthroat trout, and migratory sockeye salmon. Bald eagles and osprey have been sighted within 1 mile of the site.

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

Yes. As part of the Puget Sound, the site is well within the area designated as the Pacific Flyway for migratory birds.

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

Not applicable. No development is proposed.
e. List any invasive animal species known to be on or near the site. [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4., 6. King County noxious and invasive species data indicate no presence of noxious or invasive animal species on any of these sites.

6. Energy and Natural Resources [help]
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. [help]

   Not applicable. No development is proposed.

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

   Not applicable. No development is proposed.

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: [help]

   Not applicable. No development is proposed.

7. Environmental Health [help]
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. [help]

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

   1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

   4. Three former hazardous materials sites are present within the site, all three of which were Leaking Underground Storage Tanks (LUST) which have now been determined by the Washington State Department of Ecology to
require no further action. These sites include the Shell gas station at the northwest corner of the site, the Chevron gas station at the southwest corner of S 180th Street and E Valley Highway, and the former Forte Rentals site, which is now occupied by Polar Service Centers. The Shell gas station still had confirmed levels of benzene and non-halogenated solvents above cleanup levels at the time of the NFA determination in 2003. The Chevron site may still have groundwater that is contaminated with priority pollutant metals.

Two LUST sites on or near the site have cleanup underway; these sites are the 76 gas station on the southeast corner of S 180th Street and E Valley Highway, and the former FedEx Freight property slightly outside the S 180th Street site boundaries to the southwest, currently owned by BNSF. The 76 gas station site has groundwater and soil contaminated by benzene, diesel, gasoline, and other petroleum; groundwater at the site is also confirmed contaminated by lead. The former FedEx Freight site has petroleum contamination to soil and groundwater.

One property on the site is awaiting cleanup, according to Department of Ecology data. This site, referred to as the East Valley Crossings Property, at the southwest corner of the intersection of S 180th Street and E Valley Highway, has confirmed soil contamination including petroleum, PCBs, and priority pollutant metals. Groundwater has been confirmed to be contaminated with priority pollutant metals, and is suspected to also be contaminated with petroleum and PCBs.

According to the Tacoma Smelter Plume searchable map found at: https://fortress.wa.gov/ecy/smeltersearch/, the S 180th Street site is shown to be in an area of potential arsenic contamination below 20 parts per million (ppm). The State Department of Ecology recommends soil sampling for properties in areas with estimated arsenic levels above the state cleanup level of 20 parts per million. Properties adjacent to the S 180th Street site to the north are shown to be in an area of 20-40ppm.

Portions of the S 180th Street site are potential brownfields due to the Department of Ecology's identification of the leaking underground storage tanks (LUST) described above.

6. According to the Tacoma Smelter Plume searchable map found at: https://fortress.wa.gov/ecy/smeltersearch/, the Russell Road site is shown to be in an area of potential arsenic contamination below 20 parts per million (ppm). The State Department of Ecology recommends soil sampling for properties in areas with estimated arsenic levels above the state cleanup level of 20 parts per million. Properties adjacent to the Russell Road site to the north are shown to be in an area of 20-40ppm.
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. [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The S 180th Street site has several underground storage tanks; some may still contain hazardous substances. The Department of Ecology regulated facilities database shows an underground storage tank at the southwest corner of the site. There are three underground storage tanks associated with gas stations; one is at the northwest corner of the site at the Shell gas station, one is at the northeast corner of the site at the 76 gas station (registered under BP Service Station), and one is at the southwest corner of the intersection of S 180th Street and E Valley Highway, under the Chevron station. Two of the underground storage tanks have previously been reported as leaking, but the Department of Ecology cleanup sites map reports that cleanup is underway. Three other cleanup sites are present on the site; Department of Ecology reports these three cleanup sites as complete.

6. There are no known hazardous materials storage or transmission apparatus on the Russell Road site.

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. [help]

Not applicable. No development or construction is planned at this time.

4) Describe special emergency services that might be required. [help]

Not applicable.

5) Proposed measures to reduce or control environmental health hazards, if any: [help]

Not applicable. No development or construction is planned at this time.

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The S 180th Street site is at the intersection of two principle arterials (E Valley Highway, and S 180th Street/SW 43rd Street) and a busy freeway (SR-167). At this intersection, S 180th Street is one of the busiest arterials in Kent, with up to 38,600 average daily traffic (ADT) volumes. Traffic on each of these roads creates noise from passenger vehicle and truck traffic; the proximity of the site to all three makes traffic noise a consideration for any future development at this site.

6. The Russell Road site is just south of the S 212th Street Bridge over the Green River; S 212th Street is a major east-west route through the center of the Kent Industrial Valley and is classified as a principal arterial in Kent’s Transportation Master Plan. According to the Winter 2006 Traffic Counts report, S 212th Street is one of the four busiest principal arterials in Kent. Average daily traffic (ADT) volumes for this section of S 212th St. are 25,300 trips per day, which can contribute to noise pollution in the area. This route is a designated truck route, and provides access to freeways for a portion of the 1,400 trucks leaving Kent’s Manufacturing/Industrial Center each day. Seattle-Tacoma International Airport is 2.5 miles to the northwest of the site; however, noise data collected in 2013 by the Port of Seattle shows this site outside of the area impacted by air traffic noise.

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. [help]

Not applicable. No development is proposed.

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

Not applicable. No development is proposed.

8. Land and Shoreline Use [help]

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. [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.
4. The current Land Use Plan Map designation of the site is Commercial, and present uses include various restaurants and shopping with surface parking, as well as gas stations and a truck and trailer service center. This proposed amendment to the Land Use Plan Map and Zoning Districts Map aligns the allowed uses on these 16 parcels with those to the west, along the south side of S 180th Street, which are currently zoned General Commercial – Mixed Use. The proposal is unlikely to impact adjoining or adjacent properties in any appreciable way, although opportunities for a mix of commercial and residential uses may promote shared parking arrangements or better use of existing parking.

6. The Russell Road site is currently open space used for flood absorption and recreation uses. The Green River Trail merges with Russell Road to the north of the site, and a desire line (or goat track) indicates that pedestrians continue to walk through the site along the shoulder of the road. This amendment will not change the use of the site in practical terms, nor will it impact surrounding uses.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. None of the S 180th Street/SW 43rd Street parcels affected by the amendment have been used as farmland or working forest lands in the recent past.

6. The Russell Road site was annexed to the City of Kent in 1959 as part of the 3,000+ acre annexation referred to as the North-West Annexation. At this time, much of the surrounding land may have been used as farmland. In fact, land to the northwest of the affected site is currently used for agriculture. This particular site, however, is on a steep slope banking down to the Green River, and is part of a large marshy wetland, often even submerged. This makes it unlikely that it was itself used as farmland in the recent past.

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: [help]
c. Describe any structures on the site. [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. Structures on the S 180th Street site are those typical of a General Commercial zone, including gas stations, a shopping center, and various retail and food-service structures. There are also three gas stations along the north side of the site.

6. There are no structures on the Russell Road site. The site itself is part of the river bank, and is bordered on the east by Russell Road.

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

Not applicable. No development is proposed.

e. What is the current zoning classification of the site? [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The 16 parcels on S 180th Street site are currently designated General Commercial (GC) on the Zoning Districts Map. This proposed amendment would change the Zoning Districts Map designation of the parcels to General Commercial - Mixed Use (GC-MU).

6. The Russell Road site is currently zoned Industrial Park (M1). This amendment would not change the zoning or allowed uses on the site.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The 16 parcels on the S 180th Street site are within the Commercial (C) Land Use Plan Map designation. This proposed amendment would change the Land Use Plan Map designation for these properties to Mixed Use (MU).
6. The Russell Road site is currently designated Mobile Home Park (MHP) on the Land Use Plan Map, and is zoned Industrial Park (M1); the city-owned parcel on the site is split-designated MHP and Industrial (I). This proposed amendment would not change the zoning or allowed uses on the site.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. Not applicable. The S 180th Street site is not within designated shoreline areas.

6. The Russell Road site is designated as Open Space – Urban Conservancy in Kent’s Shoreline Master Program.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. Portions of the S 180th Street site, primarily at the perimeters of the site and abutting SR-167, have been inventoried by the City of Kent for wetlands and steep slopes. A portion of the site is a designated flood zone, classified by FEMA as Zone AH, meaning that it is susceptible to shallow flooding. None of these critical areas on the site have been developed; they remain heavily vegetated open space. The entire site is within the Green River Valley and is considered a seismically hazardous zone.

6. The Russell Road site is within the seismic hazard area, has portions inventoried as wetlands, is entirely within the 1% annual chance flood zone (100-year flood), and is designated chinook salmon habitat. It is well outside of any other designated critical area, including landslide and erosion hazard areas, and critical aquifer recharge areas. While the site does have steep slopes leading to the Green River, the site is not inventoried as a critical area for steep slopes.

King County will be constructing levee improvements in this location and setting back the levee from its current location, beginning in 2017. According to King
County, the Lower Russell Road levee setback project area is one of the few places on the Lower Green River without major development along the river, and provides a unique opportunity for substantial habitat restoration and enhancement of recreational opportunities, in addition to improved flood risk reduction. By setting the levee back from the river in this location, the project will provide greater flood storage and conveyance capacity, increase shallow water habitat for ESA (Endangered Species Act) listed species, enhance recreational opportunities, and reduce long-term maintenance costs.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. This proposal is a non-project action to amend the Land Use Plan Map and Zoning Districts Map designations for the 16 properties on the S 180th Street site from Commercial to Mixed Use, and from General Commercial to General Commercial – Mixed Use, respectively. This could potentially result in the future development of multi-family residential structures, but it cannot be known at this time how many people would reside or work in any future projects on the site.

Based on market conditions and using recent mixed-use multi-family residential development in Kent for reference, it is anticipated that two new 6-story multi-family residential buildings with approximately 150 units each could be built on the S 180th Street site. This could result in 300 new units, and based on a 2-person per unit average, 600 new residents on the site. Because the site is currently used for commercial purposes, the number of on-site employees is not expected to increase appreciably with the new Zoning Districts Map designation.

6. The Russell Road site is designated as Open Space – Urban Conservancy in Kent’s Shoreline Master Program. According to King County assessor data, the City of Kent parcel is 100% unusable and is part of a river bank; it would not be possible to develop the site to allow for residential uses.
j. Approximately how many people would the completed project displace? [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. This proposal is a non-project action to amend the Land Use Plan Map and Zoning Districts Map designations for the 16 properties on the S 180th Street site. There are currently no residential uses on the site, as residential uses are not allowed in the General Commercial zone outside of a Mixed-Use overlay. The proposed amendments to the Land Use Plan Map and Zoning Districts Map designations for these properties from Commercial to Mixed Use, and General Commercial to General Commercial – Mixed Use, respectively, may displace a relatively small number of commercial uses that cannot or choose not to stay if parcels on the site are redeveloped to accommodate the increase in allowed density.

6. The Russell Road site is designated as Open Space – Urban Conservancy in Kent’s Shoreline Master Program, and is part of a river bank. There are currently no residential uses on this site.

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

Not applicable.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The proposal is to amend the Land Use Plan Map and Zoning Districts Map designations for the S 180th Street site to more adequately align with uses near the site (specifically parcels to the west of the site along the same arterial), and to reflect community demand for more dense mixed-use development that accommodates residential uses and offers opportunities for live-work lifestyles.
Properties adjacent to the site to the north and east are in the City of Renton. These properties are zoned Commercial Office and Multi-Family Residential; Commercial Office zoning allows for limited mixed-use development, including residential, given certain conditions, such as access to transit. This indicates a general shift in uses for this area to provide more amenities, residential opportunities, and increased retail support for the valley's industrial core.

6. The Russell Road site is zoned Industrial Park (M1), and all land surrounding the site is designated Industrial (I) on the Land Use Plan Map. The city-owned parcel on this site was inadvertently split-designated as Mobile Home Park (MHP) and Industrial (I) on the Land Use Plan Map; the amendment described in this checklist is intended to correct this inadvertent omission and ensure that the Land Use Plan Map designation for this site is consistent and compatible with adjacent land uses, and reflects its current Zoning Districts Map designation.

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

Not applicable.

9. Housing [help]

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. This proposal is a non-project action to amend the Land Use Plan Map and Zoning Districts Map designations for the S 180th Street site from Commercial to Mixed Use, and General Commercial to General Commercial – Mixed Use, respectively. This could potentially result in the future development of multi-family residential structures, but it cannot be known at this time how many units may be built or whether they may be low-, mid-, or high-income housing.
As described previously, based on market conditions and using recent mixed-use multi-family residential development in Kent for reference, it is anticipated that two new 6-story multi-family residential buildings with approximately 150 units each could be built on the S 180th Street site. This scenario would result in 300 new units.

6. The Russell Road site is designated as Open Space – Urban Conservancy in Kent’s Shoreline Master Program. According to King County assessor data, the City of Kent parcel is 100% unusable and is part of a river bank; it would not be possible to develop the site to allow for residential uses on the site.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4., 6. Not applicable. There are no existing residential units on either of the sites affected by these amendments to the Comprehensive Plan.

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

Not applicable. No housing impacts are anticipated.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. No development proposals are currently under review for the S 180th Street site; however, the proposed amendments to the Land Use Plan Map and Zoning Districts Map designations would provide for an increase allowable building height. Under current zoning, the maximum building height allowed on the site is 35 feet or 2 stories; with special approval from the Economic and Community Development director, one additional story may
be allowed. Additional stories may be approved by the Land Use and Planning Board. The proposed amendment changes the Land Use Plan Map and Zoning Districts Map designations for the S 180th Street site from Commercial to Mixed Use, and General Commercial to General Commercial – Mixed Use, respectively. The General Commercial - Mixed Use Zoning Districts Map designation allows up to 65 feet in building height.

The Mixed Use designation also provides for greater massing of the building, allowing up to 60% lot coverage in mixed-use developments with residential use, as long as 5% of the floor area is commercial use. General Commercial has a fixed maximum site coverage of 40%.

6. Not applicable. The Russell Road site is designated as Open Space – Urban Conservancy in Kent’s Shoreline Master Program. According to King County assessor data, the City of Kent parcel is 100% unusable and is part of a river bank; it would not be possible to develop the site.

b. What views in the immediate vicinity would be altered or obstructed? [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. Not applicable. No development is proposed related to this amendment. View obstruction would depend on the design of future development, which cannot be known at this time. These impacts will have to be evaluated as part of future development proposals.

6. Not applicable. The Russell Road site is designated as Open Space – Urban Conservancy in Kent’s Shoreline Master Program. According to King County assessor data, the City of Kent parcel is 100% unusable and is part of a river bank; it would not be possible to develop the site.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

No development is proposed as part of these amendments. Future development proposals are subject to design review per KCC 15.09.45. City of Kent mixed-use design review standards and multi-family residential design guidelines would apply. The design review process is intended to ensure
appropriate orientation, architecture, and general design that is consistent with the neighborhood scale and context.

11. **Light and Glare** [help]
   
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

   1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

   4. Not applicable. No development is proposed related to this amendment. Impacts from light and glare would depend on the design of future development, which cannot be known at this time. These impacts will have to be evaluated as part of future development proposals.

   6. Not applicable. The Russell Road site is designated as Open Space – Urban Conservancy in Kent’s Shoreline Master Program. According to King County assessor data, the City of Kent parcel is 100% unusable and is part of a river bank; it would not be possible to develop the site.

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

   Not applicable. No development is proposed.

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

   Not applicable. No development is proposed.

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

   Not applicable. No development is proposed.

12. **Recreation** [help]

---

SEPA Environmental checklist (WAC 197-11-960)
July 2016
a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. None known.

6. The Russell Road site is immediately adjacent to the Green River and the Green River non-motorized trail.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. None known.

6. The proposed amendment to the Land Use Plan Map designation will not impact any recreational uses on the site. The Russell Road site is designated as Open Space – Urban Conservancy in Kent’s Shoreline Master Program, and will remain open space.

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

Not applicable. No adverse impacts are anticipated from these amendments.

13. Historic and cultural preservation [help]
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. [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.
4. Structures on the S 180th Street site were constructed between 1969 and 2004. Three buildings are over 45 years old, constructed respectively in 1969, 1969, and 1970. These include a masonry building built in 1969 that is currently used for truck and trailer repair, a prefabricated steel building built in 1969 currently serving as a convenience store with a gas station, and a masonry building built in 1970 whose current occupant is a bank. According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD) database, both of the older structures have been remodeled since their original construction.

6. The Russell Road site has no structures that are potentially eligible for listing; however, Russell Road, which runs adjacent to the site is a road of historic significance.

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. [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The majority of the S 180th Street site is developed, and any near-surface archaeological or cultural resources may have previously been disturbed, removed, or compromised. No known cultural resources exist on the site, although one above-ground resource has been identified on an adjacent property to the east. Although portions of the site have undergone archaeological survey, the majority of the site has not.

Any future development on this site may be subject to a separate SEPA analysis or consultation with the State Department of Archaeology and Historic Preservation, during which specific location and design will be considered in terms of potential impact to cultural or historic resources. Future development that involves ground disturbance that extends below previous disturbance should have an archaeological survey.

6. There are no known archaeological resources on the Russell Road site. Past archaeological surveys have included portions of the site, but no resources
were identified. Alteration of this site to construct the levee embankment may have compromised the integrity of any undiscovered materials present on this site.

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. [help]

King County Assessor's data via the iMAP online GIS application and the State of Washington WIZAARD database were used to assess whether there was a potential for cultural or historic resources to be present on these sites. Comments were also solicited from King County's Historic Preservation Program regarding the S 180th Street site and the Russell Road site.

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. [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. Any future development on the S 180th Street site may be subject to a separate SEPA analysis, during which specific location and design would be considered in terms of its potential impact to cultural or historic resources. This may include consultation with an archaeologist prior to constructing new development on the site, and having a plan in place for inadvertent discovery of archaeological resources.

6. Not applicable. The Russell Road site is designated as Open Space – Urban Conservancy in Kent's Shoreline Master Program. Work being done by King County for the Russell Road levee setback project will undergo a separate SEPA process.

14. Transportation [help]

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. [help]
1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The S 180th Street site is bordered to the east by the SR-167 northbound off-ramp. The northbound lanes of SR-167 can be accessed via S 180th Street (also known as SW 43rd Street) at the northeastern perimeter of the site; southbound lanes can be accessed two blocks to the north of the site via SW 41st St.

The northern border of the site is S 180th Street/SW 43rd Street, which also serves as the border between Kent and Renton. South 180th is classified as a principal arterial in Kent’s Transportation Master Plan; it has a variety of large- and small-scale commercial and retail uses to the south in Kent and to the north in Renton. South 180th Street connects to the residential areas on Kent’s East Hill, and to Southcenter commercial district in Tukwila to the west.

The site is bisected by E Valley Highway, also a principal arterial, which serves as a north-south route through the Green River Valley.

The western border of the site is 88th Ave. S, a dead-end access road serving businesses on the site, as well as business on parcels to the west, which are currently zoned General Commercial – Mixed Use.

6. The Russell Road site is just to the south of the intersection of S 212th Street and Russell Road. South 212th Street is classified as a principal arterial in the Kent Transportation Master Plan, and Russell Road is a residential collector arterial.

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? [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The S 180th Street site is directly served by bus stops at the northern border of the properties on S 180th Street. These bus stops are served by King County Metro bus routes 153 and 906; route 906 is a dial-a-ride
(DART) route between Fairwood and Southcenter. Route 153 runs between Kent Station and Renton Park and Ride and Transit Center.

6. King County Metro bus routes 157 from Lake Meridian Park and Ride to Downtown Seattle, 180 from SE Auburn to the Burien Transit Center, and 913 DART route from Kent Station to Riverview serve the Russell Road site with stops less than a quarter mile to the east on S 212th Street.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. This is a non-project action to amend the Land Use Plan Map and Zoning Districts Map designations for the 16 parcels on the S 180th Street site from Commercial to Mixed Use, and General Commercial to General Commercial – Mixed Use, respectively. No development is currently under review for this site, but any future mixed-use development would be required to meet parking minimums in KCC 15.04.200 Mixed Use Overlay Development Standards and KCC 15.05 Off-Street Parking Requirements.

6. No additional parking spaces are expected in the area affected by the amendment to the Land Use Plan Map designation. No parking spaces will be eliminated, as no parking spaces currently exist on the site.

d. 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). [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. This is a non-project action to amend the Land Use Plan Map and Zoning Districts Map designations for the 16 parcels on the S 180th Street site from Commercial to Mixed Use, and General Commercial to General Commercial – Mixed Use, respectively. No development is currently under review for this site; any future mixed-use development would be required to undergo
development review, which may result in improvements to transportation infrastructure to maintain established levels of service. It cannot be known at this time what these changes may include. Any improvements to streets or public right-of-way must also be evaluated against the city’s Complete Streets criteria, per KCC 6.14.

Existing uses on the S 180th Street site are varied, and include drive-through coffee and food establishments, high-turnover restaurants, drive-in banks, service stations, and a shopping center. Out of these, the use generating the fewest trips per day according to the Institute of Transportation Engineers (ITE) Trip Generation Manual (2009 Edition) is the shopping center, with an estimated 42.7 trips per day per 1,000 square feet. Other current uses likely generate greater numbers of trips per day; for example, based on the ITE Manual, a high-turnover restaurant such as Jersey Mike’s Subs could generate 127.15 trips per day per 1,000 square feet. New multi-family residential development would be expected to generate approximately 6.65 new trips per day per dwelling unit, a much lower rate than is applied for the existing commercial uses. However, despite the lower trip generation rate, increased density allowed by the Mixed-Use overlay could still result in transportation impacts. Using the scenario of two new 150-unit multi-family residential buildings as described previously, and applying the trip generation rate of 6.65 per day, 1,995 new daily trips could be generated on the site. Depending on intersection performance, this could be sufficient to require developers to install road improvements.

The City of Kent requires most transportation corridors in the city to operate at an "E" grade LOS, or level of service (with the exception of certain corridors with special circumstances), meaning that signalized delays must be less than 80 seconds. The S 180th Street intersections were not analyzed in Kent’s 2006 or 2017 LOS studies, so baseline conditions are not currently documented. However, if models demonstrate that future development allowed by the amendments to the Land Use Plan Map and Zoning Districts Map will generate sufficient additional daily or PM peak trips to increase signal delays and reduce the LOS of the street and intersection, improvements such as street widening or signalization improvements may be required.

6. No road or non-motorized transportation system improvements are expected relating to this amendment to the Land Use Plan Map designation.
The King County Lower Russell Road Levee setback project, taking place later in 2017, may result in some road or non-motorized improvements, but these will not be related to the amendments described in this checklist.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The S 180th Street site is approximately 0.75 miles to the east of a major freight rail line and Sounder commuter rail line but is not served by a direct connection to either. The Tukwila Sounder Station is 2.5 miles to the northwest along surface roads, and Kent Station is 4 miles to the south.

6. The site affected by the amendment to the Land Use Plan Map designation is directly adjacent to the Green River, but the Green River is not federally designated as a navigable waterway at this location. The Green River becomes the Duwamish River approximately 7 miles to the north in Tukwila, where it meets the Black River, from which point it is considered navigable for the remainder of its length. The site is not in the immediate vicinity of air or rail transportation; the nearest airport is Seattle-Tacoma International Airport and is approximately 2.5 miles to the northwest. The nearest railroad tracks are 1 mile to the east.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. No direct impacts to traffic patterns are expected from these proposed amendments to the Land Use Plan Map and Zoning Districts Map; however, cumulative impacts of potential new mixed-use development can be expected. These impacts can be roughly estimated using published trip generation rates.
Existing uses on the S 180th Street site are varied, and include drive-through coffee and food establishments, high-turnover restaurants, drive-in banks, service stations, and a shopping center. Out of these, the use generating the fewest trips per day according to the Institute of Transportation Engineers (ITE) Trip Generation Manual (2009 Edition) is the shopping center, with an estimated 42.7 trips per day per 1,000 square feet. Other current uses likely generate greater numbers of trips per day; for example, a high-turnover restaurant such as Jersey Mike's Subs could generate 127.15 trips per day per 1,000 square feet. New multi-family residential development would be expected to generate approximately 6.65 new trips per day per dwelling unit, a much lower rate than is applied for the existing commercial uses. However, despite the lower trip generation rate, increased density allowed by the Mixed-Use overlay could still result in transportation impacts. Using the scenario of two new 150-unit multi-family residential buildings as described previously, and applying the trip generation rate of 6.65 per day, 1,995 new trips could be generated on the site.

The majority of these new trips generated would likely be passenger vehicles. New commercial or retail development would likely generate similar rates of truck and non-passenger delivery vehicles to existing conditions, although this would depend on the number and type of new commercial and retail establishments.

6. No development is planned for the Russell Road site, and no additional traffic or trips are expected to be generated.

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

Not applicable.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The City of Kent assesses transportation impact fees for new development to help
ensure that Kent’s transportation infrastructure keeps pace with the city’s growth. For example, the 2017 transportation impact fee rate for new multi-family developments is $2,634.35. For a commercial shopping center, the city’s fees are $6.30 per gross square foot. These fees are assessed based on a particular rate per PM Peak hour trip generation.

The city cannot permit new a development unless the developer can show that the established level of service for the transportation system in the project’s city-designated mobility management zone can be maintained once the project is completed. For large projects that generate significant numbers of additional daily trips, the city requires developers to mitigate the impacts to the transportation system by paying for and installing street improvements to restore an acceptable level of service. In addition to street improvements, developers may also establish transportation demand management programs to shift demand from single-occupancy vehicle trips to transit or active transportation trips. These programs can include strategies such as subsidized transit passes, bicycle facilities or services, pedestrian amenities, or tolls or fees to discourage vehicle use.

6. Not applicable. No development is planned for the Russell Road site, and no additional traffic or trips are expected to be generated.

15. Public Services [help]

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. [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. No direct need for additional public services will arise from these amendments to the Land Use Plan Map and Zoning Districts Map designations; however, the Mixed-Use overlay expands the allowed uses on these parcels to include multi-family residential uses. Any future residential development would likely affect the demand for public services in this area, including increased demand for fire protection, police protection, public transportation, healthcare, and schools, as well as storm water and sewer infrastructure. The extent to which any future residential development may impact these services is dependent upon the density and type of housing. Similar to traffic impact fees, the City of Kent assesses impact fees for
fire protection services and schools to offset the additional costs to the city for new development. The city also charges a drainage systems development charge to offset the impacts of new development on the city’s storm water and surface water infrastructure, and developers may be required to pay for or construct improvements to the city’s drainage facilities to mitigate impacts to the public system.

6. Not applicable. No development will be taking place on the Russell Road site, and no impacts are expected to demand for public services.

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

The City of Kent assesses impact fees for fire protection services and schools to offset the additional costs to the city for new development. Drainage systems development charges are assessed to developers in order to offset the impacts of new development on the city’s storm water and surface water infrastructure. Developers may also be required to pay for or construct improvements to the city’s drainage facilities to mitigate impacts to the public system.

16. Utilities

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. Typical urban services are available on the S 180th Street site.

6. Not applicable. The Russell Road site is not developable due to physical constraints, as it is part of a river bank, and is designated as Open Space – Urban Conservancy in Kent’s Shoreline Master Program. It does not require access to 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. [help]

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4., 6. Not applicable. No development is currently proposed on the S 180th Street site or the Russell Road site.

C. Signature [help]
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: [Signature]
Name of signee: Danielle Butsick
Position and Agency/Organization: Long Range Planner, City of Kent
Date Submitted: 03/16/2017

D. supplemental sheet for nonproject actions [help]

(IT IS NOT NECESSARY to 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.

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?

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.
4. No development is currently proposed for the S 180th Street site. The amendments to the Land Use Plan Map and Zoning Districts Map allow for increased density and for multi-family residential uses on the site, which could result in future development. The adjacency of the developable properties on the site to inventoried wetlands could result in the discharge of construction runoff and debris to water, if environmentally-sound construction practices are not followed.

Future development on this site could result in additional vehicle trips each day; the scenario discussed previously stated that an additional 1,995 daily trips could be generated by new residential development on the site. This could lead to increased vehicle emissions and increased traffic noise in the area. However, a mixed-use development may offer more opportunities for live-work lifestyles and non-motorized transportation, and reduce the number of daily commute trips in the area.

As described above, this site has a number of underground storage tanks; some of them have been previously reported as leaking. Upon groundbreaking for construction, it is possible that these tanks could be inadvertently damaged or punctured, causing a release of their contents to the surrounding area.

6. The Russell Road site is designated Open Space – Urban Conservancy in Kent’s Shoreline Master Program, and as part of a river bank is physically restricted from any development. This amendment does not change the uses allowed on the site. None of the adverse impacts listed above are expected as a result of this amendment.

Proposed measures to avoid or reduce such increases are:

1., 2., 3., 5., 6. Not applicable. No adverse impacts are anticipated.

4. The discharge of construction runoff and debris to water can be prevented by using environmentally-sound construction practices to collect all debris generated and prevent inadvertent runoff.
Increases in vehicle emissions and traffic noise in the area could be mitigated using traffic demand management (TDM) techniques to encourage or incentivize alternative modes of travel. Well-designed bicycle and pedestrian infrastructure that creates a safe and pleasant environment for non-motorized travel can also encourage residents and patrons of the site to use transportation modes other than personal vehicles, as can an efficient and accessible public transportation system.

During future construction, the location of underground storage tanks should be marked, and construction practices should be used that prevent inadvertent damage.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. No development is currently proposed for the S 180th Street site. The amendments to the Land Use Plan Map and Zoning Districts Map allow for increased density and for multi-family residential uses on the site, which could result in future development. The presence on the site of WDFW priority habitat and sensitive fish species, as well as the proximity of nesting and breeding grounds for sensitive birds of prey could result in adverse impacts during construction. However, the city’s Critical Areas Ordinance (CAO) protects sensitive habitat areas from being developed, and establishes standard buffer widths to prevent impacts from adjacent land uses.

6. Not applicable. No physical changes will occur to the Russell Road site as a result of these amendments.

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

1., 2., 3., 5., 6. Not applicable. No adverse impacts are anticipated.
4. The city’s Critical Areas Ordinance (CAO) protects sensitive habitat areas from being developed, and establishes standard buffer widths to prevent impacts from adjacent land uses.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The proposed amendments to the Land Use Plan Map and Zoning Districts Map designations are unlikely to have any direct impact on the use of energy or natural resources. Indirect impacts of the amendments may occur through future development allowed by the amendments, which may be at an increased density compared to existing land uses. This may lead to an increased use of water, electricity, and natural gas on the site; however, energy- and water-efficient development would reduce this effect. Opportunities for live-work arrangements based on provisions of the GC-MU Zoning Districts Map designation may decrease the vehicle trips generated, thereby reducing the use of fossil fuels.

6. No development is proposed or is likely to occur on the Russell Road site, which is designated as Open Space – Urban Conservancy in the Shoreline Master Program. No impacts to energy or natural resource use are expected as a result of the proposed land use designation change.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. No development proposals have been received for the S 180th Street site. Any impacts from future development to demand for energy and natural resources may be partially offset by encouraging energy- and water-efficient building design.
6. Not applicable. No impacts to demand for energy or natural resources are expected from this amendment.

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?

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The S 180th Street site includes an inventoried wetland. By amending the Land Use Plan Map and Zoning Districts Map designations from Commercial to Mixed Use, and General Commercial to General Commercial – Mixed Use, respectively, the city will expand the types, combinations, and density of land uses that may be permitted, while at the same time applying prescriptive development standards and design review requirements. The city has a Critical Areas Ordinance (CAO), which specifically addresses potential impacts to wetlands from proposed development. The provisions in the CAO would protect the wetlands on the S 180th Street site from suffering adverse impacts from any future development.

No known cultural resources exist on the S 180th Street site, although one above-ground resource has been identified on an adjacent property to the east. The majority of the S 180th Street site is developed, and any near-surface archaeological or cultural resources may have previously been disturbed, removed, or compromised.

Although portions of the site have undergone archaeological survey, the majority of the site has not. Any future development on this site may be subject to a separate SEPA analysis or consultation with the State Department of Archaeology and Historic Preservation, during which specific location and design will be considered in terms of potential impact to cultural or historic resources. Future development that involves ground disturbance that extends below previous disturbance should have an archaeological survey.
6. The Russell Road site is entirely within an inventoried wetland and is currently protected by Kent’s Shoreline Management Program through its Open Space – Urban Conservancy designation. The change in land use designation proposed as part of these amendments will not physically affect the site in any way; it will only adjust the city’s Land Use Plan Map to be consistent with the site’s current Zoning Districts Map designation and match the Land Use Plan Map designation of all adjacent properties.

There are no known archaeological resources on the Russell Road site. Past archaeological surveys have included portions of the site, but no resources were identified. Alteration of this site to construct the levee embankment may have compromised the integrity of any undiscovered materials present on this site.

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

1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The City of Kent Critical Areas Ordinance (CAO) is in place to avoid or reduce adverse impacts of development on wetlands and other critical areas. It may be advisable to consult an archaeologist prior to beginning construction on the S 180th Street site, and to have a plan for inadvertent discovery of archaeological or cultural resources.

6. In addition to the City of Kent’s CAO, the Shoreline Master Program (SMP) is also in place specifically to protect shorelines in Kent from adverse impacts of development. The Russell Road site is part of an area designated as Open Space – Urban Conservancy and is prevented from being developed.

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?
1., 2., 3., 5. Not applicable. These amendments are administrative only and do not apply to a particular location.

4. The present uses on the S 180th Street site are commercial, and include various restaurants and shopping with surface parking, as well as gas stations and a truck and trailer service center. The Land Use Plan Map designation for the site is Commercial, and the Zoning Districts Map designation is General Commercial. The proposed amendments will change the Land Use Plan Map and Zoning Districts Map designations for the identified parcels to more adequately align with allowed uses near the site (specifically parcels to the west of the site along the same arterial), and to reflect community demand for more dense mixed-use development that accommodates residential uses and offers opportunities for live-work lifestyles.

Properties adjacent to the site to the north and east are in the City of Renton. These properties are zoned Commercial Office and Multi-Family Residential; Commercial Office zoning allows for limited mixed-use development, including residential, given certain conditions, such as access to transit. This indicates a general shift in uses for this area to provide more amenities, residential opportunities, and increased retail support for the valley’s industrial core. The Mixed-Use overlay allows for more flexibility in land uses, allowing multiple permitted or conditional uses on the same property. These proposed amendments would allow for higher density and increased height maximums; it would also allow residential uses on parcels which are currently zoned for commercial uses only.

The properties affected by the proposed amendments to the Land Use Plan Map and Zoning Districts Map designations are not on or near designated shoreline uses.

6. The Russell Road site is currently vegetated open space used for flood absorption and recreation uses and is designated as Open Space – Urban Conservancy in Kent’s Shoreline Master Program. The Green River Trail merges with Russell Road to the north of the site, and a desire line (or goat track) indicates that pedestrians continue to walk through the site along the shoulder of the road. This amendment will not change the use of the site in practical terms (it is only an administrative map change to reflect zoning), nor will it impact surrounding uses.

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

Not applicable. No adverse impacts to shoreline or land use are anticipated from these amendments.
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

*Impacts to demand for transportation, public services, and utilities are described above in Section B, items 14 through 16.*

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

*Measures to respond to increased demand for transportation, public services, and utilities are described above in Section B, items 14 through 16.*

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

*These proposed amendments do not conflict with any local, state, or federal laws. Any future development is subject to codes and regulations in effect when a project is vested.*
I. SCOPE

The City of Kent Economic & Community Development Department proposes non-project actions that include the following six docketed amendments to the Kent Comprehensive Plan, Land Use Plan Map and Zoning Districts Map:

1. Update Educational Service Areas and Facilities Map – Figure CF-4

2. Amend Table LU.1 – Include MHP as allowed zoning under LDMF and MDMF

3. Amend Parks and Recreation Element of the Comprehensive Plan pertaining to surplusing properties as a result of the surplus of the Naden properties.

4. Extend Mixed Use land use plan map and zoning districts map designations along S 180th Street. This site is referred to as the “S 180th Street site”.

5. Update CHAS data in Housing Element to include more recent data.

6. Land Use Plan Map Revision – Amend designation for parcel 112204-9056 from split designation of MHP/I to entirely I to correct inadvertent omission. This site is referred to as the “Russell Road site”.

ADDENDUM TO CITY OF KENT COMPREHENSIVE PLAN REVIEW AND MIDWAY SUBAREA PLANNED ACTION ENVIRONMENTAL IMPACT STATEMENT (EIS) (#ENV-2010-3) AND CITY OF KENT DOWNTOWN SUBAREA ACTION PLAN PLANNED ACTION SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (SEIS) (#ENV-2012-30)

ANNUAL DOCKET AMENDMENTS TO KENT COMPREHENSIVE PLAN, LAND USE PLAN MAP AND ZONING DISTRICTS MAP

CPA-2017-1/ RPP6-2170648

Responsible Official: Charlene Anderson, AICP
The City of Kent Comprehensive Plan Review and Midway Subarea Planned Action EIS evaluated alternative growth strategies at a programmatic level for the Kent Planning Area (City limits and Potential Annexation Area). The EIS refreshed the environmental review conducted for the City’s Comprehensive Plan and analyzed additional growth that would be focused in Downtown, the Midway Subarea, and five potential Activity Centers. The Supplemental EIS for the Downtown Subarea Action Plan Planned Action (Draft issued June, 2013 and Final issued October, 2013) evaluated the growth potential for the expanded Downtown study area as well as a lesser level of growth in the Midway Subarea.

The annual docket amendments to the Kent Comprehensive Plan, Land Use Plan Map and Zoning Districts Map are consistent with the levels of growth analyzed in these documents.

II. SEPA COMPLIANCE

On February 13, 2010, the City of Kent issued a Determination of Significance (DS) and Notice of Scoping for the City of Kent Comprehensive Plan Review and Midway Subarea Planned Action (ENV-2010-3). The City solicited public comment on the scope of the DEIS during the comment period and on October 22, 2010 the City of Kent issued a Draft EIS. The Final EIS was issued and distributed on September 1, 2011. No appeals to the EIS were filed.

In 2012, the City of Kent Downtown Subarea Action Plan Planned Action Supplemental Environmental Impact Statement (SEIS) analyzed three alternatives and evaluated several environmental elements associated with the update to the Downtown Subarea Action Plan (DSAP) (ENV-2012-30). The SEIS also evaluated a lower level of growth in the Midway area than was evaluated in the City of Kent Comprehensive Plan Review and Midway Subarea Planned Action EIS. The Draft SEIS was issued in June, 2013 and the Final SEIS was issued in October, 2013. No appeals to the SEIS were filed.

No additional significant adverse environmental impacts are identified for the proposed annual docket amendments to the Kent Comprehensive Plan, Land Use Plan Map and Zoning Districts Map; therefore an addendum to the EIS/SEIS is appropriate.

III. STATEMENT OF CONSISTENCY

This proposal is a nonproject action pursuant to WAC 197.11. Future project actions associated with the annual docket amendments to the Kent Comprehensive Plan, Land Use Plan Map and Zoning Districts Map are subject to and shall be consistent with the following: Kent Comprehensive Plan, Land Use Plan Map and Zoning Districts Map.
IV. ENVIRONMENTAL REVIEW – SCOPE OF ADDENDUM

The City of Kent has followed the process of phased environmental review as it undertakes actions to implement the Comprehensive Plan. The State Environmental Policy Act (SEPA) and rules established for the act, WAC 197-11, outline procedures for the use of existing environmental documents and preparation of addenda to environmental decisions.

Nonproject Documents – An EIS prepared for a comprehensive plan, development regulation, or other broad based policy document is considered “non-project,” or programmatic in nature (see WAC 197-11-704).

Phased Review – SEPA rules allow environmental review to be phased so that review coincides with meaningful points in the planning and decision making process, (WAC 197-11-060(5)). Future projects identified and associated with implementation of the annual docket amendments to the Kent Comprehensive Plan, Land Use Plan Map and Zoning Districts Map may require individual and separate environmental review, pursuant to SEPA. Such review will occur when a specific project is identified.

Prior Environmental Documents – The City of Kent issued a Draft Environmental Impact Statement (DEIS) for the City of Kent Comprehensive Plan Review and Midway Subarea Planned Action on October 22, 2010 and a Final EIS on September 1, 2011 (#ENV-2010-3). The Midway Subarea Plan, Midway Design Guidelines, amendments to development regulations, Land Use Plan and Zoning Districts Maps were adopted by the City Council on December 13, 2011. The City of Kent issued a Draft Downtown Subarea Action Plan Planned Action Supplemental Environmental Impact Statement (SEIS) in June, 2013 and a Final SEIS in October, 2013 (ENV-2012-30). The SEIS evaluated a lower level of growth in the Midway area than was evaluated in the City of Kent Comprehensive Plan Review and Midway Subarea Planned Action EIS.

The proposed annual docket amendments to the Kent Comprehensive Plan, Land Use Plan Map and Zoning Districts Map are consistent with the City of Kent Comprehensive Plan Review and Midway Subarea Planned Action EIS and the Downtown Subarea Action Plan Planned Action Supplemental EIS.

Scope of Addendum – As outlined in the SEPA rules, the purpose of an addendum is to provide environmental analysis with respect to the described actions. This addendum regarding the annual docket amendments to the Kent Comprehensive Plan, Land Use Plan Map and Zoning Districts Map does not identify new significant adverse impacts or significantly change the prior
environmental analysis; therefore it is prudent to utilize the addendum process as outlined in (WAC-197-11-600(4)(c)).

ENVIRONMENTAL ELEMENTS

All environmental elements are adequately addressed within the parameters of existing codes and ordinances, as well as the City of Kent Comprehensive Plan Review and Midway Subarea Planned Action EIS and the Downtown Subarea Action Plan Planned Action Supplemental EIS, drafts and finals. Furthermore, subsequent project actions would require compliance with SEPA environmental policy which may include separate environmental checklists. Projects will be analyzed for consistency with mitigating conditions identified in the EIS and may require new mitigation based upon site-specific conditions.

The annual docket amendments to the Kent Comprehensive Plan, Land Use Plan Map and Zoning Districts Map are within the range of growth analyzed in the EIS and SEIS as shown on the following table:

<table>
<thead>
<tr>
<th>Data Sources for Comparison of Capacity/Policy Documents/Forecast Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Origin of Data</td>
</tr>
<tr>
<td><strong>BUILDABLE LANDS</strong></td>
</tr>
<tr>
<td><strong>COMPLETED HH (Estimated)</strong></td>
</tr>
<tr>
<td>BL Completed HH 2006-2011</td>
</tr>
<tr>
<td>2013-2014 OFM HH Completed</td>
</tr>
<tr>
<td>Total Completed HH</td>
</tr>
<tr>
<td><strong>CPP TARGET</strong></td>
</tr>
<tr>
<td>CPP Target 2006-2031</td>
</tr>
<tr>
<td>CPP Target 2031-2035 (Target/25 yrs x 4 years)</td>
</tr>
<tr>
<td>CPP Target 2006-2035</td>
</tr>
<tr>
<td>(BL Completed &amp; OFM 2013/14 Completed)</td>
</tr>
<tr>
<td>CPP Target 2006/2035 adjusted by HH completed 2006-2014 (BL &amp; OFM)</td>
</tr>
<tr>
<td><strong>PSRC LUT TARGET</strong></td>
</tr>
<tr>
<td>PSRC LUT 2031 Kent (Total Growth Target) (Minus Construction)</td>
</tr>
<tr>
<td>PSRC LUT 2035 Kent (Total Growth Target) (Minus Construction)</td>
</tr>
<tr>
<td>Est. LUT Annual Growth (2031-2035/4 years)</td>
</tr>
<tr>
<td>Est. LUT 4 Years Growth</td>
</tr>
<tr>
<td>PSRC LUT Reported 2010</td>
</tr>
<tr>
<td>PSRC LUT Reported 2010 (see methodology)</td>
</tr>
<tr>
<td>Methodology to Determine 2010 JOBS: 2035 jobs; 2025 jobs=6080/10yr=808 jobs; 808x15yr=12,120 jobs; 2025 jobs 73,774-12,120=61,654 jobs representing an estimated jobs for PSRC LUT 2010.</td>
</tr>
<tr>
<td><strong>EXISTING</strong></td>
</tr>
<tr>
<td>2010 PSRC LUT</td>
</tr>
<tr>
<td><strong>CAPACITY</strong></td>
</tr>
<tr>
<td>2010 PSRC LUT + BL Cap. 2006-2011</td>
</tr>
<tr>
<td><strong>POLICY DOCUMENTS</strong></td>
</tr>
<tr>
<td>TMP 2031 Kent PAA</td>
</tr>
<tr>
<td>Midway EIS Kent PAA</td>
</tr>
<tr>
<td>Downtown SEIS Kent PAA</td>
</tr>
</tbody>
</table>
V. SUMMARY AND RECOMMENDATION

A. SUMMARY

Kent City Code section 11.03.510 identifies plans and policies from which the City may draw substantive mitigation under the State Environmental Policy Act. This nonproject action has been evaluated in light of those substantive plans and policies as well as the overall analysis completed for the City of Kent Comprehensive Plan Review and Midway Subarea Planned Action EIS and Downtown Subarea Action Plan Planned Action Supplemental EIS.

B. DECISION

The annual docket amendments to the Kent Comprehensive Plan, Land Use Plan Map and Zoning Districts Map are consistent with the range, types and magnitude of impacts and corresponding mitigation outlined in the City of Kent Comprehensive Plan Review and Midway Subarea Planned Action EIS and Downtown Subarea Action Plan Planned Action Supplemental EIS. No new significant adverse environmental impacts associated with adoption of the annual docket amendments to the Kent Comprehensive Plan, Land Use Plan Map and Zoning Districts Map have been identified.

Dated: March 21, 2017

Signature: Charlene Anderson, AICP, SEPA Responsible Official