

**City of Lake Forest Park Town Center Subarea Plan**  
**Determination of Significance (DS) & Request for Comments**  
**on Scope of Environmental Impact Statement (EIS)**



**Description of the Proposal:** The City of Lake Forest Park proposes to adopt a Subarea Plan for Town Center and supporting amendments to Title 18—Planning and Land Use Regulations of the Lake Forest Park Municipal Code. A subarea plan identifies needs and establishes goals for a specific neighborhood or area within the City. Through a series of public workshops from fall 2017 through spring 2018, the City began a planning and community engagement process that will direct future development of the Town Center. To date, draft goals and policies have been developed for the Town Center and are reflected in the VISION, a planning document that is available for review at [www.yourlakeforestpark.com](http://www.yourlakeforestpark.com) in the Project Library. Other information related to the VISION process as well as ongoing planning and engagement activities can be reviewed at: <http://www.yourlakeforestpark.com/about-towncentervision.html>. To support the subarea plan and code amendment process, the City will be completing an Environmental Impact Statement (EIS) to analyze a no action alternative and two action alternatives that are each based on a different set of assumptions:

<b>Alternative 1—No Change to Existing Planning and Land Use Regulations</b>	<b>Alternative 2—Diversity of Uses and Form (Action Alternative)</b>	<b>Alternative 3—Uniformity of Uses and Form (Action Alternative)</b>
<b>(No Action Alternative)</b>		
<p>No action would be taken to revise current adopted planning and land use regulations. As such, this alternative would analyze a potential redevelopment scenario and associated urban form that could occur under the current code regulations for the Town Center. This alternative would assume some new development at the Town Center site, but such development would not be in accordance with the VISION and changes in planning and land use regulations proposed under the action alternatives. For example, current regulations do not include provisions related to housing affordability or transit orientation.</p>	<p>Analysis of a redevelopment scenario and associated urban form that could occur with revised planning and land use regulations with new buildings of varied heights and a mix of uses (commercial, multi-family residential, office, and civic) across the Town Center. This alternative would support implementation of the proposed VISION for Town Center and encourage housing affordability, open space, amenities available to the public, and other community priorities. This alternative would support expanded civic and community uses of the Town Center, a greater diversity of shopping/retail and restaurant uses, and orientation toward transit and pedestrians.</p>	<p>Analysis of a redevelopment scenario and associated urban form that could occur with revised planning and land use regulations emphasizing a more intensive level of redevelopment across the Town Center with new buildings more uniform in height and form. This alternative would maximize the residential potential of the site with more multi-family housing units. Alternative 3 also would support implementation of the proposed VISION for Town Center, encouraging housing affordability, open space, amenities, and other elements, but would assume that amenities would be focused more toward the private use of residents at the Town Center.</p>

**NOTES:** 1) All alternatives will assume implementation of Sound Transit ST3 program elements, including a bus rapid transit station pair in SR 522/NE Bothell Way at Town Center and a park-and-ride parking structure. 2) Alternatives 2 and 3 will study a differing mix of requirements and incentives for redevelopment and implementing elements of the VISION.

**Scoping:** Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS, and may comment on alternatives to be studied, topics for analysis, possible mitigation measures, and concerns about impacts that should be addressed in the EIS.

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**Two upcoming public events will provide opportunities for the public to comment on scoping for the EIS:**

**October 10, 2018—Public Scoping Meeting--6:00 PM to 8:00 PM**

City Council Chambers, Lake Forest Park City Hall, 17425 Ballinger NE, Lake Forest Park, WA 98155

**October 14, 2018—Outdoor Open House—11:00 AM to 3:00 PM**

Outside in front of City Hall, next to the Farmers Market, 17425 Ballinger NE, Lake Forest Park, WA 98155

City Representatives will be on hand at these events to answer questions and gather comments.

**Location of the Subarea:** The Town Center subarea is identified on the map below and includes properties north of NE Bothell Way/SR 522 and west of NE Ballinger Way/SR 104 to the western border (behind Albertsons and the Town Center shopping complex).



**Purpose of the EIS:** Consistent with the [State Environmental Policy Act \(SEPA\)](#) and WAC 197-11-210, this EIS will be integrated with the Sub-area Plan development (SEPA/Growth Management Act Integration). State law requires the preparation of an EIS when a proposed land use plan or development is determined to likely result in significant adverse environmental impacts. The purpose of the EIS is to identify a proposal's significant adverse environmental impacts, reasonable alternatives, possible mitigation measures, and an explanation of the methods of analysis that were used for the EIS.

The EIS will compare the two action alternatives to the “no action” alternative (Alternative 1, for which there would be no changes assumed to current land use and planning regulations—redevelopment could occur but



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without the benefit of changes to the City's current regulations. The EIS will identify potential adverse impacts of the proposed actions and mitigation measures to address these (such as capital improvements, levels of increases in public services, and other measures). The analysis will forecast the likely levels of redevelopment that would occur under the revised regulations and then determine the potential effects on environmental concerns such as traffic and parking, utilities, residential conditions, aesthetics, and other elements.

**Lead Agency:** City of Lake Forest Park, 17425 Ballinger Way NE, Lake Forest Park, WA 98155

**EIS Required:** The Lead Agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. The Lead Agency has identified the following areas as potential areas to be addressed in the scope of the EIS, and requests public input on this potential scope:

- Town Center Environment and Natural Features—Existing characteristics at Town Center and how these might be subject to change with redevelopment, including but not limited to Lyon Creek, existing trees and vegetation, storm water runoff and water quality, and other conditions
- Consistency with Adopted Plans and Policies (City, Regional, Federal)
- Planning and Development Land Use Regulations
- Transportation and Parking—Traffic circulation, parking availability and capacity, and access by all modes (vehicles, pedestrians, bicyclists, and access to transit)
- Public Services (Police, Fire, Schools, Community Services)
- Utilities (Water, Sewer, Storm water Management Facilities, Energy)

An environmental checklist indicating potential environmental impacts can be reviewed at the City of Lake Forest Park Planning Department

**30-Day Scoping Period:** Public comments on the scope of issues that need to be addressed by the EIS will be accepted during the 30-day comment period from September 26, 2018 through October 26, 2018 (*the final deadline for comments is close of business on October 26, 2018*). Comments may be submitted at either of the two events above, mailed to City Hall at the address below, or emailed to the director at the e-mail address below. You should be prepared to make specific factual objections. There will be additional opportunities to comment on the EIS, when it is published for public and agency review.

**Responsible Official:** Steve Bennett, Planning and Building Director, City of Lake Forest Park  
17425 Ballinger Way NE, Lake Forest Park, WA 98155  
Phone: 206-368-5440 [sbennett@ci.lake-forest-park.wa.us](mailto:sbennett@ci.lake-forest-park.wa.us)

Signature: Stephen R. Bennett Date: September 26, 2018

**Appeal Information:** You may appeal this determination of significance in writing to Evelyn Jahed, City Clerk, at 17425 Ballinger NE, Lake Forest Park, WA 98155, by submitting a written appeal and the \$500 filing fee. Appeals must be delivered by mail or by hand no later than 5 p.m. on October 26, 2018. Appeals must make specific factual objections. Contact the Planning and Building Department to read or ask about the procedures for SEPA appeals.