

Community Development Director  
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## **CITY OF LAKE FOREST PARK PUBLIC NOTICE AND COMMENT PERIOD**

### **NOTICE OF APPLICATION AND OPTIONAL DNS PROCESS**

### **FOR THE LAKEFRONT PARK IMPROVEMENTS**

**File Number:** 2025-SSD-0001, 2025-SCUP-0001, 2025-SVAR-0001, 2025-ZCUP-0001, and 2025-SEPA-0001

**Property Owner/Applicant:** City of Lake Forest Park/Facet

**Location of proposal:** 17337, 17345, and 17347 Beach Dr. NE, Lake Forest Park (Parcel nos. 403010-0050, -0040, and -0035)

**Zoning:** RS-7.2 Single-Family Residential, High

**Shoreline Designation:** Shoreline Residential (parcels 403010-0040 and -0035) and Urban Conservancy (parcel 403010-0050)

**Proposal:** Improve public waterfront access through the transition of two recently acquired single-family residential properties into a public waterfront park. The newly acquired properties will be integrated with the existing Lyon Creek Waterfront Preserve to form one continuous public park. New project improvements will be focused on the two recently acquired parcels, while the existing public preserve parcel will be modified to reduce public access to the stream buffer and environmentally sensitive area at the stream's outfall to Lake Washington. New project improvements include a new limited parking area, access paths, play structure, picnic structure, nature viewing platforms, and new swimming and paddling dock and recreational float. The existing primary single-family dwelling and one existing accessory unit will be renovated for flexible community use, and a bathhouse will be constructed in the footprint of the existing garage building. Other existing accessory structures will be permanently removed from the site. Two existing docks will be removed and consolidated into a single dock for public water access uses. An existing footbridge crossing Lyon Creek is proposed to be relocated from the stream and reinstalled within the stream floodplain.

**Date of Application:** January 9, 2025

**Date of Complete Application:** April 4, 2025

**Permit Review Process:** Required land use and shoreline permits include Shoreline Substantial Development (SSD), Shoreline Conditional Use (SCUP), Shoreline Variance (SVAR), and Zoning Conditional Use (ZCUP) permits. Review will occur in accordance with the Type I permit procedures at LFPMC Chapter 16.26, including an open record public hearing with the City's Hearing Examiner in accordance with LFPMC 16.26.100. Notice of hearing and additional comment period will be provided via all required/traditional methods, including parties of record, when scheduled.

**Other Approvals Needed:** WA State Department of Ecology, Army Corps of Engineers, WA Department of Fish and Wildlife, Clear and Grade, Tree Review, Critical Area, Right of Way, and future building permits.

**Environmental Review:** The City has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for the

proposal and is using the Optional DNS process in accordance with WAC 197-11-355. **This may be the only opportunity to comment on the environmental impacts of the proposal.** Agencies, tribes, and the public are encouraged to review and comment on the proposed project. The proposal will be conditioned for consistency with applicable critical area, shoreline and zoning code standards. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. For questions or information on the environmental review or the Optional DNS process please contact the City's SEPA Responsible Official, Mark Hofman, at [mhofman@cityoflfp.gov](mailto:mhofman@cityoflfp.gov) or (206) 957-2824. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

**Public Comment:** Interested parties may comment on this application by submitting written comments to the Lake Forest Park Community Development Department located at City Hall, 17425 Ballinger Way NE, Lake Forest Park, WA 98155 or via email to Senior Planner Yancey Bagby at [ybagby@cityoflfp.gov](mailto:ybagby@cityoflfp.gov) for 30 calendar days following the date of this Notice of Application and Optional DNS (**due by close of business, May 15, 2025**). Any person may comment on the application, request a copy of the decision, or appeal a decision as a party of record once made. No action will be taken until after the public comment period, review of application materials and comments received, and satisfaction of applicable codes, including a public hearing (date of additional public notice/comment and hearing to be determined).

**Additional Information:** Additional information may be obtained by contacting the Lake Forest Park Community Development Department at (206) 957-2824 or at the City's Notices and Announcements webpage (<https://www.cityoflfp.gov/313/Notices-and-Announcements>). Please contact Senior Planner Yancey Bagby at [ybagby@cityoflfp.gov](mailto:ybagby@cityoflfp.gov) for further information and/or materials, or if you prefer to review the materials with a planner's assistance. A project specific page is also available at <https://lfplakefrontpark.com> on the city's website.

**Notice Date:** April 15, 2025

**Comment Due Date:** May 15, 2025

#### Vicinity Map

