

AUGUST 2019



# Final Environmental Impact Statement

*for the Town Center Plan*

Mayor  
Jeff R. Johnson

17425 Ballinger Way NE  
Lake Forest Park, WA 98155-5556  
Telephone: 206-368-5440  
Fax: 206-364-6521  
E-mail: [cityhall@ci.lake-forest-park.wa.us](mailto:cityhall@ci.lake-forest-park.wa.us)  
[www.cityoflfp.com](http://www.cityoflfp.com)



Councilmembers  
Tom French  
Phillippa M. Kassover  
Mark Phillips  
E. John Resha III  
Catherine Stanford  
Semra Riddle  
John A. E. Wright

August 8, 2019

Dear Interested Parties, Affected Agencies, and Organizations:

The City of Lake Forest Park is pleased to release the Final Environmental Impact Statement (FEIS or Final EIS) for the Town Center planning initiative. The proposal considered in this EIS included potential redevelopment scenarios/alternatives to inform potential modifications of Land Use and Development regulations in the City's Municipal Code and adoption of a Town Center Plan.

The DEIS considered two action alternatives and one no-action alternative (Alternative 1):

- Alternative 1 (No Action) considered development potential under existing code provisions which allow mixed use buildings to reach a height of 60-66 feet, depending on specific height limit for individual floors that vary by use type;
- Alternative 2 considered a redevelopment scenario that included a mix of building heights and forms across the Town Center with a base roof height limitation of 75 feet; and
- Alternative 3 considered a redevelopment scenario that proposed a more uniform mixed-use building type organized in an urban block layout across the Town Center, with a base roof height limitation of 85 feet.

The Final EIS also considers Alternative 4, a new alternative, which maintains the height limitation similar to Alternative 1 (No Action) and sets an upper limitation for residential development in the Town Center at 700 units. Alternative 4 also studies more definitive open space and amenity provisions that could be required for redevelopment. In addition, the FEIS removes Alternatives 2 and 3 from further consideration, but retains the analysis of these alternatives in Appendix F to the FEIS.

The Final EIS also responds to comments offered by the public during the Draft EIS comment period and includes revisions and additions to the Draft EIS analyses as appropriate (refer to Chapter 5 of the FEIS).

The Draft EIS and Final EIS together comprise the full EIS for this proposal. Additional information may be found at the City's project website: <https://www.cityoflfp.com/593/Town-Center-Process>.

Thank you for your interest in this document.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen Bennett", is written over a horizontal line.

Stephen Bennett, AICP  
Planning Director



## Fact Sheet

### Final Environmental Impact Statement Chapters and Sections

1.0	Introduction and Summary of the EIS.....	Chapter 1—	Page 1
2.0	Description of Alternatives .....	Chapter 2—	Page 1
3.0	Affected Environment.....	Chapter 3—	Page 1
3.1	Town Center Character and Land Use .....	Chapter 3—	Page 1
3.2	Surface Water and Natural Conditions .....	Chapter 3—	Page 25
3.3	Public and Community Services .....	Chapter 3—	Page 39
3.4	Utilities .....	Chapter 3—	Page 61
3.5	Multimodal Transportation and Parking.....	Chapter 3—	Page 67
4.0	Environmental Analysis (Analysis and Mitigation).....	Chapter 4—	Page 1
4.1	Town Center Character and Land Use .....	Chapter 4—	Page 1
4.2	Surface Water and Natural Conditions .....	Chapter 4—	Page 37
4.3	Public and Community Services .....	Chapter 4—	Page 45
4.4	Utilities .....	Chapter 4—	Page 61
4.5	Multimodal Transportation and Parking.....	Chapter 4—	Page 69
5.0	Responses to Comments on the DEIS.....	Chapter 5—	Page 1

## List of Figures

### *Chapter 1 – No Figures*

### *Chapter 2*

Figure 2.1 Areas of Land Use Emphasis, Town Center Framework Design Guidelines .....	Chapter 2.0—	Page 3
Figure 2.2a Conceptual Planning Scenario for Alternative 1 – No Action – Ground Level Uses .....	Chapter 2.0—	Page 10
Figure 2.2b Conceptual Planning Scenario for Alternative 1 – No Action – Uses of Levels Above Ground.....	Chapter 2.0—	Page 11
Figure 2.3a Conceptual Planning Scenario for Alternative 4 – Ground Level Uses .....	Chapter 2.0—	Page 12
Figure 2.3b Conceptual Planning Scenario for Alternative 4 – Uses of Levels Above Ground.....	Chapter 2.0—	Page 13

### *Chapter 3*

Figure 3.1.1 Regional Context Map .....	Chapter 3.0—	Page 2
Figure 3.1.2 Town Center Location in the Lake Forest Park Vicinity .....	Chapter 3.0—	Page 3
Figure 3.1.3 Town Center Context Map .....	Chapter 3.0—	Page 5

Figure 3.1.4 Aerial Photo of Lake Forest Park Town Center Planning Area and Parcels.....	Chapter 3.0— Page 6
Figure 3.1.5 Lake Forest Park Zoning Map .....	Chapter 3.0—Page 24
Figure 3.2.1 Town Center Planning Area Topography.....	Chapter 3.0—Page 34
Figure 3.2.2 Slope Analysis .....	Chapter 3.0—Page 35
Figure 3.2.3 Streams in the Lake Forest Park Area.....	Chapter 3.0—Page 36
Figure 3.2.4 Surface Water Management Conditions and Facilities in the Planning Area.....	Chapter 3.0—Page 37
Figure 3.2.5 Tree Canopy in Lake Forest Park .....	Chapter 3.0—Page 38
Figure 3.3.1 Parks and Public and Civic Facilities in Proximity to the Town Center Planning Area.....	Chapter 3.0—Page 41
Figure 3.3.2 Types of Solid Waste Generated and Recycling/Disposal Percentages by Multi-Family Residences in King County, 2015 .....	Chapter 3.0—Page 56
Figure 3.3.3 Types of Solid Waste Generated and Recycling/Disposal Percentages by Non-Residential Generators in King County, 2015 .....	Chapter 3.0—Page 57
Figure 3.4.1 Map of Existing Sanitary Sewer System in the Town Center Planning Area.....	Chapter 3.0—Page 64
Figure 3.4.2 Map of Existing Water System in the Town Center Planning Area ....	Chapter 3.0—Page 65
Figure 3.5.1 Town Center Access Points.....	Chapter 3.0—Page 68
Figure 3.5.2 Example of Pedestrian Access Challenges at Town Center .....	Chapter 3.0—Page 69
Figure 3.5.3 Existing Pedestrian Network.....	Chapter 3.0—Page 70
Figure 3.5.4 Bicycle Level of Stress Categories .....	Chapter 3.0—Page 71
Figure 3.5.5 Existing Bicycle Level of Traffic Stress.....	Chapter 3.0—Page 72
Figure 3.5.6 Existing Transit Network.....	Chapter 3.0—Page 75
Figure 3.5.7 Existing Roadway Functional Classifications.....	Chapter 3.0—Page 78
Figure 3.5.8 Town Center Study Intersections .....	Chapter 3.0—Page 79
Figure 3.5.9 Study Intersections at PM Peak Hour Level of Service .....	Chapter 3.0—Page 83
Figure 3.5.10 Existing Parking at the Town Center.....	Chapter 3.0—Page 85
Figure 3.5.11 Existing Collision Analysis .....	Chapter 3.0—Page 88

## Chapter 4

Figure 4.1.1 Current Maximum Building Heights Allowed at Town Center by the LFPMC with Application of the Town Center Framework Design Guidelines (Applicable to Alternative 4 and Alternative 1 – No Action .....	Chapter 4.0— Page 9
Figure 4.1.2 Alternative 1 Plan View, 3-D Sketch Models, and Elevation Views.....	Chapter 4.0—Page 23
Figure 4.1.2a 3-D Sketch Models of Alternative 1 – No Action .....	Chapter 4.0—Page 24
Figure 4.1.2b 3-D Sketch Models of Alternative 1 – No Action .....	Chapter 4.0—Page 24
Figure 4.1.2c 3-D Sketch Models of Alternative 1 – No Action .....	Chapter 4.0—Page 25
Figure 4.1.2d 3-D Sketch Models of Alternative 1 – No Action .....	Chapter 4.0—Page 25
Figure 4.1.2e Alternative 1 – No Action Conceptual Elevations.....	Chapter 4.0—Page 27
Figure 4.1.3 Alternative 4 Plan View, 3-D Sketch Models, and Elevation Views.....	Chapter 4.0—Page 29
Figure 4.1.3a 3-D Sketch Models of Alternative 4 .....	Chapter 4.0—Page 30
Figure 4.1.3b 3-D Sketch Models of Alternative 4.....	Chapter 4.0—Page 30

## TABLE OF CONTENTS

Figure 4.1.3c 3-D Sketch Models of Alternative 4 .....	Chapter 4.0—Page 31
Figure 4.1.3d 3-D Sketch Models of Alternative 4 .....	Chapter 4.0—Page 31
Figure 4.1.3e Alternative 4 Conceptual Elevations .....	Chapter 4.0—Page 33
Figure 4.1.4a Alternative 1 – No Action .....	Chapter 4.0—Page 36
Figure 4.1.4b Alternative 4 .....	Chapter 4.0—Page 36
Figure 4.1.5a Alternative 1 – No Action: Sun/Shade Study .....	Chapter 4.0—Page 37
Figure 4.1.5b Alternative 4: Sun/Shade Study .....	Chapter 4.0—Page 38
Figure 4.1.6a Western Property Line Diagram for the Closest Homes to Town Center .....	Chapter 4.0—Page 39
Figure 4.1.6b Western Property Line Diagram for the Closest Homes to Town Center .....	Chapter 4.0—Page 39
Figure 4.3.1 Conceptual Open Space and Amenity Areas in Alternative 4 Scenario .....	Chapter 4.0—Page 62
Figure 4.5.1 Town Center Residential and Commercial Use Trip Distribution .....	Chapter 4.0—Page 84
Figure 4.5.2 Town Center Park and Ride Trip Distribution .....	Chapter 4.0—Page 85
Figure 4.5.3 2035 Alternative 4 and Alternative 1 Level of Service Results .....	Chapter 4.0—Page 94
Figure 4.5.4 Conceptual Cross Section for a Local Access Street with On-Street Parallel Parking .....	Chapter 4.0—Page 95
Figure 4.5.5 Conceptual Cross Section for a Local Access Street with No On-Street Parking .....	Chapter 4.0—Page 95
Figure 4.5.6 Conceptual Cross Section for a Festival Street with On-Street Angled Parking .....	Chapter 4.0—Page 96
<b>List of Tables</b>	
<i>Chapter 1</i>	
Table 1.1 Planning and Environmental Review Timeline .....	Chapter 1.0— Page 6
<i>Chapter 2</i>	
Table 2.1 Existing Planning and Land Use Regulations Applicable to Alternative 1 – No Action .....	Chapter 2.0— Page 5
Table 2.2 Land Use and Redevelopment Assumptions Related to Alternatives .....	Chapter 2.0— Page 9
<i>Chapter 3</i>	
Table 3.1.1 Town Center Parcels and Ownerships .....	Chapter 3.0— Page 4
Table 3.1.2 Town Center Retail Complex Spaces .....	Chapter 3.0—Page 13
Table 3.1.3 Other Town Center Buildings/Spaces .....	Chapter 3.0—Page 14
Table 3.1.4 Population, Households, and Household Income Levels in Proximity to Town Center .....	Chapter 3.0—Page 14
Table 3.1.5 Average Household Size .....	Chapter 3.0—Page 15
Table 3.1.6 Lake Forest Park Race and Ethnicity Demographics .....	Chapter 3.0—Page 17
Table 3.3.1 City Provided Capital Facilities .....	Chapter 3.0—Page 45
Table 3.3.2 Facilities Provided by Other Entities .....	Chapter 3.0—Page 45
Table 3.3.3 Capital Improvement Cost by Type of City Facility 2015-2020 .....	Chapter 3.0—Page 46

## TABLE OF CONTENTS



Table 3.3.4 Funding Sources for City Capital Improvements 2015-2020 .....	Chapter 3.0—Page 46
Table 3.3.5 Capital Improvement Projects for City Hall, Police Facilities, and Other Public Buildings: 2015-2020 and Future Costs of Listed Projects .....	Chapter 3.0—Page 46
Table 3.3.6 Sources for Improvement Funding for City Hall, Police Facilities, and Public Buildings 2015-2020.....	Chapter 3.0—Page 46
Table 3.3.7 Enrollment for Lake Forest Park Attended Schools in Shoreline SD No. 412 .....	Chapter 3.0—Page 47
Table 3.3.8 Minimum Collection Standards for Multi-Family Complexes in King County.....	Chapter 3.0—Page 57
Table 3.5.1 Bus Routes Serving the Town Center.....	Chapter 3.0—Page 74
Table 3.5.2 Level of Service Definitions .....	Chapter 3.0—Page 80
Table 3.5.3 Existing Level of Service at the Study Intersections.....	Chapter 3.0—Page 82
Table 3.5.4 Segment Collisions .....	Chapter 3.0—Page 87
Table 3.5.5 Intersection Collisions.....	Chapter 3.0—Page 87
 <i>Chapter 4</i>	
Table 4.1.1 Estimated Population Levels at Build-Out .....	Chapter 4.0—Page 18
Table 4.1.2 Estimated Employment Levels at Build-Out .....	Chapter 4.0—Page 19
Table 4.1.3 Lake Forest Park Housing Stock by Income Group Affordability .....	Chapter 4.0—Page 21
Table 4.1.4 Lake Forest Park Owner/Renter Income Levels.....	Chapter 4.0—Page 21
Table 4.2.1 Comparison of Peak Stormwater Runoff Rates (CFS) of Existing Conditions and Alternatives .....	Chapter 4.0—Page 44
Table 4.3.1 Planning Level Forecast of Demand for Municipal Services under Alternatives 1 and 4 with Estimated Background Growth .....	Chapter 4.0—Page 50
Table 4.3.2 Planning Level Forecast of Potential Additional Annual Fire and Emergency Calls Generated by Alternatives at Full Build Out.....	Chapter 4.0—Page 51
Table 4.3.4 Planning Level Forecast of Student Populations Generated by Each Alternative at Full Build-Out (Table 4.3.3 Removed from FEIS) .....	Chapter 4.0—Page 54
Table 4.3.5 Percentage of K-12 Students at Each School Level Based on 2018 Enrollment for Lake Forest Park Attended Schools in Shoreline SD No. 412 .....	Chapter 4.0—Page 54
Table 4.3.6 Estimated Forecasts for Total K-12 Students at Each School Level for Alternatives at Full Build Out.....	Chapter 4.0—Page 54
Table 4.3.7 Existing Parks, Recreation, Open Space, and Trails within 10 Minutes Walking Distance of Town Center .....	Chapter 4.0—Page 57
Table 4.3.8 Theoretical Scenario of Potential On-Site Open Space Areas to Show Correlation to Comparable Standards.....	Chapter 4.0—Page 60
Table 4.4.1 Comparison of Peak Daily Sanitary Sewer Flow Rates (GPM = Gallons Per Minute) .....	Chapter 4.0—Page 70
Table 4.5.1 Land Use Assumptions for Alternatives.....	Chapter 4.0—Page 80
Table 4.5.2 PM Peak Hour Vehicle Trips Generated by the Alternatives .....	Chapter 4.0—Page 82
Table 4.5.3 2035 Alternative 4 and Alternative 1 Intersection Level of Service .....	Chapter 4.0—Page 88
Table 4.5.4 Summary of Transportation Impacts Analysis .....	Chapter 4.0—Page 98

---

### Appendices

- Appendix A References
- Appendix B DEIS Distribution List
- Appendix C Utilities Analysis Background Information
- Appendix D Transportation Analysis Data
- Appendix E Summary of Public Comments from Scoping
- Appendix F DEIS Content Related to Analysis of Alternatives 2 and 3
- Appendix G Town Center Framework Design Guidelines as Adopted into the Lake Forest Park Municipal Code

---

## FACT SHEET

**Project Title:** Lake Forest Park Town Center Vision/Plan

**Location:** Lake Forest Park Town Center is located at the intersection of SR 104/Ballinger Way NE and SR 522/Bothell Way NE in the City of Lake Forest Park, King County, Washington.

**Description of Proposal and Alternatives:** The proposed action under analysis in the Environmental Impact Statement (EIS) is the potential adoption of a Town Center Vision/Plan, along with potential amendments to the Lake Forest Park Municipal Code (LFPMC) and supporting design standards and guidelines. The purpose of this 20-year plan is to guide the redevelopment of Town Center into a vibrant, attractive, transit-friendly and pedestrian-oriented hub of activity that is consistent with the community's vision.

The Draft Environmental Impact Statement (DEIS), which was published on January 2, 2019, analyzed a no action alternative, Alternative 1, and two action alternatives (Alternative 2 and Alternative 3). This Final Environmental Impact Statement (FEIS) studies a no action alternative and one additional action alternative, Alternative 4. These alternatives are summarized below. Refer to Chapter 2.0 for additional information and details.

- **Alternative 1—No Action—**No action would be taken to adopt a specific Town Center Vision or Plan and there would not be amendments to the existing LFPMC. In this case, “no action” does not equate to “no change” in the Town Center because redevelopment could occur at any time under the current LFPMC regulations. These regulations and guidelines allow for residential use and commuter parking to be added at the Town Center without a prescribed limitation on density (density is only limited by building form). The maximum allowed building height under current regulations is approximately 60 to 66 feet to the base of roofline. This assumes the baseline height allowance of four levels above ground and the potential to add a bonus floor level (bonus height/density) with the provision of amenities to reach five levels above ground. As stated in the DEIS, redevelopment under the current LFPMC could result in an estimated residential density of approximately 700 or more dwelling units, while reducing the overall amount of commercial and office space at Town Center by approximately 10,000 gross square feet. See Chapter 2.0 for more information.
- **Alternative 4—**The FEIS analyzes this conceptual planning scenario, which would comply with the same building height limitation allowed under the existing LFPMC, but residential density allowed at the Town Center would be limited to 700 units. Alternative 4 also assumes that modifications to the LFPMC would be made to clarify that additional open space would be required for the baseline height of four levels above grade and to clarify the amenity requirements for activating bonus height/density for an additional fifth floor level. The maximum allowed building height would be equivalent to current regulations, up to 66 feet to the base of the roofline. In addition to placing a 700-unit cap on residential density, Alternative 4 would retain about the same overall amount of commercial and office use as exists at Town Center under current conditions. See Chapter 2.0 for more information.



**Alternatives No Longer Under Consideration:** The two previous action alternatives studied in the DEIS are no longer under consideration. The analysis of these alternatives from the DEIS has been retained in an appendix to this FEIS. As a result of public comment received on the DEIS, the City determined that Alternative 2 and Alternative 3 should not be moved forward for further consideration.

- **Alternative 2—Varied Form and Height—**This redevelopment alternative assumes a mix of commercial, office, and residential uses of varied height and form across the site, administered through revisions to the LFPMC. The maximum building height under Alternative 2 would be 75 feet to the base roofline and could result in an estimated potential multi-family residential density of 1,200 dwelling units while reducing the overall amount of commercial and office space at Town Center from current conditions by about 25,000 gross square feet.
- **Alternative 3—Uniform Form and Height—**This redevelopment alternative assumes a mix of commercial, office, and residential uses located in buildings of more uniform height and form across the site, administered through revisions to the LFPMC. The maximum building height under Alternative 3 would be 85 feet to the base roofline and could result in an estimated potential multi-family residential density of 1,500 dwelling units, while also increasing the overall amount of commercial and office use at Town Center above the current amount by approximately 63,000 gross square feet.

**Proponent and Lead Agency:**

City of Lake Forest Park  
17425 Ballinger Way NE  
Lake Forest Park, WA 98155

**SEPA Responsible Official and EIS Contact Person:**

Stephen Bennett, Director  
City of Lake Forest Park Planning and Building Department  
17425 Ballinger Way NE  
Lake Forest Park, WA 98155  
[SBennett@ci.lake-forest-park.wa.us](mailto:SBennett@ci.lake-forest-park.wa.us)

**Possible Future Actions and Approvals:** At this time, the City of Lake Forest Park has not determined how it will proceed and has not identified a preferred alternative (between Alternative 1, No Action and Alternative 4). Upon completion of this FEIS, the City may determine to proceed in one of the following ways:

- No action—no formal adoption of a Town Center Vision/Plan and no changes to the current LFPMC; -OR-
- Formal adoption of a Town Center Vision/Plan that recognizes a preferred direction for potential future improvements and redevelopment at Town Center with minimal revisions to the LFPMC to support plan implementation; -OR-

- Formal adoption of a Town Center Vision/Plan that recognizes a preferred direction for potential future improvements and redevelopment at Town Center with more substantial revisions and reorganization of the Town Center chapter of the LPPMC and development of specific design standards/guidelines to guide redevelopment.

With either the second or third option listed above, at least one public hearing would be held to obtain public comments on the Town Center Vision/Plan and code amendments prior to adoption. In addition, if the City decides to proceed with the second or third option, the State of Washington Department of Commerce will be notified at least 60 days prior to Council action that a proposal requiring coordinated state agency review of the legislative proposal is being considered for adoption.

This EIS is a programmatic, non-project level document supported by a correlating planning level of analysis. With future redevelopment applications, individual applicants would be required to conduct additional environmental review and obtain applicable approvals. This would include additional environmental analysis and studies at the project level (addressing such topics as, but not limited to, traffic impact analysis, parking management, tree preservation, and critical areas). Applicants for individual development proposals would be required to obtain permits, which may include, but would not be limited to: quasi-judicial land use approvals, clearing and grading permits, critical area permits, and building permits.

**EIS Authors and Principal Contributors:**

- Otak, Inc.  
11241 Willows Road NE, Suite 200  
Redmond, WA 98052
- Fehr & Peers Transportation Consultants  
1001 4th Avenue, Suite 4120  
Seattle, WA 98154

**Date Final Environmental Impact Statement (FEIS) Issued:** August 8, 2019

**Appeal:** No administrative appeal is provided in Chapter 16.26 LPPMC for an appeal of the sufficiency of an FEIS issued by the City's Responsible Official. SEPA requires that the FEIS be appealed with the underlying action. (RCW 43.21C.075)

**Previous Dates:** DEIS published on January 2, 2019; the 30-Day Public Comment Period was open through February 1, 2019; and a public hearing on the DEIS was held on January 18, 2019. Note the City took additional time in preparing the FEIS beyond the normal suggested timeframe of 60 days from the DEIS to ensure that public comments received on the DEIS were fully reviewed and addressed and that an additional alternative, Alternative 4, could be studied and included in the FEIS.

Refer to Chapter 5 of this FEIS for Responses to DEIS Comments.

**Availability of this FEIS:**

Copies of this FEIS have been distributed to the agencies and organizations on the City of Lake Forest Park Distribution List (see Appendix B). Notice of Availability of the FEIS has been provided to the entities on the Distribution List and individuals who requested to become parties of record for this EIS and provided their contact information

Online review of the FEIS is encouraged and the FEIS and appendices are available on the City's website at: <https://www.cityofflp.com/593/Town-Center-Process>

Hard copies of the FEIS may be reviewed at:

- City of Lake Forest Park City Hall, 17425 Ballinger Way NE, Lake Forest Park, WA 98155
- Lake Forest Park Library (KCLS) Lake Forest Park Town Center, 17171 Bothell Way N.E. #A-134, Lake Forest Park, 98155

A limited number of paper copies of the FEIS are available for the cost of printing and may be obtained by contacting the responsible official listed above.

**Availability of Background Materials:** Background documents including the Town Center VISION document, DEIS and technical appendices, public and stakeholder engagement results, and other materials and information may be viewed online at:

- <https://www.cityofflp.com/593/Town-Center-Process>
- Project website: [www.yourlakeforestpark.com/library-towncentervision.html](http://www.yourlakeforestpark.com/library-towncentervision.html)