

## **Appendix E**

### **Summary of Public Comments from Scoping**



# Lake Forest Park Town Center Plan EIS

## Public Scoping Summary, October 2018

### PURPOSE AND INTRODUCTION

As part of the Town Center planning process and as a precursor to development of the non-project environmental impact statement (EIS), the City of Lake Forest Park as the lead agency solicited public and agency input on the range of potential alternatives to be addressed in the analysis as well as the key environmental issues that should be evaluated in the EIS under the State Environmental Policy Act (SEPA). This public scoping summary describes the comments received through a written comment period and public scoping meetings. Other public engagement and outreach conducted prior to SEPA scoping also is summarized.

#### ***Description of the Proposal***

The City of Lake Forest Park proposes to prepare and adopt a Town Center Plan as a subarea plan 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 EIS to analyze a no action alternative and two action alternatives that are each based on a different set of assumptions:

#### ***Scoping Period, Scoping Notice, and Notifications to Agencies and the Public***

A 30-day scoping period provided the opportunity for the public and agencies to submit comments on the scope of issues that need to be addressed by the EIS. A public scoping notice was issued on September 24, 2018 and posted at City Hall, Third Place Commons, and The Lake Forest Park Library on September 26, 2018 (as well as posted online). The scoping notice also was mailed to property owners within 300 feet of Town Center and emailed to agencies on September 24, 2018 and published in the newspaper on September 26, 2018. The 30-day comment period was open from September 26, 2018 through October 26, 2018. Refer to attached scoping notice.

#### **Public Engagement to Date**

Prior to the scoping period, extensive public engagement activities were conducted in the community to inform development of the Town Center VISION. Visit the Project Library at [WWW.YOURLFP.COM](http://WWW.YOURLFP.COM)

for materials from these events and to learn more about public engagement activities and outcomes.

- 10 Stakeholder interviews (December 2017 and January 2018)
- 5 Community meetings (January 2018)
- 2 Community workshops (February 2018)
- Discussion with LFP Elementary students (March 2018)
- Open House (April 2018)
- SEPA Scoping Meetings/Outdoor Open House (October 10 and 14, 2018)
- Several Joint Planning Commission/Council Committee of the Whole Meetings (July 2018 through October 2018) and Ongoing Planning Commission and Council of the Whole Meetings (November 2018 through early 2019)

***Notification for SEPA scoping, the events listed above, and other project updates have been published at:***

- [www.yourlfp.com](http://www.yourlfp.com)
- The City of Lake Forest Park website and public meeting posting bulletin boards
- Newspapers, newsletters, and online articles
- The project's [NotifyMe listserv](#)
- The City's Facebook and Twitter pages
- Snail mail postcards to all LFP residents in advance of both Open Houses
- Nextdoor

In addition, postcards (see attached copies) were mailed out to all Lake Forest Park residents early in 2018 in advance of the community meetings and workshops, and public open house (January-April 2018) and in late September in advance of the October 2018 scoping meetings/outdoor open house.

### ***Scoping Meetings***

As noted above, two specific meetings were held during the scoping period and provided the opportunity for submittal of comments to inform the scope of 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 were on hand at these events to answer questions and gather comments.

### ***Purpose of the EIS and Potential Alternatives to be Analyzed***

Consistent with SEPA provisions and Washington Administrative Code (WAC) 197-11-210, environmental analysis is required if the proposed land use plan or development is determined by the lead agency to have the potential for environmental impacts. To analyze this potential, the City as the lead agency has determined that a nonproject EIS should be prepared. The purpose of the EIS will be to analyze a reasonable range of alternatives representing the proposed action in order to identify the potential for significant adverse unavoidable environmental impacts as well as environmental impacts that can be



mitigated. The EIS will be prepared in accordance with the Revised Code of Washington (RCW) 43.21C.030 (2)(c) and other state and local applicable requirements.

As the lead agency, the City of Lake Forest Park proposes to analyze two action alternatives and a “no action” alternative, for which there would be no changes assumed to current land use and planning regulations—redevelopment could occur but without the benefit of changes to the City’s current regulations or adoption of the Town Center Plan that encompasses aspects of the VISION developed through an extensive community and stakeholder engagement process. 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.

Alternative 2, Varied Height and Form, would analyze a redevelopment scenario and associated urban form that could occur with revised planning and land use regulations and 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 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.

Alternative 3, Uniform Height and Form, would analyze 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 Town Center with 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 there would be more residential demand for open space and amenities for the private use of residents at the Town Center (given that there would be a greater number of multi-family units and associated residents under this scenario).

Under Alternative 1, the no action alternative, there would be no action taken to revise current adopted planning and land use regulations. As such, this alternative would address a potential redevelopment scenario and associated urban form that could occur under the current code regulations for the Town Center. This alternative also 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.

All alternatives would 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. Alternatives 2 and 3 would study potential requirements and incentives for redevelopment and implementing elements of the VISION.

### ***Scope of Environmental Analysis***

As the lead agency, the City identified the following areas as potential areas to be addressed in the scope of the EIS and requested public input on this potential scope. Agencies, affected tribes, and members of the public were invited to comment on this potential scope of the EIS (alternatives to be studied, topics for analysis, possible mitigation measures, and concerns about impacts that should be addressed in the EIS). Comments and input received during the scoping process helped the technical analysts understand key areas of concern that needed to be addressed in the EIS.

- 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, city services, parks, open space, recreation and trails, and other community services)
- Utilities (water, sewer, stormwater management, electricity, gas, communications)

### ***Nonproject EIS***

The proposed EIS analysis constitutes a nonproject action proposed by the lead agency. Nonproject actions are those involving local government or state agency that often contain standards controlling the use or modification of the environment and govern a series of connected actions including but not limited to adopting or amending comprehensive plans, transportation plans, ordinances, rules, and regulations. SEPA review for nonproject actions requires agencies to consider the “big picture” by:

- Conducting comprehensive analysis
- Addressing cumulative impacts
- Considering possible alternatives
- Outlining successful mitigation measures

Procedural SEPA requirements for reviewing both nonproject and project proposals are basically the same, involving analysis of a reasonable range of alternatives and potential consequences of future actions and identification of potential environmental impacts and correlating mitigation measures. Other future environmental analysis is expected to address more project-specific actions proposed by others. The future Sound Transit bus rapid transit project proposed in the SR 522 corridor will develop a separate project-specific EIS that will have a separate public review process. This environmental analysis is scheduled to begin in 2019. Future phases of redevelopment projects at Town Center would be subject to SEPA compliance through future environmental analysis and documentation to the level required based on the threshold of development proposed.

## SUMMARY OF COMMENTS RECEIVED DURING SCOPING

Following is a summary of comments received during scoping. A variety of comments were submitted, expressing diverse perspectives about the future of Town Center and the potential scope of environmental analysis. Some commenters expressed concern about additional height, density, and multi-family units/population at Town Center, while other commenters were supportive and expressed a strong interest in seeing changes. Some residents, and in particular property owners to the west of Town Center, expressed concern about changes at Town Center may affect their properties and stated a strong interest in appropriate setbacks, building transitions, and studying the visibility of buildings at varying heights from the west. Comments received also underscored the importance of studying traffic and parking impacts associated with increased density and housing at the site.

### Comment Letters Received During the Scoping Period

Four comment letters (separate correspondences by mail or email) were received from members of the public during the scoping period. The contents of these correspondences are copied below in the order they were received.

- *Thank you for posting all of the information outside city hall today. I strongly favor Alternative 3. If anyplace in LFP is to have high density housing, this is the logical choice because of transit options and access to restaurants and night life. I would favor a significant number of 300 to 500 sq ft condos and apartments because we desperately need affordable housing in LFP. Economic diversity and age diversity is good for a healthy community. It would allow our kids, and other young people, to establish themselves in the community. It would allow seniors the opportunity to downsize without having to move to Bothell or Shoreline. It would help us achieve King County growth management targets. In many European and Asian cities, people live in small apartments, entertain in public spaces, and don't require cars. It allows them to have less ecological stress on the environment. Thank you for allowing me to provide my opinion.*
- *I wanted to send some quick comments about the different scoping proposals. (I attended the first 2 presentations) I approve of alternative 3 with mixed use but with uniformity of uses and form. I am very concerned about allowing 7 stories in height. Like many folks in LFP I distrust developers and would be concerned about their interpretation of the regulations if the plan were to allow varied heights especially up to 7 -8 stories. I have also witnessed firsthand, as a result of my time at the University of Washington, the impact of the new tall apartment buildings in the District area (not nearly as tall as a 7 story building would be.) and as a result, the area has become a series of canyons and corridors blocking out light, removing historical personality, and in my opinion creating a tenement environment. I would hate to see this happen to LFP. Residential Lake Forest Park is about green space, lack of density and unique personalities and styles, and the new plans need to reflect that culture while still providing the necessary amenities of a mixed use commercial space. Regarding transportation and parking I think it would be important to survey, over a period of time, visitors and consumers of the current Town Center, so assumptions are not made as to actual users their habits and how that affects access. How many of them are LFP residents? How many reside out of the area and use the center on their*

*way to or from work off of Ballinger or Bothell way. How many users are bikers off the Burke Gilman trail and what needs do they have? Farmers Market attendees? How many people might travel from Edmonds, Woodinville to use the new Sound Transit opportunities which will be located proximate to the center? In the meetings I attended it was clear that a select group of residents voiced their opinions, but I don't believe it was a true representation of the Town Center participants.*

- *This firm represents Merlone Geier Partners on matters related to the Lake Forest Park Town Center, in Lake Forest Park, WA. Merlone Geier Partners respectfully submits the following comments in response to the City of Lake Forest Park's ("City's") issuance of the Town Center Subarea Plan Determination of Significance (DS) & Request for Comments on Scope of Environmental Impact Statement (EIS) ("Scoping Notice"). Merlone Geier Partners appreciates the City's comprehensive efforts to plan for the future of the Town Center to encourage continued economic growth, employment and a vibrant mix of businesses and land uses.*

#### *I. EIS Scoping- Background*

*The City has issued a DS and Scoping Notice as a means of soliciting input on the range of proposed actions, alternatives, and impacts to be discussed in an EIS. The EIS is required to analyze probable significant adverse environmental impacts only. Scoping is intended to identify and narrow the EIS to only the significant issues. See WAC 197-11-793; WAC 197-11-360.*

*Guidance on the difference between environmental and other considerations is given in WAC 197-11-448. SEPA contemplates that issues of general welfare, social, economic, and essential considerations of state policy will be taken into account generally in the weighing and balancing of EIS alternatives. However, the EIS is not required to evaluate social, economic and other possible effects or contain the balancing of policy judgments that must ultimately be made by City's decisionmakers. Rather, the EIS analyzes environmental impacts that are used by decisionmakers along with these other relevant policy issues. Thus, the EIS, for example, should not be the focal point for analyzing or evaluating options for increasing housing affordability in the City, nor should such policy decisions only be limited to a small sub-area of the City.*

#### *Merlone Geier Partners' Comments—Scoping Notice*

##### *Alternative 1: No Action Alternative*

*The City's description of the "No Action Alternative" lacks some specificity. Merlone Geier Partner's view of the No Action Alternative, which maintains existing zoning, includes the potential for 225,000 sf of retail and office uses on the Town Center property (this does not include Windermere, Starbucks, City Hall, Gas Station and Fire Station).*

- *The City should provide additional detail and analysis in the EIS based on the maximum permitted height, bulk and scale that is possible under existing zoning.*

- *Although unstated, it appears the existing Town Center Design Guidelines would remain in place and with the Subarea Plan requirements acting as an overlay zone.*
- *Merlone Geier Partners does not believe the "No Action Alternative" precludes voluntary compliance with elements of the City's Vision (2018). The City may wish to revise the description accordingly.*
- *The City's description states that current regulations do not include provisions related to housing affordability or transit orientation. Merlone Geier does not believe the EIS should include an analysis of policy choices regarding housing affordability, including consideration of mandatory affordable housing provisions.*

*While the Municipal Code may not refer to transit-oriented development specifically, development at the Town Center may include residential densities that complement the anticipated presence of Sound Transit ST3 elements, including a station pair in SR 522/NE Bothell Way at the Town Center and a park-and-ride parking structure.*

#### *Alternative 2: Diversity of Uses and Form*

- *The description of this alternative lacks specificity regarding the anticipated heights that will be studied ("varied heights").*
- *The description also needs to clarify the difference between all of those uses permitted under current zoning and those that would be introduced as new, permitted by right and conditional uses.*
- *Information is lacking as far as the anticipated density of residential and nonresidential uses that will be studied under this alternative. The City should study the environmental impacts of at least 1,100 dwelling units at heights up to 75', in addition to approximately 125,000 sf of retail and 25,000 sf of medical office.*
- *It is not clear what is meant by "[t]his alternative would support. . . orientation towards transit and pedestrians." This appears to be a design attribute as opposed to a distinguishing environmental impact.*
- *It is not clear how the alternative would "encourage housing affordability." As suggested above, housing affordability is not a distinguishing environmental impact that should be addressed and analyzed in this EIS. The Purpose statement in the Scoping Notice indicates that the analysis will determine the potential effects of redevelopment on "residential conditions." It is assumed this statement refers to potential adverse environmental impacts, if any, on existing residential development, but the use of the term "conditions" is not entirely clear.*
- *The section in the Notice entitled, EIS Required, identifies "Town Center Environment and Natural Features" as an element or element of the environment to be studied. Merlone Geier Partners agrees, but the focus should not be whether they would change, but whether the Subarea Plan adopted under this Non-project EIS would be likely to result in probable significant adverse environmental impacts to these elements of the environment.*

### Alternative 3: Uniformity of Uses and Form

- *The description of this alternative lacks specificity regarding the anticipated heights that will be studied ("more uniform heights").*
- *Information is lacking as far as the anticipated density of residential and nonresidential uses that will be studied under this alternative. The City should study the environmental impacts of residential densities that would allow up to 1,500 dwelling units at heights up to 85', in addition to 200,000 sf of retail and 50,000 sf of medical office. A developer may not, in fact, "maximize the residential potential of the site" (essentially displacing commercial uses over time).*
- *It is not clear how the alternative would "encourage housing affordability." As suggested above, housing affordability is not a distinguishing environmental impact that should be addressed and analyzed in this EIS.*
- *Implementation of the Vision and the inclusion of statements such as "...amenities would be focused more toward the private use of residents at the Town Center," does not reflect a position taken by Merlone Geier Partners and should not be a distinguishing factor in describing the potential adverse environmental impacts of the action alternatives.*
- *"What potential impacts are you most concerned about with the possibility of Town Center redevelopment in the future"? The Destruction of the Lake Forest Park Town Shopping Center as we know it in 2018 by the building of a Sound Transit 300 Car Ride and Ride building. Our family has lived in our home since 1976 or 42 years and raised two great children. We love Lake Forest Park. I have seen many changes in the past 42 years and now the ideas of a 300 car "park and ride" parking lot and buildings for living residents in the LFP Towne Center are so far off the base. This is a shopping center for the people who live in Lake Forest Park. I shop at Ace hardware, Rite Aid, Albertsons, Chase and Bank America to name a few all the time. What are you thinking? How do you have the room for housing and 300 cars coming and going each morning, evening for this new "LFP Park and Ride"? It increases traffic on the Ballinger and Bothell way streets. We will now have more drivers on a daily average for the crowded Ballinger highway and then every morning the traffic jammed stop and go traffic, south on Bothell Way to the N. E. 145th traffic light. The "Big Bully", now in town, is the "Sound Transit System with \$54 Billion" in funds and to buy and influence for their ideas only or what they alone want to accomplish. They put on a great show for meetings for the local people, but in the end, they will only do what they want to accomplish. They said we have open sessions and we have open meetings with the public, but in the end, it will just what they want to do with big money for their Sound Transit.*

*This new project will destroy our local shopping Lake Forest Park Town Center Mall with a 300 car Park and Ride garage that just caters to no one who lives here is Lake Forest. I asked them "How do you get 300 cars for the "Park and Ride" car drivers in and out every day on Ballinger Way? Sound Transit people had no reply to this question. The new 300 car parking and ride parking garage will destroy my Doctor's office and my Chase Bank forever. They will move to a new location and never come back. This all just for the out of town people from everywhere else*

*that can park for free here in Lake Forest Park Town Center and the owners of the LFP Town Centre owners can get very rich from Sound Transit. This is a local community Lake Forest Park Town Center Shopping Mall and not a park and ride parking lot for everyone working downtown. It seems The "Big Bully Sound Transit" with 54 Billion rules everything now. The local Lake Forest Park Police force now fails to enforce no parking for "Park and Ride" drivers in the Lake Forest Town Center parking lot, the entire surrounding streets with resident homes. The Shopping center is full of cars parked 8 to 10 hours each week day. Parking, and traffic is very high in the afternoon and I try not to ever shop there in the PM.*

*Please do something to prevent our local Lake Forest Towne Center from being totally destroyed from the "54 Billion Dollar Rich Sound Transit System" for what? More cars, more traffic and more people? I hope this helps to save our Lake Forest Park shopping center. The old areas of Seattle as Fremont, Ballard, and South Lake Union have been destroyed by too much growth. Now next, are our Bothell, Kenmore and Lake Forest Park cities?*

#### **Comments Submitted at Scoping Meetings**

Some of the attendees at the public scoping meetings, including the October 10, 2018 meeting at City Hall (Council Chambers) and the October 14, 2018 outdoor open house, submitted comments on comment forms. Twenty-five (25) comment forms were submitted.

The comment form inquired as to the elements of the environment that were important to be addressed in the EIS, and responses included the following comments, which were mentioned multiple times in the comments submitted:

- *Concerns about transportation, parking, traffic congestion and access/too much traffic and circulation changes;*
- *The need for people to be able to walk and bicycle around and through Town Center rather than having to drive from one place to another;*
- *Right-sized parking and better transit access within Lake Forest Park to carry passengers to the proposed bus rapid transit system;*
- *The provision of sufficient parking at the Town Center, avoidance of overflow parking in surrounding areas, and the need for parking management at the site;*
- *Sufficient bike parking is needed;*
- *Protection of Lyon Creek, existing trees and vegetation, and the natural environment;*
- *Public safety and the potential for crime and additional fire and police protection services;*
- *Provision of affordable housing at Town Center to serve the community;*
- *Housing units for seniors;*
- *Accessible design and universal design considerations;*
- *Stormwater management/runoff control and flooding control and water quality;*
- *Retaining existing spaces for public use and social gathering spaces such as Third Place Commons;*
- *Consistency with plans and policies and applicable regulations;*
- *Retaining a place for the farmers market;*

- *Retaining a sense of community;*
- *Ensuring adequate open space/green space;*
- *Opportunities for green roofs; solar energy generation from rooftops;*
- *Changes in urban character, such as the height and form of buildings and how buildings might affect sunlight/shade; accessibility to and within buildings;*
- *Retaining and enhancing the natural beauty and character of the Lake Forest Park setting;*
- *Natural landscaping, boardwalks and permeable surfaces, and less asphalt (gray to green);*
- *Wildlife habitat considerations;*
- *Places for children to play as part of redevelopment;*
- *Multi-generational opportunities—places for community meetings and activities, places for family activities, more restaurants/dining options, and outdoor activities/games/movie watching, etc.;*
- *Space for community vans, rideshare, trip pools, carpools, shuttle services, etc.;*
- *Consider past and current conditions and uses at site (high groundwater table, springs, potential pollutions);*
- *The potential for redistribution of current public spaces for use by mainly new residents;*

Two commenters asked about the potential for construction-related impacts, noise, and air quality. Construction related impacts would be applicable to project-specific environmental concerns, and as such would be addressed as part of later project-level permitting and environmental compliance. Noise is addressed by the City's adopted noise, but additional project-related noise may need to be analyzed as part of project-level permitting and environmental compliance. (Refer to Lake Forest Park Municipal Code Title 8.24, Noise Control.) There are code provisions that protect critical areas as well as provisions that protect the community from activities that affect air quality, including construction. Air quality related to vehicle emissions and air pollution is monitored and controlled at the regional level. Bringing more residents and employees in to close proximity with high capacity transit is consistent with state and regional growth management policies that call for reducing overall vehicle miles traveled and related emission rates. As such, the Town Center Plan would be anticipated to support these policies and result in overall beneficial effects and not adverse impacts to regional air quality. Another comment mentioned a concern about the potential for increased cost of operating independent businesses in the center. This was also determined to be a project-specific issue that the nonproject EIS scope would not address. At this time, there is no specific plan for redevelopment or proposed timeframe. Policy development related to negotiations between property owners and tenants are not part of the scope of the EIS.

Additional comments received during the scoping meetings included the following:

- *We need some kind of park and ride so that people who aren't close to the center can use public transportation;*
- *Take advantage of the views of Mount Rainier and the lake for commercial spaces and public gathering spaces;*
- *Taller building heights could be tolerated; much better than the current Town Center conditions*
- *More mixed-use development;*

- *Concerned about buildings being too tall; prefer the 3 story maximum style—would provide more sunlight and accessibility if buildings are not too tall;*
- *Town Center Vision would not be achieved if building heights do not match the character of the city;*
- *If the City would like taller buildings for the sake of housing and more storefronts, suggest rezoning other potential nodes in Lake Forest Park for more stores and also allow backyard cottages on single family zoned property;*
- *Keep building heights to max. of 65 feet high;*
- *Like idea of garage parking to reduce sprawl; high density objective to take advantage of transportation options;*
- *Residents have expressed interest in the past in a pedestrian overpass to connect bus stops and parking garage; there is also interest in some sort of public open space at the top level of the parking garage;*
- *Development of the Town Center should recognize and take advantage of the slope of the site;*
- *Provide increased parking at the Town Center for people who will want to park and take transit to Seattle;*
- *Will the parking structure by Sound Transit only benefit commuters from other towns? Will there be room for LFP residents?*
- *Some parking should be made available for people who want to bike the Burke-Gilman Trail;*
- *People who commute to Seattle should be the ones to pay for parking; people who are visiting stores should have free parking;*
- *How will the aesthetics of a multi-story parking structure fit with the Town Center character; how can it be designed to best fit the setting? The location of the parking garage should be placed where it is less obtrusive;*
- *Please put living walls on the parking structure;*
- *Please put a level of Town Center facing the lake from up high so residents can relax, stroll, and view the lake;*
- *Please make structures LEED certified (passive would be best);*
- *I think Alternative #2 for a variety of built form of different uses is the most sustainable future growth;*
- *I like Alternative #2; no to Alternative #3;*
- *No low quality buildings;*
- *Retaining important locally-owned businesses such as Third Place Books, restaurants, and other shops ("Third Place books is an anchor—we need it to stay in heartbeat, soul/character...");*
- *Create designed spaces for pedestrians like you find in European piazzas;*
- *Keep the forest in LFP; retain natural beauty of LPF;*
- *I am not concerned about any of these impacts to be honest. I'm hopeful that the whole area will be renovated ESPECIALLY the Town Center—our community deserves a center that is inviting and beautiful from the coming generations;*
- *Move quickly; and*
- *Growth is great when it is thoughtful. Thanks for listening to resident feedback.*



# 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:

Alternative 1—No Change to Existing Planning and Land Use Regulations  (No Action Alternative)	Alternative 2—Diversity of Uses and Form (Action Alternative)	Alternative 3—Uniformity of Uses and Form (Action Alternative)
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.	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.	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.

*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.

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

# City of Lake Forest Park **Town Center Subarea Plan**

## Determination of Significance (DS) & Request for Comments on Scope of Environmental Impact Statement (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 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



# City of Lake Forest Park **Town Center Subarea Plan**

## Determination of Significance (DS) & Request for Comments on Scope of Environmental Impact Statement (EIS)

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.



**Please use this form to comment on the range of alternatives and elements proposed for analysis in the Non-Project Environmental Impact Statement (EIS) for the Town Center Plan**

Provide input on the elements listed for analysis in the EIS (box below). Which elements are most important to you and why? Are there other elements that should be analyzed? \_\_\_\_\_

## EIS ANALYSIS ELEMENTS:

- » **Town Center Environment and Natural Features**
  - » Lyon Creek
  - » Existing Trees and Vegetation
  - » Stormwater runoff
  - » Water quality
- » **Consistency with Adopted Plans/Policies**
- » **Planning and Development Land Use Regulations**
- » **Transportation and Parking (Traffic Circulation; Access by All Modes)**
- » **Public Services (Police, Fire, Schools, Community Services)**
- » **Utilities (Water, Sewer, Stormwater Management Facilities, Energy)**

What potential impacts are you most concerned about with the possibility of Town Center redevelopment in the future? \_\_\_\_\_

What mitigation measures should be considered to address these potential impacts?

Any other comments?

Submit your comments at this public meeting or you may also mail or email them to Steve Bennett at 17425 Ballinger Way NE, Lake Forest Park, WA 98155; **[sbennett@ci.lake-forest-park.wa.us](mailto:sbennett@ci.lake-forest-park.wa.us)**. You may also provide comments online at [www.yourlfp.com](http://www.yourlfp.com) -check out the Get Involved page and other information about the Town Center Plan and providing your comments on scoping.



# Learn about the project and share your vision for Town Center.

## Community Meetings

January 27 11:00 am - 12:30 pm

January 29 2:00 pm - 3:30 pm & 6:00 pm - 7:30 pm

January 31 2:00 pm - 3:30 pm & 6:00 pm - 7:30 pm

*Please attend one of the above sessions at Town Center-choose the time that works best for you*

## Community Design Workshops

February 28 4:30 pm - 6:00 pm & 6:30 pm - 8:00 pm

*Please attend one of the above sessions at Town Center-choose the time that works best for you*

## Open House

Mid April 2018

*Check yourLFP.com/events for final event details*

For details, visit [YourLFP.com/events](http://YourLFP.com/events)



The City has made important changes in the way we're approaching the Town Center Vision, including narrowing the project's geographic scope and putting a greater emphasis on public engagement.

Through these events, the City hopes to hear opinions on concepts and design ideas for Town Center from a wide cross-section of Lake Forest Park residents and businesses—join us!

**Learn more at the City's new website, [yourLFP.com](http://yourLFP.com)**



# Town Center VISION | Fall 2018 Events

## Public Scoping Meeting

October 10 | 6-8 pm | LFP City Hall (17425 Ballinger Way NE)

Comment on the alternatives, impacts, and potential mitigation measures to be analyzed in the environmental impact statement (EIS). The EIS will look at potential changes to the City's Planning and Land Use Regulations and related redevelopment scenarios.

*Learn about other ways to comment at [YourLFP.com](http://YourLFP.com)*

## Outdoor Open House

October 14 | 11 am-3 pm | LFP City Hall (17425 Ballinger Way NE)

Stop by during the Farmers Market to learn more about potential redevelopment at Town Center and how the VISION may take shape in the coming years. Participate in a self-guided tour with stops at key locations where change may occur, and provide input on the scope of the proposed environmental impact statement (EIS) and potential amendments to the City's Planning and Land Use Regulations.

For details, visit  
**[YourLFP.com/events](http://YourLFP.com/events)**



***What's the latest?*** The City is amending its development code to facilitate the implementation of the Town Center VISION that was created earlier in 2018. Thanks again to all who've participated in the project to date. We hope to see you again this fall!

**Learn more at [YourLFP.com](http://YourLFP.com)**