



The City of Shoreline Notice of SEPA Threshold Determination

The City of Shoreline proposes to adopt a subarea plan for the area around the future 145th Street light rail station. The 145th Street Light Rail Station Subarea is generally located ½ mile around the proposed light rail station at 145th Street and Interstate 5 within the City of Shoreline. The current land uses within the Subarea are primarily low-density single-family homes designated for Low Density Residential in the City's Comprehensive Plan and zoned Residential – 6 units per acre (R-6). In addition to single-family homes, the area also contains schools, large parks, open space, churches, a senior living facility, and a number of streams and wetlands. The Subarea Plan would enact goals and policies identified in the City's Comprehensive Plan, including changing land use designations and zoning categories to increase development potential around the planned light rail station; creating transition standards; establishing bulk, height, and other development regulations; identifying transportation facilities for transit, pedestrian, and bicycles to support redevelopment; identifying opportunities for active and passive open space requirements; creating affordable housing opportunities and incentives; and assessing utilities and identifying potential deficiencies.

Threshold Determination: The City of Shoreline has determined that the proposal will have a probable significant adverse impact on the environment and is issuing a Determination of Significance.

Judicial Appeal: There is no administrative appeal available for this decision. The SEPA Threshold Determination may be appealed with the decision on the underlying action to superior court. If there is not a statutory time limit in filing a judicial appeal, the appeal must be filed within 21 calendar days following the issuance of this decision on the underlying decision in accordance with State law.

Copies of the threshold determination and more specific information on project are available for review at the City Hall, 17500 Midvale Avenue N.



**SEPA THRESHOLD DETERMINATION OF SIGNIFICANCE (DS) AND SCOPING NOTICE
REQUEST FOR COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT STATEMENT
(EIS) 145TH STREET LIGHT RAIL STATION SUBAREA PLAN**

Application Name: 145th Street Light Rail Station Subarea Plan
Applicant/Contact: Steven Szafran, AICP
Senior Planner
Planning & Community Development
City of Shoreline
17500 Midvale Avenue N
Shoreline, WA 98133
206-801-2512

Date of Issuance: October 1, 2014

Description of Proposal, and Location: The City of Shoreline proposes to adopt a subarea plan for the area around the future 145th Street light rail station. The 145th Street Light Rail Station Subarea is generally located ½ mile around the proposed light rail station at 145th Street and Interstate 5 within the City of Shoreline. The current land uses within the Subarea are primarily low-density single-family homes designated for Low Density Residential in the City's Comprehensive Plan and zoned Residential – 6 units per acre (R-6). In addition to single-family homes, the area also contains schools, large parks, open space, churches, a senior living facility, and a number of streams and wetlands. The Subarea Plan would enact goals and policies identified in the City's Comprehensive Plan, including changing land use designations and zoning categories to increase development potential around the planned light rail station; creating transition standards; establishing bulk, height, and other development regulations; identifying transportation facilities for transit, pedestrian, and bicycles to support redevelopment; identifying opportunities for active and passive open space requirements; creating affordable housing opportunities and incentives; and assessing utilities and identifying potential deficiencies.

Lead Agency and EIS Required: The City of Shoreline, as 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 City intends to designate the 145th Street Light Rail Station Subarea Plan as a planned action as defined under WAC 197-11-164 and will prepare a Planned Action EIS. Future projects developing under the Planned Action will not require individual environmental review at the time of permit application if they are consistent with the range of alternatives and mitigation studied in the EIS.

EIS Alternatives: The City intends to study three land use alternatives to be comparatively evaluated in the Planned Action EIS: a No Action Alternative (SEPA required) and two action alternatives. The No Action alternative would assume that the 145th Street Light Rail Station Subarea Plan would not be

[projects/light-rail-station-area-planning/145th-street-station-subarea-planning](#). This page will also list upcoming meetings, events, documents, and revised maps when they become available.

Elements of the Environment to be Addressed: The lead agency has identified the following topic areas for analysis in the Planned Action EIS: Land Use, Housing, Transportation, Streams, Wetlands, Parks and Recreation, and Utilities. The public is asked to provide the City with comments on whether these are the correct and complete list of environmental elements to be analyzed in the DEIS. For more information on reviewing and commenting as part of the scoping process, refer to <http://www.ecy.wa.gov/programs/sea/sepa/citizenGuidance.html>.

EIS Scheduling and Public Process: City staff presented seven maps to the City Council on September 15, 2014 for comment and consideration. The Council discussed the merits of each map and directed staff to consolidate, eliminate, and bring maps back to the Council for further consideration. September 29, 2014 – Council picks three alternatives to be studied at the Design Dialogue Workshop Part II.

October 1, 2014 – Determination of Significance is issued opening the comment and scoping period for the Draft Environmental Impact Statement.

October 9, 2014 – The Design Dialogue Workshop Part II will take place. The workshop will provide an opportunity for the public, staff, and the consultant to hear comments, provide input, and draft design ideas for the 145th Street Light Rail Station Subarea Plan. The comments received for the 145th Street Light Rail Station Subarea Plan and the scoping comments for the 145th Subarea Draft Environmental Impact Statement will inform topics that are analyzed in the DEIS.

October 31, 2014 – The public comment/scoping period ends.

November 10, 2014 – Council will confirm the three alternatives to be studied in the DEIS.

Scoping Comments: Agencies, affected tribes, and members of the public are invited to comment on the scope of the Planned Action EIS. You may comment on EIS Alternatives, issues that should be evaluated in the EIS, probable significant adverse impacts, mitigation measures, and licenses or other approvals that may be required. The method and deadline for providing scoping comments is:

Written Comments: Provide written comments on the scope of the Planned Action EIS no later than 5:00 p.m. on

October 31, 2014. Comments may be sent to the Lead Agency Contact Person, Steven Szafran, AICP, Senior Planner at the City of Shoreline Planning & Community Development Department, 17500 Midvale Avenue N, Shoreline, WA 98133 or via email at sszafran@shorelinewa.gov.

Scoping Meeting/Design Dialogue Workshop: Written comments on the Determination of Significance and/or scope of the Planned Action EIS may also be submitted at the 145th Street Light Rail Station Subarea Plan Design Dialogue Workshop on Thursday, October 9, 2014, at Shoreline City Hall Council Chambers from 6:30 – 9:00 p.m. Shoreline City Hall is located at 17500 Midvale Avenue N, Shoreline, WA 98133.

RESPONSIBLE OFFICIAL: Rachael Markle, AICP, SEPA Official

Planning & Community Development Director

City of Shoreline

Department of Planning & Community Development