



## Notice of SEPA Threshold Determination

**Project Description:** Building Permit #121604, 1795 NE 205<sup>th</sup> St, new construction of a 4-story, 108 unit wood frame residential apartment building over an at-grade parking structure for 77 cars plus bicycle parking.

**Effective Date of Notice:** December 1, 2014

**Threshold Determination:** The City of Shoreline has determined that the proposal will not have a probable significant adverse impact on the environment and is issuing a Mitigated Determination of Nonsignificance. The following are measures added to mitigate the impacts of the project:

*The property owner agrees to manage the parking as follows and shall have a Parking and Transportation Management Plan (PTMP) agreement approved by the City and recorded with King County prior to receiving a Certificate of Occupancy for the building:*

- a. *Rentals shall be managed such that the total demand for parking does not exceed the available supply of required minimum parking. If the demand for parking equals or exceeds the supply of required parking, the property owner shall either restrict occupancy of the bedrooms or restrict leasing to only tenants that do not have cars, or secure additional parking such as through agreements with private property owners in the vicinity of the project.*
- b. *The PTMP shall include the following requirements:*
  - i. *The cost of parking on this site shall be included in rents, except that those tenants who do not own cars registered in the State of Washington may have that cost discounted from the rent at the discretion of the property owner. This condition is intended to eliminate any monetary incentive for tenants to park off-site.*
  - ii. *Subsidize bus passes or equivalent alternative transportation mode offered to all tenants that do not have cars.*
  - iii. *Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.*
  - iv. *Adequate secured and sheltered bicycle parking to meet the anticipated demand.*
  - v. *Designation of a Transportation Coordinator to manage the PTMP such as the onsite leasing agent, to provide commute information to all new tenants, and be the point of contact for the City.*

- vi. *At the time the project attains 90% occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and report out the result of a resident survey regarding alternative modes of travel utilized by residents. The parking demand report shall be prepared by a licensed transportation engineer documenting on site and potential off-site parking utilization and alternative commute travel. If the report finds that the total demand for parking does exceed the available supply of required minimum parking, revisions to the PTMP as described in (a), above, shall be required.*
- vii. *Following the initial report and survey in (b)(vi) above, the property owner shall submit the results of a biennial survey of residents and a parking study prepared by a licensed transportation engineer documenting on site and potential off-site parking utilization and alternative commute travel. The Director of Planning and Community Development may increase or decrease the frequency of the survey and report based on the documented success of the PTMP.*
- viii. *Acknowledgement by the property owner that it shall be a violation of the permit for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the PTMP or reporting requirements.*

**Administrative Appeal:** Written appeals of the SEPA threshold determination decision, prepared in accordance with SMC 20.30 must be received by the City Clerk's Office at 17500 Midvale Avenue N, Shoreline, WA 98133 on or before 5:00 p.m. on December 15, 2014. A fee of \$475.25, payable to the City of Shoreline, must accompany the appeal.

The permit file and more specific information on submitting an administrative appeal are available for review at the City Hall, 17500 Midvale Avenue N.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation by contacting the King County Assessor's Office at (206) 296-7300.