



City of Shoreline
Planning & Community Development
 17500 Midvale Avenue North Shoreline, WA 98133-4905
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To Be Completed by Staff:
 Date Received: 4-8-20
 Permit Number:

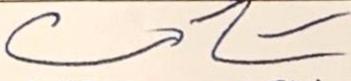
PLN 190228

Planned Action Determination of Consistency Review Checklist

185th Street Station Subarea 145th Street Station Subarea
 Town Center Shoreline Place

Part One: Project Information (Applicant to Complete)			
Property Information	Site Address: 15700 Dayton Avenue N, Shoreline WA 98133		
	Parcel #: 1826049013	Sq. feet: 668,210	Acres: 15.34
	Land Use Designation: Mixed Use 1	Zoning: Mixed Business	
	Number of Buildings on site: 2	Number to be Retained: 2	
	Existing Impervious Surface Area: 409,613 SF	Proposed Impervious Surface Area: 423,214	
Applicant / Contact	Name/Company: Washington State Department of Transportation		
	Address: 7345 Linderson Way SW	City/State/Zip: Tumwater, WA 98501	
	Phone: 360-705-7867	Applicants Relationship to owner:	
	Fax:	Email: LindenCh@wsdot.wa.gov	
Property Owner	Name/Company: Washington State Department of Transportation		
	Address: 7345 Linderson Way SW	City/State/Zip: Tumwater, WA 98501	
	Phone: 360-705-7867	Email: LindenCh@wsdot.wa.gov	
	Fax:		
Project Description	Existing Land Use (describe): Office buildings		
	Proposed Land use (check all that apply):		
	<input type="checkbox"/>	Retail & Services: those uses including but not limited to department, drug & grocery stores; eating & drinking establishments; specialty goods/foods; entertainment & recreation; convenience stores; services; and commercial goods.	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	Civic & Cultural: those uses including but not limited to libraries, museums, community center, stadium, performing arts facility, City Hall and other public facilities, which are not essential public facilities.	<input type="checkbox"/>
	<input type="checkbox"/>	Mixed Use: Those uses that combine two or more land uses on a single site or within a single building.	<input type="checkbox"/>
		<input type="checkbox"/>	Office & Employment – Those uses including but not limited to business & professional offices such as medical or dental, educational & institutional offices, research & development, light manufacturing, high tech, and associated uses.
		<input type="checkbox"/>	Lodging: Those uses including hotels, motels, and other similar facilities offering temporary accommodation.
		<input type="checkbox"/>	Residential: Those uses including but not limited to single family attached and detached units, multifamily units, residential care facilities, nursing homes and senior housing.
	Other (Describe):		

REVISION
 APR 08 2023
 P. 200

Development Information	Residential (Dwelling Units):			
	Existing Dwellings		Proposed Dwellings	
	Proposed Density (dwellings per acre)			
	# Single Family: N/A		# Single Family: N/A	
	# Multifamily: N/A		# Multifamily: N/A	
	Office / Employment (Square Feet):			
	Existing Office / Employment: 188,484 GSF		Proposed Office / Employment: 195,484 GSF	
	Retail & Services (Square Feet):			
	Existing Retail & Services: N/A		Proposed Retail & Services: N/A	
	PM Peak Hour Weekday vehicle Trips:			
Existing Estimated Trips: 374 337.65		Future Estimated Trips: 479 341.02		
Net New Trips: 408 3.37		Total Trips: 479 341.02		
Source of Trip Rate: Impact Fee estimation forms / ITE		Transportation Impacts Consistent with Chapter 20.60.140:		
ITE Manual <input checked="" type="checkbox"/>		Other 2019 Parking Analysis Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Signature (Applicant)				
Date:		CHRIS LINDEN, WSDOT PROJECT MANAGER 3/25/20		

* **Part Two: Review Criteria (City to Complete)**
The City's SEPA Responsible Official may designate conforming projects as "planned actions," pursuant to RCW 43.21C.030, that meet the following conditions (Ordinance 707-185th SSSP & Ordinance 752 - 145th SSSP)

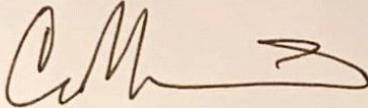
Criteria (SMC)	Complies (if not explain on separate sheet and attach):	
The proposal is located within a planned action area as identified on the official zoning map.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal is consistent with the City of Shoreline Comprehensive Plan and the applicable subarea plan.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposed uses & activities are consistent with those described in the planned action EIS & zoning requirements of Title 20.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal is consistent with the cumulative planned action thresholds identified in Ordinances 609 (Town Center), 705 (Shoreline Place), 707 (185 th SSSP) & 752 (145 th SSSP).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Dwelling Threshold: (2,214 units in 145 th) (2,190 units in 185 th) (1,000 units in Shoreline Place) (1,200 units in Town Center)	1,000 units	Dwellings Remaining: 0 units

* See attached compliance report.

Employment Threshold: (1,083 jobs in 145 th) (928 jobs in 185 th) (250,000 sqft office and 250,000 sqft retail in Shoreline Place) (200,000 sqft office and 200,000 sqft retail in Town Center)	250,000 sf office	Employment Remaining:	652 new sf 249,348 sf remaining
Vehicle Trips Threshold: (18,061 trips in 145 th) (8,289 trips in 185 th) (Maximum Average Daily Trips on 185 th Street = 20,000) (2,894 total trips; 1,605 net trips for Shoreline Place)	808 net new trips <hr/> 1,855 total trips	Vehicle Trips Remaining:	540.63 trips remaining
Utility Thresholds (145 th): NCWD – 1,043,000 gpd SPU – 2,048,000 gpd Ronald Wastewater – 3,609,000 gpd Utility Thresholds (185 th): NCWD = 771,281 gpd SPU = 1,171,165 gpd Ronald Wastewater = 1,516,803 gpd	N/A (Not a threshold in this area)	Utility Capacity Remaining:	N/A
The proposal's significant impacts have been identified in the planned action EIS.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

The proposal's significant impacts have been mitigated by application of the measures identified in Ordinances 609, 705, 707 & 752 and other applicable City regulations together with any modifications, variances or special permits that may be required.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal complies with all applicable local, state & or federal laws and regulations.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal is not an essential public facility as defined by RCW 36.70a.200(1) and except as permitted by Chapter 43.21C.RCW.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Part Three: Planned Action Determination (City to Complete):		
Requirement:	Complies (If no, explain on a separate sheet and attach):	
Applications for planned actions were made on forms provided by the City including a SEPA checklist.	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/> No
The application is complete as provided in SMC 20.30.100.	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/> No
The application is consistent with the criteria of the Planned Action Ordinance.	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/> No

Qualifying Project (if no, explain on a separate sheet and attach)	
<input checked="" type="checkbox"/> Yes	Qualifies as a Planned Action - The application is consistent with the Planned Action Ordinance and thereby qualifies as a Planned Action project. All development activities shall proceed in accordance with the applicable permit review procedure specified in Shoreline Municipal Code Title 20, except that no SEPA threshold determination, EIS or additional SEPA review shall be required. Public notice of the determination shall be pursuant to chapter 43.21C RCW.
<input type="checkbox"/> No	Does not Qualify as Planned Action – The application is not consistent with the Planned Action Ordinance and does not qualify as a Planned Action project for the following reasons:
<input type="checkbox"/>	Additional SEPA Review Required - Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.
Signature: (Director or Designee)	
Date:	6/17/2020

PLANNED ACTION DETERMINATION OF CONSISTENCY

Planned Action	Ordinance No. 705 Aurora Square Community Renewal Area
Application No. & Type	DEV19-2366, COM19-2367, COM19-2368, ROW19-2371 WSDOT RHQ Remodel
Project Description	Remodel of an existing 6-story office building, construction of a 7,000 sq. ft. storage building containing 652 sq. ft. of additional office/laboratory space, and associated site and infrastructure improvements.
Address	15700 Dayton Ave N, Shoreline, WA 98133
Applicant	Chris Linden, WSDOT
Date	June 17, 2020
City Project Manager Contact Information	Caleb Miller, Associate Planner, City of Shoreline cmiller@shorelinewa.gov ; (206)801-2552 17500 Midvale Ave N, Shoreline, WA 98133

Review Criteria

- 1. The proposal is located within a Planned Action area as identified on the official zoning map.**

Staff Response: The WSDOT RHQ remodel project site is located within the Shoreline Place Planned Action Area as identified in [Ordinance 705](#).

- 2. The proposal is consistent with the City of Shoreline Comprehensive Plan and the applicable subarea plan.**

Staff Response: The proposal is consistent with the Comprehensive Plan. The project will result in expanded employment opportunities that are easily accessible by transit and non-motorized means of travel. Frontage improvements will provide additional pedestrian mobility options, including on streets with bus stops such as Dayton Ave N.

3. The proposed uses and activities are consistent with those described in the Planned Action EIS and zoning requirements of SMC Title 20 – Development Code.

Staff Response: The proposal does not include any change of use or new use of the property. Rather, the proposal consists of an expansion of the existing state agency office use at the site. This use is consistent with those described within the Aurora Square Planned Action EIS, section (3)(C)(a) and is an allowed use in the Mixed Business (MB) zone, per SMC Table 20.40.130.

4. The proposal is consistent with the cumulative Planned Action thresholds identified in the applicable Planned Action ordinance.

Staff Response: The proposal is within the thresholds described in the Shoreline Place/Aurora Square Planned Action Ordinance (No. 705):

- Dwelling Thresholds:
 - Adopted by Ordinance: 1,000 dwelling units
 - Remaining after previous projects: 0 dwelling units
 - Proposed: 0 dwelling units
 - Thresholds Remaining: 0 dwelling units
- Employment Thresholds (Office Space):
 - Adopted by Ordinance: 250,000 sq. ft.
 - Remaining after previous projects: 250,000 sq. ft.
 - Proposed: 652 sq ft.
 - Thresholds Remaining: 249,348 sq. ft.
- Vehicle Trips Thresholds:
 - Adopted by Ordinance: 1,855 total trips, 808 net new trips
 - Remaining after previous projects: 544 new trips
 - Proposed: 3.37 new trips (per Transportation Impact Fee estimation form) for new building.
 - Thresholds Remaining: 540.63 new trips

Because the proposal does not result in over 20 new PM peak hour trips (per the ITE Trip Generation Manual), the City Traffic Engineer did not require submittal of a Traffic Impact Analysis.

Threshold calculations for Planned Action areas in the City of Shoreline can be found in a separate tracking sheet.

5. The proposal's significant impacts have been identified in the Planned Action EIS.

Staff Response: No significant adverse environmental impacts, including those listed in the Planned Action EIS, are anticipated as a result of this proposal:

- Land Use:
 - A 7,000 sq. ft. storage and office/laboratory building is proposed for construction on the east side of the property, and will be screened and located in a manner to not be visible from the adjacent single-family neighborhoods.
- Light and Glare
 - Lighting fixtures throughout the parking lot and on the buildings will be downlit and shielded in order to prevent glare onto nearby residential properties. Further, the site is almost completely surrounded by a belt of mature trees, which help to prevent light from shining onto adjacent properties.
- Transportation
 - The additional trips generated from the proposal, based on new square footage of office space added to the site, would be minimal. The existing structure has historically been operating below its capacity, and because no addition to this structure is proposed, no new trips will be generated per the ITE Trip Generation Manual. The new structure proposed for the site consists of 652 sq. ft. of office/laboratory space and 6,348 sq. ft. of storage space, resulting in 3.37 new PM peak hour vehicle trips (per ITE Trip Generation Manual).
- Stormwater
 - Stormwater from new and replaced hardscape on site will be managed entirely on site per City codes and the Engineering Development Manual.
- Sewer and Water
 - The proposal will comply with Ronald Wastewater District and Seattle Public Utility regulations and sewer/water availability certificates.
- Schools and Parks
 - No new population growth will result from this proposal; schools and parks will not be impacted.

6. The proposal's significant impacts have been mitigated by application of the measures identified in the Planned Action Ordinance and other applicable City regulations, together with any modifications, variances, or special permits that may be required.

Staff Response: While no significant adverse environmental impacts (which can't be mitigated through existing regulations) are identified for this project, some mitigation measures identified in the Planned Action EIS will be completed by the applicant:

- Land Use:
 - The applicant is required to comply with design standards under SMC 20.50 Subchapter 4 (Commercial/Multifamily Design Standards).
 - The proposal will comply with all applicable development regulations in the Shoreline Municipal Code.
- Light and Glare
 - The proposal will comply with light and glare requirements in the Shoreline Municipal Code.
- Transportation:
 - The applicant is responsible for completing frontage improvements along N 160th St, Dayton Ave N, and N 155th St per City requirements. These frontage improvements have been modified significantly to retain as many trees as possible, while still meeting requirements of the SMC and Engineering Development Manual. Dedications of WSDOT property to public right-of-way, necessary for installation of frontage improvements, are required prior to permit issuance.
 - Transportation Impact Fees for the project will be due upon permit issuance.
- Stormwater
 - The project must comply with all stormwater requirements in the Engineering Development Manual and Department of Ecology Stormwater Manual.

7. The proposal complies with all applicable local, state, and/or federal laws and regulations.

Staff Response: The proposal shall comply with all applicable codes and regulations prior to approval and issuance of any land use or development permit application required for the project.

8. **The proposal is not an essential public facility as defined by RCW 36.70a.200(1) and except as permitted by Chapter 43.21c RCW:**

Staff Response: The current use of the site (state agency office) is not an essential public facility as defined under the above-listed statutes.