

Proposed DA - Att. D - SEPA Planned Action Determination of Consistency



City of Shoreline
Planning & Community Development
 17500 Midvale Avenue North Shoreline, WA 98133-4905
 Phone: (206) 801-2500 Fax: (206) 801-2788
 Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

To Be Completed by Staff:
 Date Received: 1/11/19
 Permit Number: PLN18-0206

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: 15701 Aurora Ave North			
	Parcel #: 182604-9014	Sq. feet: 754,164	Acres: 17.31	
	Land Use Designation: MB		Zoning: Mixed Business	
	Number of Buildings on site: 3		Number to be Retained: 1	
	Existing Impervious Surface Area: 99%		Proposed Impervious Surface Area: 95%	
Applicant / Contact	Name/Company: Jamas Gwilliam, MGP XII SB AURORA, LLC			
	Address: 4365 Executive Drive, Ste 1400		City/State/Zip: San Diego, CA 92121	
	Phone: 858-259-9909		Applicants Relationship to owner: Vice President	
	Fax:		Email: jgwilliam@merlonegeier.com	
Property Owner	Name/Company: MGP XII SB AURORA, LLC			
	Address: 4365 Executive Drive, Ste 1400		City/State/Zip: San Diego, CA 92121	
	Phone: 858-259-9909		Email: jgwilliam@merlonegeier.com	
	Fax:			
Project Description	Existing Land Use (describe): Retail sales and service; surface parking			
	Proposed Land use (check all that apply):			
	<input checked="" 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 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"/>	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"/>	Lodging: Those uses including hotels, motels, and other similar facilities offering temporary accommodation.
	<input checked="" type="checkbox"/>	Mixed Use: Those uses that combine two or more land uses on a single site or within a single building.	<input checked="" 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): See description on page 7 of Development Agreement Conceptual Design Submittal				

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Development Information	Residential (Dwelling Units):				
	Existing Dwellings		Proposed Dwellings		Proposed Density (dwellings per acre)
	# Single Family: N/A		# Single Family: 0		# Single Family: 0
	# Multifamily: N/A		# Multifamily: Approx. 1,400		# Multifamily: 80 units/acre
	Office / Employment (Square Feet):				
	Existing Office / Employment: 20,000 SF		Proposed Office / Employment: 0 SF		
	Retail & Services (Square Feet):				
	Existing Retail & Services: 269,338 SF		Proposed Retail & Services: 74,350 SF		
	PM Peak Hour Weekday vehicle Trips:				
	Existing Estimated Trips: 477 PM Peak	Future Estimated Trips: 540 PM Peak	Net New Trips: 63 PM Peak	Total Trips: 1,518 PM Peak in CRA	
Source of Trip Rate:		Transportation Impacts Consistent with Chapter 20.60.140:			
ITE Manual <input checked="" type="checkbox"/>	Other	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
Signature (Applicant)	Submitted electronically via email on file by James Gwilliam on 1/11/19				
Date:	1/11/19				

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 707-185 th SSSP & Ordinance 752 - 145 th 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)	1,358 units proposed	Dwellings Remaining: 0	PLN18-0206 exceeds dwelling threshold by 688 units. 330 units permitted to 15560 Westminster Way N. Ord. 705 allows for shifting of development between land uses. The total build-out of the proposed development is less than the aggregate amount of development reviewed in the Planned Action EIS.


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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)	72,160 square feet of new retail proposed	Employment Remaining: - 177,840 sq. ft. of retail - 250,000 sq. ft. of office	
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)		Vehicle Trips Remaining: 337 total new trips; 745 net new trips	The transportation study for the EIS for Ordinance No. 705 contained errors. The City issued an Addendum to correct the errors on 3/8/19. The corrected New Vehicle Trip threshold is 1,855 total trips; & 808 net trips for Shoreline Place. The proposed project remains within the corrected thresholds.
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	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

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Qualifying Project (if no, explain on a separate sheet and attach)	
Yes <input checked="checked" type="checkbox"/>	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.
No <input type="checkbox"/>	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:	3/8/19

PROJECT OVERVIEW AND RESPONSE TO CRA VISION

Vision

Shoreline Place Square is a reinvention of the former Sears site into a vibrant mixed-use neighborhood village with a distinct identity of an urban town square. The neighborhood is centered around community gathering space, incorporating multi-family housing, retail, and restaurants where only acres of parking existed before. The 17.32-acre site is knit together with new pedestrian-oriented infrastructure that reconnects Westminister Way N to N 160th Street in the Shoreline Aurora Square Community Renewal Area. In 1960, Sears was the sole destination on the site. In its place is a future neighborhood that is the catalyst for future investment in Shoreline. A series of inter-connected open spaces create a sense of place and act as public living rooms for informal gatherings.

Westminister

New landscape, mixed-use, and retail buildings are located along the Westminister right-of-way. These improvements complete a newly planned pedestrian-friendly street, as a companion to the Alexan building currently being developed to the east. Frontage improvements include residential entries, sidewalks, appropriate neighborhood-scale landscape, and proposed revisions to traffic lanes & parallel parking approaching the intersection at N 155th Street. Restaurants and retail buildings are at the corner of N 155th Street and Westminister Way, and a mid-block pedestrian crosswalk is strategically located to connect pedestrians walking to and from the site.

Infrastructure and Connectivity

The site is transformed into a walkable neighborhood with a new network of vehicle and pedestrian pathways that break down the Westminister Triangle super-block, and integrate this site with the broader Aurora Square Community Renewal Area (CRA) context. New internal connections include pathways that provide a framework to inform future redevelopment on the adjacent properties within the CRA and that connect to the surrounding neighborhood. The overall internal infrastructure incorporates Westminister into the neighborhood. This includes easy pedestrian and bicycle access to the nearby Interurban Trail, Rapid-Ride transit stop, and N 160th bicycle corridor.

On-site storm water infrastructure replaces the existing network of catch basins and pipes with a 21st-century code-compliant management strategy. The new storm-water system will incorporate low-impact development strategies that integrate with the landscape design to improve storm water quality.

Vibrant Center

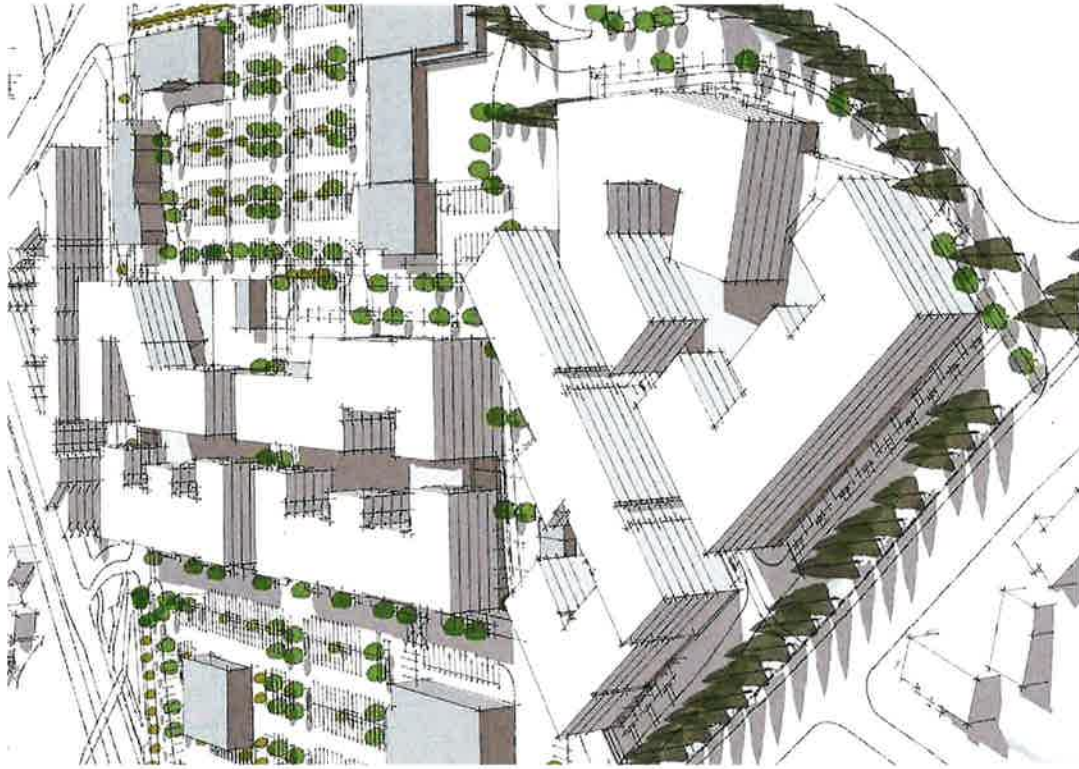
The heart of Aurora Square includes a mix of active and passive spaces along the corridor between Westminister Ave and N 160th. The proposed open spaces include a hill climb and linear park from 160th Avenue, a dog park, and two central gathering spaces. Amenities currently being considered as part of these spaces include play areas, informal viewing/casual performance spaces, outdoor seating, benches, and artwork.

The gathering spaces are centrally located along a new, shared pedestrian corridor with southern exposure, and those are surrounded by active retail and restaurants with outdoor dining spaces. Today, the Shoreline Farmers Market is in the parking lot east of Sears. In the future, it will activate the adjacent gathering spaces and reinforce Shoreline Place as the neighborhood's center.

Housing

This is an ideal location for dense urban living, in light of its proximity to transit, retail, healthy food, entertainment, employment, and education. Accordingly, 1358 multifamily homes are included throughout seven mixed-use buildings on the site, adding a full-time population to a place that is currently 100% retail. A variety of dwelling sizes will serve single residents, families, and potentially students attending nearby Shoreline Community College. The neighborhood is a genuine place to live, work, shop, play, and learn.

Generally, surface parking serves visitors to the site who are enjoying open spaces, existing and new retail businesses, and restaurants. Residents (and their visitors) are provided with parking in garages at the base of these mixed-use mid-rise buildings.



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****REVISED****

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	Address: 4365 Executive Drive, Ste 1400	City/State/Zip: San Diego, CA 92121	
	Phone: 858-259-9909	Applicants Relationship to owner: Vice President	
	Fax:	Email: jgwilliam@merlonegeier.com	
Property Owner	Name/Company: MGP XII SB AURORA, LLC		
	Address: 4365 Executive Drive, Ste 1400	City/State/Zip: San Diego, CA 92121	
	Phone: 858-259-9909	Email: jgwilliam@merlonegeier.com	
	Fax:		
Project Description	Existing Land Use (describe): Retail sales and service; surface parking		
	Proposed Land use (check all that apply):		
	<input checked="" 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 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 checked="" type="checkbox"/>	Mixed Use: Those uses that combine two or more land uses on a single site or within a single building.	<input checked="" 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 checked="" 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): See description on page 7 of Development Agreement Conceptual Design Submittal		

This Review Checklist was revised based on information presented in the "Shoreline Place - Transportation Consistency/Traffic Impact Analysis Expanded Study," dated April 8, 2019, prepared by TENW.

Proposed DA - Att. D - Amended Planned Action Determination of Consistency

Note: All vehicle trip related information applies to the PM Peak.

Development Information	Residential (Dwelling Units):				
	Existing Dwellings		Proposed Dwellings		Proposed Density (dwellings per acre)
	# Single Family: N/A		# Single Family: 0		# Single Family: 0
	# Multifamily: N/A		# Multifamily: Approx. 1,400		# Multifamily: 80 units/acre
	Office / Employment (Square Feet) :				
	Existing Office / Employment: 20,000 SF		Proposed Office / Employment: 0 SF		
	Retail & Services (Square Feet):				
	Existing Retail & Services: 269,338 SF		Proposed Retail & Services: 74,350 SF		
	PM Peak Hour Weekday vehicle Trips:				
	Existing Estimated Trips: 477 PM Peak	Future Estimated Trips: 540 637 PM Peak	Net New Trips: 63 160 PM Peak	Total Trips: 1,548 1,372 PM Peak in CRA	
Source of Trip Rate:		Transportation Impacts Consistent with Chapter 20.60.140:			
ITE Manual <input checked="" type="checkbox"/>	Other	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
Signature (Applicant)	Submitted electronically via email on file by Jamas Gwilliam on 1/11/19				
Date:	1/11/19				

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 707-185 th SSSP & Ordinance 752 - 145 th 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)	1,358 units proposed Dwellings Remaining: 0 PLN18-0206 exceeds dwelling threshold by 688 units. 330 units permitted to 15560 Westminister Way N. Ord. 705 allows for shifting of development between land uses. The total build-out of the proposed development is less than the aggregate amount of development reviewed in the Planned Action EIS.

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All vehicle trip related information applies to the PM Peak.

Threshold - 808 net new trips
 MGP - 160 net new trips
 Other pipeline projects - 165 net new trips


 Remaining - 483 net new trips

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)	72,160 square feet of new retail proposed	Employ Remain - 177,840 - 250,000	
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)		Vehicle Trips Remaining: 337 total new trips; 745 net new trips	The transportation study for the EIS for Ordinance No. 705 contained errors. The City issued an Addendum to correct the errors on 3/8/19. The corrected New Vehicle Trip threshold is 1,855 total trips; & 808 net trips for Shoreline Place. The proposed project remains within the corrected thresholds.
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	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

Proposed DA - Att. D - Amended Planned Action Determination of Consistency

Qualifying Project (if no, explain on a separate sheet and attach)	
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No <input type="checkbox"/>	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: 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:	3/8/19

Revised on April 17, 2019 by 

PROJECT OVERVIEW AND RESPONSE TO CRA VISION

Vision

Shoreline Place (part of Aurora Square) is a renovation of the former Sears site into a vibrant mixed-use neighborhood village with a vibrant identity of an urban town square. The neighborhood is centered around community gathering space, recreational multi-use (training, retail), and restaurants, which are all integrated together with new pedestrian-oriented infrastructure that reconfigures Westminister Way to N 76th Street in the Shoreline Aurora Square Community Redevelopment Area. In 1960, Sears was the sole destination for the local business community. Today, the site is a vacant lot. A series of inter-connected urban squares create a sense of place and act as public living spaces for informal gatherings.

Westminister

New on-site, mixed-use and retail buildings along the Westminister right-of-way. These improvements complete a newly planned pedestrian-friendly street, as a companion to the Aurora building currently being developed to the east. Program improvements include residential units, sidewalks, appropriate neighborhood-scale landscape, and proposed revisions to traffic lanes & on-street parking approaching the intersection at N 150th Street. Restaurants and retail buildings are at the corner of N 150th Street and Westminister Way, and a mid-block pedestrian crosswalk is strategically located to connect pedestrians walking to and from the site.

Infrastructure and Connectivity

The site is transformed into a walkable neighborhood with a new network of vehicle and pedestrian pathways that break down the Westminister single-subblock and integrate this site with the broader Aurora Square Community Redevelopment Area (CRA) context. New arterial connections include pathways that provide a framework for future redevelopment on the adjacent properties within the CRA and that connect to the surrounding neighborhood. This overall internal infrastructure reconfigures Westminister into the neighborhood. This new easy pedestrian and bicycle access to the nearby Interstate 5, Rapid Ride transit stop, and N 150th Street to connect.

City water, sewer, and stormwater infrastructure replaces the existing network of stormwater and pipes with a 21st-century water management strategy. The new stormwater system will incorporate low-impact development strategies that integrate with the landscape to help to improve stormwater quality.

Vibrant Center

The heart of Aurora Square includes a mix of active and passive spaces along the corridor between Westminister Ave and N 76th. The planned open spaces include a ball courts and inline hockey rink, a dog park, and two active gathering spaces. Amenities currently being considered as part of these spaces include play areas, informal viewing areas, performance spaces, outdoor seating, benches, and art.

The gathering spaces are primarily located along a new, shared pedestrian corridor with outdoor exposure, and those are surrounded by active retail and restaurants with outdoor dining spaces. Along the Shoreline Farmers Market, a street parking lot east of Sears. It also create a vibrant gathering space and reinforce Shoreline Place as the neighborhood's center.

Housing

This is an ideal location for diverse urban living. The site is primarily located in the proximity to transit, retail, nearby local entertainment, and recreation. Accordingly, the community frames are an ideal neighborhood model for the site, adding a full-time population to a neighborhood currently 100% retail. A variety of dwelling types will serve single residents, families, and potentially students attending nearby Shoreline Community College. The neighborhood is a gathering place to live, work, play, and learn.

Community supporting services within the site include enjoying open spaces, visiting and new retail businesses, and restaurants. Residents (and their visitors) are provided with parking in garages at the base of these mixed-use mid-rise buildings.

