

### 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

<b>Planned Action</b>	Determination	of Consistency	Review Checklist
-----------------------	---------------	----------------	------------------

	185" Street Station Subarea 145" Street Station Subarea						
	Town Center Shoreline Place						
Part (		Project Information (Applicant to Complete)					
_ 5	Sit	e Address: 15701 Aurora Ave North					
Property	Pai	rcel #: 182604-9014			Acres: 17.31		
o a	Lar	nd Use Designation: MB		ng: Mixed Business			
P.	Nu	mber of Buildings on site: 3		ber to be Retained:			
	Exi	sting Impervious Surface Area: 99%		osed Impervious Sur	face Area: 95%		
걸걸	Na	me/Company: Jamas Gwilliam, MGP XII SB AURO					
Applicant / Contact	Ad	dress: 4365 Executive Drive, Ste 1400		State/Zip: San Diego,			
g 2		one: 858-259-9909			o owner: Vice President		
<b>Q</b> \	Fax		Emai	l: jgwilliam@merlonege	ier.com		
<u>ت</u> خ	Na	me/Company: MGP XII SB AURORA, LLC		98			
ropert	Ad	dress: 4365 Executive Drive, Ste 1400	City/	State/Zip: San Diego,	CA 92121		
Property Owner		one: 858-259-9909	Email: jgwilliam@merlonegeier.com				
	Fax						
		sting Land Use (describe):					
		ail sales and service; surface parking					
	Pro	posed Land use (check all that apply):					
		Retail & Services: those uses including but not			t – Those uses including		
		limited to department, drug & grocery stores; eating & drinking establishments; specialty		but not limited to bus offices such as medica			
		goods/foods; entertainment & recreation;			ional offices, research		
_		convenience stores; services; and commercial		& development, light			
Project Description		goods.		tech, and associated u			
rip		Civic & Cultural: those uses including but not			ncluding hotels, motels,		
esc		limited to libraries, museums, community		and other similar facil	ities offering		
Η Ο		center, stadium, performing arts facility, City		temporary accommod	dation.		
jec		Hall and other public facilities, which are not					
Pro	-	essential public facilities.  Mixed Use: Those uses that combine two or		Donidoutial These was			
		more land uses on a single site or within a single		Residential: Those use limited to single famile	-		
P	<b>V</b>	building.			family units, residential		
	LW_	190		care facilities, nursing			
				housing.			
	Oth	er (Describe):					
	See	description on page 7 of Development	Agre	ement   Conceptua	al Design Submittal		
	The second of th						

	Residential (Dwelling U	Residential (Dwelling Units):							
	Existing Dwellings	Proposed Dw	Proposed Dwellings		Proposed Density (dwellings per acre)				
l e	# Single Family: N/A	# Single Family	: 0	# Single	Family:	0			
ati	# Multifamily: N/A	# Multifamily:	Approx. 1,400	# Multif	amily:	80 units/acre			
Ę	Office / Employment (Square Feet):								
l fe	Existing Office / Employm	ent: 20,000 SF	Proposed Offi	ce / Employ	ment: 0	SF			
<del> </del>	Retail & Services (Squa								
Je I	Existing Retail & Services	Proposed Re	Proposed Retail & Services: 74,350 SF						
Development Information	PM Peak Hour Weekd								
e	Existing Estimated	Future Estimated	Net New	Vet New					
De	Trips: 477 PM Peak	Trips: 540 PM Peak		Trips: 63 PM Peak		1,518 PM Peak in CRA			
	Source of Trip Rate:		Transportation Impacts Consistent wit Chapter 20.60.140:			stent with			
	ITE Manual	Other	Yes 🗸		No				
Signature (Applicant)		Submitted electron 1/11/19	Submitted electronically via email on file by Jamas Gwilliam on 1/11/19			Gwilliam on			
	Date:	1/11/19				a			

Dort True, Boulous Critoria (City to Complete)				
Part Two: Review Criteria (City to Complete)	forming projects as "nl	anned actions " pursuant to RCM		
The City's SEPA Responsible Official may designate	conforming projects as pi	Ordinance 752 145th SSSD		
43.21C.030, that meet the following conditions (C	rdinance /U/-185** 555P & 1	Ordinance 752 – 145 – 333F)		
Criteria (SMC	Complies (if not explain of	on separate sheet and attach):		
The proposal is located within a planned action	Yes X	No		
area as identified on the official zoning map.				
The proposal is consistent with the City of	Yes X	No.		
Shoreline Comprehensive Plan and the	Yes X	No		
applicable subarea plan.				
The proposed uses & activities are consistent				
with those described in the planned action EIS &	Yes X	No		
zoning requirements of Title 20.				
The proposal is consistent with the cumulative				
planned action thresholds identified in	Yes X	No 🗔		
Ordinances 609 (Town Center), 705 (Shoreline	165	140		
Place), 707 (185 <sup>th</sup> SSSP) & 752 (145 <sup>th</sup> SSSP).				
	Dwellings o	PLN18-0206 exceeds dwelling		
Dwelling		threshold by 688 units. 330 units		
Threshold: 1,358 units proposed	Remaining:	permited to 15560 Westminster Way		
(2,214 units in 145 <sup>th</sup> )		N. Ord. 705 allows for shifting of		
(2,190 units in 185th)		developement between land uses. The		
(1,000 units in Shoreline Place)		total build-out of the proposed		
(1,200 units in Town		development is less than the aggregate		
Center)		amount of development reviewed in		
		the Planned Action EIS.		
		the Flaithed Action Ers.		

Employment Threshold:	72,160 square feet of	Emplo	yment			
(1,083 jobs in 145 <sup>th</sup> )	new retail proposed	Remai		ł		
(928 jobs in 185 <sup>th</sup> )	new retain proposed		100 sq. ft. of retail			
(250,000 sqft office and						
250,000 sqft retail in		- 250,00	00 sq. ft. of office			
Shoreline Place)						
(200,000 sqft office and				i		
200,000 sqft retail in Town						
Center)						
Vehicle Trips Threshold:		Vehicle	e Trips			ly for the EIS for
(18,061 trips in 145 <sup>th</sup> )		Remai	ning:			tained errors. The
(8,289 trips in 185 <sup>th</sup> )			tal new trips;			m to correct the
(Maximum Average Daily			-			corrected New
Trips on 185 <sup>th</sup> Street =		745 ne	et new trips			s 1,855 total trips;
20,000) (2,894 total trips; 1,605						eline Place. The
net trips for Shoreline					project remai	ns within the
Place)				corrected	thresholds.	
Utility Thresholds (145th):		Littlitu	Capacity			
NCWD - 1,043,000 gpd						
SPU - 2,048,000 gpd		Remai	ning:			
Ronald Wastewater –	N/A				N/A	
3,609,000 gpd	1,,11				11/14	
Utility Thresholds (185th):						
NCWD = 771,281 gpd						
SPU = 1,171,165 gpd	1					
Ronald Wastewater =				T.		
1,516,803 gpd						
						6
The proposal's significan		Yes	x		No	
identified in the planned	action Eis.	103			140	Л
The				Т		
The proposal's significan						
mitigated by application			· ·			
identified in Ordinances		Yes	X	1	No	
and other applicable City				i.		
with any modifications, v	ariances or special					
permits that may be requ	uired.	2"				
The proposal complies w	ith all applicable local,	Yes	v		No 🗍	
state & or federal laws a		103	X		110	
The proposal is not an es						
defined by RCW 36.70a.2		Yes	X		No	
permitted by Chapter 43						
permitted by chapter 45	.ZIC.NCVV.					
Part Three: Planned A	ction Determination (C	ity to Co	mplete):			
Requirement:			Complies (If n	o evolain e	on a conara	to shoot and
Requirement.				o, expiairi c	ni a separa	te sneet and
			attach):		·	
Applications for planned actions were made on for			Yes X	*:		No
provided by the City including a SEPA checklist.						
The application is comple	te as provided in SMC		Yes X			No
20.30.100.			1.			
The application is consist	ent with the criteria of th	е	Yes X			No
Planned Action Ordinance.						

Qual	Qualifying Project (if no, explain on a separate sheet and attach)				
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.				
No	<b>Does not Qualify as Planned Action</b> — 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)  Pachael EMarkle		Packard EMarkle			
Date: 3/8/19		3/8/19			



# Project Overview and Response to CRA Vision

multi family housing, retail, and restaurants where only acres of parking existed before. The 17-32 acre site is knit together with new Shoreline Place heart of Aurora Square - a reinvention of the former Sears site into a vibrant mixed mixed-use neighborhood village pedestrian-oriented infrastructure that reconnects Westminster Way N to N 160th Street in the Shoreline Aurora Square Community denewal 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 with a distinct identity of an urban town square. The neighborhood is centered around community gathering space, Incorporating

## Westminster

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

# Infrastructure and Connectivity

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

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

# Vibrant Center

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

A variety of dwelling sizes will serve single residents, families, and potentially students 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 The neighborhood is a genuine place to live, work, shop, play, and learn, population to a place that is currently 100% retail attending nearby Shoreline Community College.

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

**® TENW** 

FIBBH

PACLAND

SHORELINE PLACE DEVELOPMENT AGREEMENT CONCEPTUAL | DESIGN SUBMITTAL | 12.21.2018

MerloneGeier



### 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 Complete	d by	Staff:
Date Received:	1/1	1/19

Permit Number: PLN18-0206

#### \*\*REVISED \*\* Planned Action Determination of Consistency Review Checklist

		185 <sup>th</sup> Street Station Subarea	145 <sup>th</sup>	Street Station Sub	parea 🔲		
		Town Center She	orelin	e Place 🚺	2		
Part (	One:	<b>Project Information (Applicant to Complete)</b>					
5	Sit	e Address: 15701 Aurora Ave North					
rty	Pa	rcel #: 182604-9014	Sq. fe	eet: 754,164	Acres: 17.31		
Property formatio	La	nd Use Designation: MB	Zonii	ng: Mixed Business			
Property Information	Νι	mber of Buildings on site: 3	Num	ber to be Retained	: 1		
	Ex	isting Impervious Surface Area: 99%	Prop	osed Impervious S	urface Area: 95%		
せせ	Na	me/Company: Jamas Gwilliam, MGP XII SB AURO	ORA, L	LC			
pplicant	Ad	dress: 4365 Executive Drive, Ste 1400	City/	State/Zip: San Dieg	jo, CA 92121		
Applicant / Contact	Ph	one: 858-259-9909	Appl	icants Relationship	to owner: Vice President		
∢ `	Fa	к:	Emai	I: jgwilliam@merlone	geier.com		
_ ₹	Na	me/Company: MGP XII SB AURORA, LLC					
per /ne	Ad	dress: 4365 Executive Drive, Ste 1400	City/State/Zip: San Diego, CA 92121				
ž Ş	Address: 4365 Executive Drive, Ste 1400  Phone: 858-259-9909			Email: jgwilliam@merlonegeier.com			
	Fa						
		sting Land Use (describe):					
	_	ail sales and service; surface parking					
	Pre	pposed Land use (check all that apply):	_				
		Retail & Services: those uses including but not		, ,	ent – Those uses including		
		limited to department, drug & grocery stores; eating & drinking establishments; specialty		offices such as med	ousiness & professional		
	V	goods/foods; entertainment & recreation;			tutional offices, research		
_		convenience stores; services; and commercial			ht manufacturing, high		
ţi		goods.		tech, and associate	1		
Project Description		Civic & Cultural: those uses including but not			s including hotels, motels,		
esc		limited to libraries, museums, community		and other similar fa	- 1		
#		center, stadium, performing arts facility, City		temporary accomm	odation.		
ojec		Hall and other public facilities, which are not essential public facilities.					
Pro		Mixed Use: Those uses that combine two or		Residential: Those	uses including but not		
		more land uses on a single site or within a single		limited to single far	- 1		
		building.	1		Itifamily units, residential		
			ILV.	care facilities, nursi	ng homes and senior		
				housing.			
		ner (Describe):					
	See	e description on page 7 of Development	Agre	ement   Concept	ual 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.

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

	Residential (Dwelling U	Jnits):				
	Existing Dwellings		Proposed Dwellings		sed Density lings per acre)	
L O	# Single Family: N/A	# Single Family:	0	# Singl	e Family: 0	
ati	# Multifamily: N/A	# Multifamily:	Approx. 1,400	# Mult	ifamily: 80 units/acre	
Ē	Office / Employment (	SquareFeet):	uareFeet):			
l fo	Existing Office / Employn		Proposed Office	e / Emplo	yment: 0 SF	
17.	Retail & Services (Squa					
ner	Existing Retail & Services	: 269,338 SF	Proposed Ret	Proposed Retail & Services: 74,350 SF		
Development Information	PM Peak Hour Weekd	ay vehicle Trips:63	7	160	1,372	
le le	Existing Estimated	Future Estimated	Net New		Total	
) je	Trips: 477 PM Peak	Trips: 540 PM Peak	Trips: 63 PM P		Trips: 1,518 PM Peak in CRA	
_	Source of Trip Rate:		Transportation Impacts Consistent with Chapter 20.60.140:			
1	ITE Manual	Other	Yes 🗸		No	
S	iignature (Applicant)	Submitted electronic 1/11/19	Submitted electronically via email on file by Jamas Gwilliam on 1/11/19			
Date:		1/11/19				

Part Two: Review Crite	ria (City to Complete)				,		
The City's SEPA Responsib	ole Official may designate	conform	ing proje	cts as "pla	nned actions," pursuant to RCW		
43.21C.030, that meet the	e following conditions (Or	dinance	707-185 <sup>t</sup>	h SSSP & C	rdinance 752 – 145 <sup>th</sup> SSSP)		
Criteria (SMC		Comp	lies (if no	t explain o	on separate sheet and attach):		
The proposal is located v	within a planned action	Yes	$\mathbf{x}$		No		
area as identified on the							
The proposal is consisten	t with the City of		( )		N- 🗀		
Shoreline Comprehensive	Plan and the	Yes	1		No		
applicable subarea plan.							
The proposed uses & acti	vities are consistent		·		No.		
with those described in the	ne planned action EIS &	Yes	r	No			
zoning requirements of T							
The proposal is consisten							
planned action threshold		Yes	X		No		
Ordinances 609 (Town Ce	enter), 705 (Shoreline						
Place), 707 (185th SSSP) 8	752 (145 <sup>th</sup> SSSP).						
Dwelling		Dwell	ings 0		PLN18-0206 exceeds dwelling		
Threshold:	,358 units proposed	Rema			hreshold by 688 units. 330 units		
(2,214 units in 145th)	1,556 dilits proposed				permited to 15560 Westminster Way		
(2,190 units in 185th)					N. Ord. 705 allows for shifting of		
(1,000 units in Shoreline Place)					levelopement between land uses. The otal build-out of the proposed		
(1,200 units in Town					development is less than the aggregate		
Center)					amount of development reviewed in		
					he Planned Action EIS.		

All vehicle trip related information applies to the PM Peak.

			Threshold - MGP - 160 r		trips	
Employment Threshold: (1,083 jobs in 145 <sup>th</sup> ) (928 jobs in 185 <sup>th</sup> ) (250,000 sqft office and 250,000 sqft retail in Shoreline Place) (200,000 sqft office and 200,000 sqft retail in Town	72,160 square feet of new retail proposed	Employ Remain - 177,840 - 250,000	new trips			
Center)  Vehicle Trips Threshold: (18,061 trips in 145 <sup>th</sup> ) (8,289 trips in 185 <sup>th</sup> ) (Maximum Average Daily Trips on 185 <sup>th</sup> Street = 20,000) (2,894 total trips; 1,605 net trips for Shoreline Place)				The transportation of	OS containe Idendum to . The corre hsold is 1,8 or Shoreline t remains w	d errors. The correct the ected New 55 total trips; Place. The
Utility Thresholds (145th):  NCWD - 1,043,000 gpd  SPU - 2,048,000 gpd  Ronald Wastewater -  3,609,000 gpd  Utility Thresholds (185th):  NCWD = 771,281 gpd  SPU = 1,171,165 gpd  Ronald Wastewater =  1,516,803 gpd	N/A	Utility Remai	Capacity ning:	N/A		
The proposal's significant identified in the planner		Yes	x	No		
The proposal's significar mitigated by application identified in Ordinances and other applicable Cit with any modifications, permits that may be req	of the measures 609, 705, 707 & 752 y regulations together variances or special uired.	Yes	<b>x</b>	No		
The proposal complies v state & or federal laws a The proposal is not an e defined by RCW 36.70a.	Yes X		No No			
permitted by Chapter 43			1			
Part Three: Planned A	ctionDetermination (C	ity to Cor	mplete):			
Requirement:				o, explain on a	separate	sheet and
Applications for planned a provided by the City inclu	ding a SEPA checklist.	ms	Yes x			No
The application is comple 20.30.100.	te as provided in SMC		Yes X			No
20.30.100. The application is consistent with the criteria of the Planned Action Ordinance.			Yes X			No

Qual	Qualifying Project (if no, explain on a separate sheet and attach)					
	Qualifies as a Planned Action - The application is consistent with the Planned Action Ordinance and					
Yes	thereby qualifies as a Planned Action project. All development activities shall proceed in accordance with					
	the applicable permit re	eview procedure specified in Shoreline Municipal Code Title 20, except that no SEPA				
		n, EIS or additional SEPA review shall be required. Public notice of the determination				
	shall be pursuant to cha					
	Does not Qualify as P	Planned Action – The application is not consistent with the Planned Action				
No	Ordinance and does no	t qualify as a Planned Action project for the following reasons:				
	Additional SEPA Revi	ew Required- Projects that fail to qualify as Planned Actions may incorporate or				
		elements of the Planned Action EIS, as well as other relevant SEPA documents, to				
		ements. 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:	0 0 . 1 . 1 . 1				
(D	Signature: (Director or Designee) Packad EMarkle					
	Date: 3/0/19					
	Date: 3 8 19					
	$\Lambda$ $\Lambda$ $\Lambda$ $\Lambda$					
Revi	Revised on April 17, 2019 by Partal Fullable					
	the field on ripin 11, 2017 of					

4

# Project Overview and Response to CRA Vision

uth faith in from any little and restaured where only lates of barking related better. The 1732 are title to ear regestratives in the factor of the structured of the restaured by the second of the structured of the restaured with the second of the second тыранда тарынаранда байын жаратын жаратын кенеке какта жанарын жайын жайын жайын жайын жайын жайын жайын жайын

44-44

# Mestminster

nanoginans midate rescreptiof enn es edoverks kopropriate ansbookbokk-bakkapa, und groposet sevicos is kaltu lates and Wester Stor Way, and a red allacti weaternin crosswark is an regisally listated to curried pedastrians walking is and from the site k pazdíki patking appronchine tria intersection at full Street. Residuants, and result buildings are in the corner of N 1 bach Street. neary planned dedections therridly street, as a comparison to the Avisan building carriering palling assets pad to the east indicase.

# nfrastructure and Connectivity

kable neighbochdad with brew network of vehicle and padestrian pathways that brook dawn the unid integrate this site with the broader Auron Square Community Schwad Yrea (CRA) contain it erternal consecutions include pathways that provide a namework to promit hiture receverable on vine adjustent proporties within the CRA and that compared Westminstering his me the resident internal massificative in comparing Westminstering his me

Consists storm, water infinite address she existing reswards of carmisasing paga waters (21M centerly ands commission). Intragement et along 7 his new storm water spision will microsoft selve impact dayarears state gualt-strategade with the

# Vibrant Center

proposed open stakos mitudo a hill climb and most park men. 180m Avenira a degradak, and hvencom setharam spaces. Amerimos currently bong considerad as part of those spaces mande mas a new informal considerates particular southers souther. to know at Aurana Square includes a mander and page to page soon as along the confect decidence when made Aurana Soon Boo

The geriform's services and extractions and as engage in the percentant contract with southern exposure, and those are surrounded by adont of the form of the services of the state at additional the adjected gathering spaces, and remitive. Showfilm Place as the neighborrood's correst

## Housing

ondesnow Accordingly Tope representativity frames are included for progression named use but an egyper to adding a full time application to be experient or training 100% remained where the experience of the contraction of "printer 19" sees udad wing, 1990 at province seem setul neathrytopa processing

Generally surface parking serves yielded with purking in garages at the base of these direct and mones baildings

MUEL &

1000

SHORELINEPLACE

MerloreGeier

PACLAND