

**PLANNING COMMISSION AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

**AGENDA TITLE:** Final Environmental Impact Statement and Draft Policies for 185<sup>th</sup> Street Station Subarea Plan

**DEPARTMENT:** Planning & Community Development

**PRESENTED BY:** Miranda Redinger, Senior Planner, P&CD  
Rachael Markle, AICP, Director, P&CD

Public Hearing

Study Session

Recommendation Only

Discussion

Update

Other

**BACKGROUND**

The Draft Environmental Impact Statement (EIS) for the 185<sup>th</sup> Street Station Subarea Plan (185SSSP) was published on June 9, 2014. On July 10, the Planning Commission held a public hearing, discussed comments received, and made a recommendation to the City Council regarding a Preferred Alternative zoning scenario. On August 25, the Council chose a Preferred Alternative to be analyzed in the Final EIS for the 185SSSP.

Tonight's meeting will be an **introduction** to the Final EIS document and policies that may be included as part of the subarea plan. At the time of publication of this staff report, the consultant team was still making final revisions to the Final EIS document, so it will be presented to the Commission as a desk packet item.

**FINAL EIS**

According to the Washington State Environmental Policy Act (SEPA) Handbook, there are several steps in the EIS process:

1. Conducting "scoping," which initiates participation by the public, tribes, and other agencies and provides an opportunity to comment on the proposal's alternatives, impacts, and potential mitigation measures to be analyzed in the EIS;
2. Preparing the Draft EIS, which analyzes the probable impacts of a proposal and reasonable alternatives, and may include studies, modeling, etc.;
3. Issuing the Draft EIS for review and comment by the public, other agencies, and the tribes;
4. Preparing the Final EIS, which includes analyzing and responding to all comments received on the Draft EIS, and may include additional studies and modeling to evaluate probable impacts not adequately analyzed in the Draft EIS;
5. Issuing the Final EIS; and
6. Using the EIS information in decision-making.

The City has completed steps 1-4, and issuance of the Final EIS document on November 20 will fulfill step 5. Step 6 will take place at the public hearing on January 15, 2015, and during City Council deliberation on February 9. Potential adoption of the

**Approved By:** Project Manager \_\_\_\_\_

Planning Director \_\_\_\_\_

entire subarea plan package is anticipated during the February 23, 2015 Council meeting.

The Final EIS is intended to be very similar to the Draft, except that it should respond to public comments submitted and perform additional analysis if necessary. For the 185SSSP, the Draft EIS analyzed three potential zoning scenarios: No Action, Some Growth, and Most Growth. On August 25, Council selected a Preferred Alternative zoning scenario that was more intense than that analyzed in the Draft EIS. On September 29, the Council and Commission agreed to study a phased approach to zoning in the Final EIS. On October 2, the Commission defined boundaries for the area to be studied as Phase I. Therefore, the Final EIS for the 185SSSP required additional analysis to consider a total of five potential zoning scenarios:

1. No Action
2. Some Growth
3. (Previous) Most Growth
4. Preferred Alternative
- 4a. Phase I Zoning

For each potential zoning scenario above, the Final EIS uses the same format to analyze impacts to the same elements studied in the Draft ([note that hyperlinks are to Draft EIS](#)):

[Cover/Cover Letter/Front Matter](#) (Table of Contents and Fact Sheet)

[Chapter 1](#)-Environmental Summary

[Chapter 2](#)-Description of Alternatives

[Chapter 3](#)- Affected Environment, Analysis of Potential Impacts, and Mitigation Measures (full chapter)

[Chapter 3](#)-Section 3.1 Land Use Patterns, Plans, and Policies

[Chapter 3](#)-Section 3.2 Population, Housing, and Employment

[Chapter 3](#)-Section 3.3 Multi-Modal Transportation

[Chapter 3](#)-Section 3.4 Public Services

[Chapter 3](#)-Section 3.5 Utilities

[Chapter 4](#)-References

[Chapter 5](#)-Distribution List

[Appendix](#)

The **Final** EIS document will be available to the Commission and the public at the [meeting on November 20](#). It will then be posted on the City's light rail web page ([www.shorelinewa.gov/lightrail](http://www.shorelinewa.gov/lightrail)) in the same hyperlinked format as above. Comments on the document are welcome at the public hearing on January 15, 2015, along with the rest of the 185SSSP package.

## **SUBAREA PLAN POLICIES**

Draft policies listed below represent ideas discussed by the Planning Commission throughout the summer and fall while deliberating potential Development Code regulations that will be adopted as part of the 185SSSP package. In many cases, these policies are meant to direct staff to do additional research into topics for which there was not sufficient time to codify through the 185SSSP process. Some policies may be examined in further detail as part of the 145<sup>th</sup> Street Station Subarea Plan process; some may be appropriate for examination citywide following adoption of both station

subarea plans. Any questions that staff requests further guidance on are included below the draft policy language in *italics*.

### **Transportation**

- Undertake Route Development Plan (RDP) for 185<sup>th</sup> Street/10<sup>th</sup> Avenue/180<sup>th</sup> Street corridor to determine engineered cross-section, including pedestrian/bicycle improvements, amenity zones, and potentially to study creation of alleys.  
*Should this policy also include other potential items for study, such as turn pockets, signalization, undergrounding utilities, etc.? Should alleys be separate policy?*
- Incorporate recommendations of RDP into Capital Improvement Plan (CIP), with timeframe for implementation, and pursue other funding mechanisms, such as grants.
- Monitor impacts of parking regulations to determine future need for Residential Parking Zones, traffic calming, or additional mitigation measures.

### **Community Design**

- Participate and assist as needed with the facilitation of community involvement with Sound Transit's design process for stations and other light rail facilities.
- Facilitate community design process to develop streetscape plan, including pedestrian amenities, art, and other placemaking elements.
- Monitor impacts of mixed-uses with regard to nuisance or compatibility issues and implement mitigations, such as signage and additional regulation, as necessary.

*Note: Developing a policy related to a streetscape design plan covering such elements as pedestrian amenities, art, and other placemaking elements).*

### **Economic Development**

- Promote home-based and neighborhood-serving businesses along 185<sup>th</sup> Street corridor, including conversion of single-family homes to such.
- Target incentives for redevelopment in priority nodes along 185<sup>th</sup> Street to encourage catalyst projects and initial growth along this corridor.
- Consider incentive program for new buildings to incorporate Combined Heat and Power systems and other innovative energy-saving solutions.

*Note: Exploring feasibility of a policy to promote food trucks & coffee carts near station.*

### **Land Use**

- Promote adaptive reuse of historic structures.
- Explore adoption of International Green Construction Code within station subarea.

- Encourage Net Zero and Living Buildings.
- Develop regulations for fee-simple administrative subdivision.
- Examine opportunities to use LCLIP financing for infrastructure projects throughout subarea.

### **Utilities**

- Apply recommendations from 145<sup>th</sup> Street Station Subarea Plan regarding District Energy and Combined Heat and Power to 185<sup>th</sup> Street Station Subarea.
- Pursue Solarization program, community solar, or other innovative ways to partner with local businesses and organizations to promote installation of photovoltaic systems.

### **Parks, Recreation, and Open Space**

- Investigate potential funding and master planning efforts to reconfigure and consolidate existing City facilities at the Shoreline Center. Analyze potential sites and community needs for a new aquatic and community center to replace the Shoreline Pool and Spartan Recreation Center.
- Consider potential acquisition of sites that are ill-suited for redevelopment due to high water table or other site-specific challenge for new public open space or stormwater function.

*Should the City explore a park impact fee or dedication program for acquisition and maintenance of new park or open space or additional improvements to existing parks?*

### **Natural Environment**

- Encourage preservation of stands of trees, and/or significant trees around the perimeter of a site.
- Examine opportunities to use “Green Network” throughout the 145<sup>th</sup> Street Station Subarea as receiving sites for replacement trees that can’t be accommodated on redeveloped parcels in the 185<sup>th</sup> Street Station Subarea.
- Consider establishing a fee-in-lieu program for private property tree replacement that could be used for reforesting public open spaces.

### **Housing**

- Investigate more complex financing and property aggregation tools to facilitate creation of affordable housing.

### **NEXT STEPS**

The following meetings and topics should complete the process for the 185<sup>th</sup> Street Station Subarea Plan.

December 4- Commission discussion of Subarea Plan and Planned Action Ordinance

December 18- Wrap-up of any remaining items

January 15, 2015- Public Hearing on full 185SSSP package

February 9- Council Study Session on 185SSSP package

February 23- Potential Council Adoption of 185SSSP

**ATTACHMENTS**

Attachment A- Final Environmental Impact Statement for 185<sup>th</sup> Street Station Subarea Plan (*WILL BE DISTRIBUTED AT MEETING*)