

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Aurora Square Community Renewal Area Planned Action Draft Environmental Impact Statement

DEPARTMENT: Economic Development

PRESENTED BY: Dan Eernisse, Economic Development Manager

Public Hearing

Study Session

Recommendation Only

Discussion

Update

Other

INTRODUCTION

Council designated a 70-acre area around the Sears, Central Market, and the WSDOT development as the Aurora Square Community Renewal Area (CRA) in September, 2012. By designating the CRA, Council established that economic renewal would be in the public interest, and that City resources can be justifiably utilized to encourage renewal. Subsequently, Council adopted the CRA Renewal Plan to guide City renewal efforts by identifying projects designed to make all of the current businesses function better while adding new businesses and residents.

One of the projects the CRA Renewal Plan identified to spur private development was the adoption of a Planned Action Ordinance based on this Environmental Impact Statement (EIS). A Planned Action provides more detailed environmental analysis during formulation of planning proposals rather than at the project permit review stage.

TIMING AND SCHEDULE

In March 2015 the City is anticipated to approve a Planned Action Ordinance identifying thresholds of development and mitigation measures. The remainder of Planned Action process is as follows:

- The DEIS was published on December 12, 2014, beginning a 30-day comment period.
- On December 18, 2015, from 5:30 - 6:45PM, a required community meeting using an open house format will be held at City Hall. Following the community meeting, Staff will introduce the Planning Commission to the DEIS at its regularly scheduled meeting.
- At 5:00PM on January 12, 2015, the 30-day DEIS comment period ends.
- The Planning Commission is scheduled to hold a public hearing of the EIS, consider public comments made, and make its recommendation to Council at its meeting on Thursday, January 29, 2015, at 7:00PM.
- Based on the Planning Commission's recommendation, Staff will publish a Final EIS (FEIS) and Planned Action Ordinance for Council approval. Council is scheduled to first consider the recommendation at its meeting on Monday, March 16, 2015, at 7:00PM.

Approved By:

Project Manager _____

Planning Director _____

DISCUSSION

The recently published CRA Planned Action Draft EIS (DEIS) is an extensive 226-page document analyzing impacts of the desired renewal efforts at Aurora Square. Three growth alternatives are under review in this Draft EIS; all three alternatives anticipate that Aurora Square's current zoning designation as Mixed Business (MB) remains unchanged.

- **No Action**, a State Environmental Policy Act (SEPA)-Required Alternative. This alternative assumes Aurora Square continues with a similar commercial retail and office character and the same square footage of buildings and parking as presently located on site.
- **Phased Growth**, assuming a moderate level of development, which introduces 500 dwelling units and adds up to 250,000 square feet of retail and office space beyond present development space.
- **Planned Growth**, a maximum level of growth studied, adding 1,000 dwelling units and 500,000 square feet of retail and office space beyond present development space.

As legislative items, the Planning Commission has authority to make recommendations on comprehensive plan and development regulation amendments, and the City Council has the authority to approve such amendments. Comprehensive plan amendments may include Capital Facility Element and Capital Improvement Program amendments to fold in transportation and stormwater improvements; development regulation amendments include sign code and noise regulations. Finally, a Planned Action Ordinance is under consideration by the Planning Commission and City Council.

Staff will focus its comments this evening on those areas that are likely to generate Planning Commission recommendations, namely:

- Transportation facilities for transit, pedestrian, and bicycles
- Stormwater facilities and requirements
- Noise ordinances, signage and way finding
- The Planned Action Ordinance

Staff will be joined for the presentation by representatives from BERK and KPG Consultants; BERK is providing assistance with the preparation of the Planned Action Ordinance itself, and KPG is providing technical transportation and stormwater assistance.

RECOMMENDATION

No action is required at this time, but Staff welcomes feedback on the DEIS.

LINKS/ATTACHMENTS

Attachment A – [Aurora Square Planned Action Draft EIS](#), December 2014
Attachment B – [Aurora Square CRA Renewal Plan](#), September 2013