

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 Detern	nination of Cons	istency Review Checklist
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		185 th Street Station Subarea	145 th	¹ Street Station Subarea					
	Town Center Shoreline Place								
Part		Project Information (Applicant to Complete)							
_ 5	Sit	e Address: 15701 Aurora Ave North							
Property Information	Pa	rcel #: 182604-9014		eet: 754,164					
	La	nd Use Designation: MB		ng: Mixed Business					
<u>q</u> 4	Nı	mber of Buildings on site: 3		ber to be Retained: 1					
	EX	isting Impervious Surface Area: 99%		osed Impervious Surface Area: 95%					
털털	Na	me/Company: Jamas Gwilliam, MGP XII SB AUR							
Applicant / Contact	Ac	dress: 4365 Executive Drive, Ste 1400		State/Zip: San Diego, CA 92121					
g 5		one: 858-259-9909		icants Relationship to owner: Vice President					
1	Fa		Emai	il: jgwilliam@merlonegeier.com					
ב ב	Na	me/Company: MGP XII SB AURORA, LLC		9					
Property	Address: 4365 Executive Drive, Ste 1400		City/State/Zip: San Diego, CA 92121						
E 6		one: 858-259-9909	Email: jgwilliam@merlonegeier.com						
	Fa								
		sting Land Use (describe):							
ľ		ail sales and service; surface parking							
	Pro	pposed Land use (check all that apply): Retail & Services: those uses including but not	Office & Employment Those uses including						
		limited to department, drug & grocery stores;		Office & Employment – Those uses including but not limited to business & professional					
11		eating &drinking establishments; specialty		offices such as medical or dental,					
	V	goods/foods; entertainment & recreation;	Ш	educational & institutional offices, research					
Ĕ		convenience stores; services; and commercial		& development, light manufacturing, high					
otic		goods.		tech, and associated uses.					
Project Description		Civic & Cultural: those uses including but not		Lodging: Those uses including hotels, motels,					
Ses		limited to libraries, museums, community		and other similar facilities offering					
t I	<u> </u>	center, stadium, performing arts facility, City Hall and other public facilities, which are not		temporary accommodation.					
oje		essential public facilities.							
P.		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 family attached and					
	1	building.		detached units, multifamily units, residential					
			0.00	care facilities, nursing homes and senior					
	CH	Agu (Dassuiha):		housing.					
		ner (Describe):							
	See description on page 7 of Development Agreement Conceptual Design Submittal								

	Residential (Dwelling Un	Residential (Dwelling Units):						
_	Existing Dwellings		Proposed Dwellings		Proposed Density (dwellings per acre)			
ь С	# Single Family: N/A		# Single Family:	0	# Single Family: 0			
ati	# Multifamily: N/A		# Multifamily: A	pprox. 1,400	# Multif	amily:	80 units/acre	
Ē	Office / Employment (S	quare Fee	et):					
nfo	Existing Office / Employment: 20,000 SF			Proposed Office	/ Employ	ment: () SF	
<u>+</u>	Retail & Services (Square Feet):			(
Development Information	Existing Retail & Services: 269,338 SF			Proposed Retail & Services: 74,350 SF				
	PM Peak Hour Weekday vehicle Trips:							
Vel.	Existing Estimated	Future Es	uture Estimated Net New		w			
De	Trips: 477 PM Peak	Trips: 54	0 PM Peak	Trips: 63 PM Pe		<u> </u>	1,518 PM Peak in CRA	
	Source of Trip Rate:			Transportation Impacts Consistent with				
			Chapter 20.60.140:					
	ITE Manual	Other		Yes 🗸		No		
Signature (Applicant)		Submitted electronically via email on file by Jamas Gwilliam on 1/11/19						
	Date:	1/11/19)				G	

Part Two: Review Crite	ria (City to Complete)						
The City's SEPA Responsib	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)						
43.21C.030, that meet the	e following conditions (O						
Criteria (SMC		Compli	es (if not explain o	on separate sheet and attach):			
The proposal is located wi	ithin a planned action	Yes	X	No			
area as identified on the o							
The proposal is consistent		Yes	X	No 🗍			
Shoreline Comprehensive	Plan and the	162	1	No L			
applicable subarea plan.							
The proposed uses & activ		Yes	X	No 🗍			
with those described in th	162						
zoning requirements of Ti							
The proposal is consistent							
planned action thresholds		Yes	X	No			
Ordinances 609 (Town Ce							
Place), 707 (185 th SSSP) &	. 752 (145 th SSSP).			DINII 2 2226			
Dwelling		Dwellir	ngs 0	PLN18-0206 exceeds dwelling			
Threshold:	1,358 units proposed	Remair	ning: Č	threshold by 688 units. 330 units			
(2,214 units in 145 th)	1,550 dinto proposed			permited to 15560 Westminster Way			
(2,190 units in 185th)			N. Ord. 705 allows for shifting of				
(1,000 units in Shoreline			developement between land uses. The				
Place)			total build-out of the proposed				
(1,200 units in Town Center)			development is less than the aggregate				
				amount of development reviewed in the Planned Action EIS.			
				the Planned Action Els.			

Employment Threshold:	72,160 square feet of	Emplo						
(1,083 jobs in 145 th)	new retail proposed	Remai						
(928 jobs in 185 th)			10 sq. ft. of					
(250,000 sqft office and 250,000 sqft retail in		- 250,00	00 sq. ft. of	office				
Shoreline Place)								
(200,000 sqft office and								
200,000 sqft retail in Town	><						Χ.	
Center)								
					Th - 444			d. Fic.
Vehicle Trips Threshold: (18,061 trips in 145th)		Vehicle	•		The transp			the EIS for Lerrors. The
(8,289 trips in 185 th)		Remai			City issued			
(Maximum Average Daily		337 to	tal new t	rips;	errors on 3			
Trips on 185 th Street =			et new tri	_				5 total trips;
20,000)				r,	& 808 net			
(2,894 total trips; 1,605					proposed p			
net trips for Shoreline Place)					corrected t	thresholds.		
Utility Thresholds (145th):		1.11.11.	<u> </u>					
NCWD – 1,043,000 gpd			Capacity					
SPU - 2,048,000 gpd		Remai	ning:					
Ronald Wastewater –	N/A					N/A		
3,609,000 gpd	1 1/12					11/11		
Utility Thresholds (185th):								
NCWD = 771,281 gpd								
SPU = 1,171,165 gpd								
Ronald Wastewater =								
1,516,803 gpd								
The proposal's significan	-	Vos	x			NI -		
identified in the planned	action EIS.	Yes	4.4.			No		
)						
The proposal's significan	t impacts have been							
mitigated by application	-							
identified in Ordinances		Vac				N- I	_	
and other applicable City		Yes	X			No		
with any modifications, v					**	-		
permits that may be requ	ė U	25						
The proposal complies w		Vac				NI-		
state & or federal laws a		Yes	X		ı	No		
The proposal is not an es		-						
defined by RCW 36.70a.2	. ,	Yes	X		1	No 「		
permitted by Chapter 43.								
permitted by enapter 15	.ZIG.NCVV							
Part Three: Planned A	ction Determination /C	itu to Co	mplatale					
	ction Determination (C	ity to ct		- /10				
Requirement:			-	s (If no,	explain o	n a sepa	rate sh	eet 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	1			No
20.30.100.	ant with the suitage of the		-	<u></u>			님	
The application is consisted Planned Action Ordinance		e	Yes	X				No
THE PROPERTY OF A STATE OF A STAT								

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	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) Pachael Ellable						
	Date:	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 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 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 includos easy pedestrian and bicycle access to the nearby Interurban Trail, Rapid-Ride transir 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



SHORELINE PLACE DEVELOPMENT AGREEMENT CONCEPTUAL | DESIGN SUBMITTAL | 12.21.2018





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Permit Number: PLN18-0206

**REVISED **

	Planned Action Determination of Consistency Review Checklist							
	185 th Street Station Subarea 145 th Street Station Subarea							
	Town Center Shoreline Place							
Part (Part One: Project Information (Applicant to Complete)							
. 5	Si	te Address: 15701 Aurora Ave North						
Property Information	Pa	rcel #: 182604-9014	Sq. fe	eet: 754,164				
do E	La	nd Use Designation: MB		ng: Mixed Business				
P. of	N	umber of Buildings on site: 3		nber to be Retained: 1				
	EX	isting Impervious Surface Area: 99%		oosed Impervious Surface Area: 95%				
t t	N	ame/Company: Jamas Gwilliam, MGP XII SB AURO						
Applicant / Contact	A	ddress: 4365 Executive Drive, Ste 1400		/State/Zip: San Diego, CA 92121				
g o	Pł	none: 858-259-9909		licants Relationship to owner: Vice Preside				
4 \	Fa		Emai	il: jgwilliam@merlonegeier.com				
<u>}</u> -		ame/Company: MGP XII SB AURORA, LLC						
per	A	Idress: 4365 Executive Drive, Ste 1400	City/State/Zip: San Diego, CA 92121					
Address: 4365 Executive Drive, Ste 1400 Phone: 858-259-9909				Email: jgwilliam@merlonegeier.com				
	Fa							
		isting Land Use (describe):						
	_	ail sales and service; surface parking						
	Pr	oposed Land use (check all that apply):						
		Retail & Services: those uses including but not		Office & Employment – Those uses including				
		limited to department, drug & grocery stores;		but not limited to business & professional				
		eating &drinking establishments; specialty goods/foods; entertainment & recreation;		offices such as medical or dental, educational & institutional offices, research				
_		convenience stores; services; and commercial		& development, light manufacturing, high				
Ö		goods.		tech, and associated uses.				
oject Description		Civic & Cultural: those uses including but not		Lodging: Those uses including hotels, motels				
esc	_	limited to libraries, museums, community		and other similar facilities offering				
ţ		center, stadium, performing arts facility, City		temporary accommodation.				
jec		Hall and other public facilities, which are not						
Pro		essential public facilities.	-	2 11 11 11 11 11 11 11 11				
_		Mixed Use: Those uses that combine two or more land uses on a single site or within a single		Residential: Those uses including but not				
	./	building.		limited to single family attached and detached units, multifamily units, residential				
	LY_	J Sanding.	N.	care facilities, nursing homes and senior				
				housing.				
	Ot	her (Describe):						
	Se	e description on page 7 of Development	Aare	ement I Conceptual Design Submitts				
		= ==== Pago / Or boyolopinotti	.a. a.					

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	Inits):					
uo	Existing Dwellings	Proposed Dw	Proposed Dwellings		Proposed Density (dwellings per acre)		
	# Single Family: N/A	# Single Family:	0	# Single Family: 0			
ati	# Multifamily: N/A	# Multifamily:	Approx. 1,400	# Mult	tifamily: 80 units/acre		
Ē	Office / Employment (SquareFeet) :			1)		
율	Existing Office / Employn		Proposed Office	ce / Emplo	yment: 0 SF		
 	Retail & Services (Squa						
ner	Existing Retail & Services	Proposed Retail & Services: 74,350 SF					
Development Information	PM Peak Hour Weekd	ay vehicle Trips:63	37 /	160	1,372		
le le	Existing Estimated	Future Estimated	Net New		Total		
) e	Trips: 477 PM Peak	Trips: 540 PM Peak	Trips: 63 PM F		Trips: 1,518 PM Peak in CRA		
_	Source of Trip Rate:			Transportation Impacts Consistent v Chapter 20.60.140:			
	ITE Manual	Other	Yes 🗸		No		
	Signature (Applicant)	Submitted electronic 1/11/19	cally via email o	on file by	Jamas Gwilliam on		
	Date:	1/11/19					

Part Two: Review Crite	ria (City to Complete)					
The City's SEPA Responsib	the City's SEPA Responsible Official may designate conforming projects as "planned actions," pursuant to RCW					
43.21C.030, that meet the	following conditions (Or	dinance	707-185th SSSP &	Ordinance 752 – 145 th SSSP)		
Criteria (SMC				on separate sheet and attach):		
The proposal is located warea as identified on the		Yes	*	No		
The proposal is consistent with the City of Shoreline Comprehensive Plan and the applicable subarea plan.			X	No		
The proposed uses & activities are consistent with those described in the planned action EIS & zoning requirements of Title 20.			K	No		
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).			K	No		
Dwelling Threshold: (2,214 units in 145 th) (2,190 units in 185th) (1,000 units in Shoreline Place) (1,200 units in Town Center)	,358 units proposed	Nemaning.		PLN18-0206 exceeds dwelling threshold by 688 units. 330 units permited to 15560 Westminster Way N. Ord. 705 allows for shifting of developement between land uses. The otal build-out of the proposed development is less than the aggregate amount of development reviewed in the Planned Action EIS.		

All vehicle trip related information applies to the PM Peak.

				808 net new		
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	72,160 square feet of new retail proposed	177,840	Other pipeli	net new trips ne projects - - 483 net new	165 net	new trips
Center) 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)		District Section		The transportation of transportation of the transportation of the transportation of transportation of the transportation of tran	05 containe ddendum to). The corre hsold is 1,8 or Shoreline t remains w	ed errors. The correct the ected New 55 total trips; ender 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 required.	of the measures 609, 705, 707 & 752 y regulations together variances or special juired.	Yes	k]	No		
The proposal complies v state & or federal laws a The proposal is not an e defined by RCW 36.70a.	and regulations. ssential public facility as 200(1) and except as	Yes	x x	No No		
permitted by Chapter 43 Part Three: Planned A	3.21C.RCW. ActionDetermination (C	ity to Co	mnlete):			
Requirement:	Determination (C	to co		no, explain on a	separate	sheet and
Applications for planned a provided by the City inclu	ding a SEPA checklist.	rms	Yes x			No
The application is comple 20.30.100.			Yes X			No
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)					
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.					
	Does not Qualify as P	Planned Action – The application is not consistent with the Planned Action				
No						
	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.					
(0	Signature: (Director or Designee) Rachael EMarble					
	Date: 3 8 19					
Revi	Revised on April 17, 2019 by Partal Eullarfle					

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Project Overview and Response to CRA Vision

uth faith y formany retail, and roshwards where only access to harbing reached options. The 1732 are give is senfogerfrom the observation of the sense of the sen тынады часынала бийинде тексеринде такта актары жанасы карын катарында тексеринде тексер

Mestminster

nanoginans midate rescreptiof enn es edoverks kopropriate ansbookbokk-bakkapa, und groposet sevicos is kaltu lates and Western that and a find the transfer of the second of the second second for the second se 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 neighborbood with a sew notwork of vehicle and pedestriar pathway, that broak down the unid integrate this site with the broader Auroin Square Community Schuwid York (CRA) contain enternal connections include pathways that provide a namework to promit hiture receverable on vine adjustent proporties within the CRA and that compared Wostminstoring his ring me the CRA and that compared Wostminstoring his ring me

Shisto storm water inhalitracture deplaces for exemplification of commissions and papas with a 21 N controp and other brightness management and controp sources specially the management affects of strategies from visite sources sources to principles of the control of the contr

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 action respectively with extractionary and approximate formers. Moveen a traction and the extraction of the second of the protect and activate the adjacent guthering spaces, and remitious Showding Flace as the marging proposity contex

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 might of its process to some setal neating tool anterestinent.

Generally surface parking serves visitors to the site witcome emproyees even serves.

SHORELINEPLACE 1000

MerloreGeier

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DEVELOPMENT AGREEMENT CONCEPTUAL | DESIGN SUBMITTAL | 12,21,2018 SHORELINE PLACE