

**DETERMINATION OF SIGNIFICANCE AND SCOPING NOTICE  
REQUEST FOR COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT STATEMENT (EIS)  
PLANNED ACTION  
2013 AURORA SQUARE COMMUNITY AREA (CRA) RENEWAL PLAN**

Application Name: 2013 Aurora Square Community Area (CRA) Renewal Plan

Applicant/Contact: Dan Eernisse  
Economic Development Manager  
City of Shoreline  
17500 Midvale Ave N  
Shoreline, WA 98133  
206-801-2218

Date of Issuance: August 14, 2014

Description of Proposal, and Location: The City of Shoreline proposes to adopt a Planned Action Ordinance for the area known as the Aurora Square Community Renewal Area (CRA). The CRA is generally located at Aurora Avenue N and N 155<sup>th</sup> Street. The current land uses within the CRA include low-rise commercial uses such as Sears and Central Market and offices for Washington State Department of Transportation. The CRA is zoned Mixed-Business (MB) which allows commercial, retail, multi-family housing and any mix of residential/commercial uses. The CRA Planned Action will consider transportation impacts generated from potentially changing circulation patterns onsite as well as potentially changing the configuration of adjacent roadways such as the re-channelization of N. 160<sup>th</sup> Street, improvements to the Aurora Avenue/N. 160<sup>th</sup> Street intersection, improvements to the Westminster Way/N. 155<sup>th</sup> Street intersection, and potentially creating an alternative access point on Aurora Avenue to the CRA. The CRA Planned Action will also consider transportation facilities for transit, pedestrians, and bicycles to support redevelopment; identifying opportunities for better pedestrian access to and from the CRA; opportunities and incentives for low-impact and eco-district improvements; examining the application of the City's stormwater standards as well as the potential for an off-site regional facility addressing stormwater quantity; providing exceptional signage and wayfinding for the site; and creating "windows" to the site that will allow better interaction between pedestrians and businesses.

Lead Agency and EIS Required: The City of Shoreline, as lead agency, has determined this proposal is likely to have a significant adverse impact on the environment, therefore an Environmental Impact Statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. An environmental checklist or other materials indicating likely environmental impacts can be reviewed at our offices or at the project website: <http://www.cityofshoreline.com/business/aurora-square-community-renewal-area>.

The City intends to designate the CRA as a Planned Action as defined under RCW 43.21C.440 and WAC 197-11-164 and will prepare a Planned Action EIS. Future projects developing under the Planned Action will not require individual environmental review at the time of permit application if they are consistent with the range of alternatives and mitigation studied in the EIS.

EIS Alternatives: The City intends to study three land use alternatives to be comparatively evaluated in the Planned Action EIS: one No Action Alternative (SEPA required) and two action alternatives. The No Action alternative would assume that the CRA Planned Action would not be adopted and that existing site conditions

would remain in place. Preliminarily, the two action alternatives would include variations of the proposal including growth levels of between 500 and 1,000 multifamily dwelling units and about 500,000 square feet of commercial space, in a mixed use setting with civic uses.

Elements of the Environment to be Addressed: The lead agency has identified the following topic areas for analysis in the Planned Action EIS: Land Use, Light and Glare, Transportation, Utilities (Stormwater, Sewer, and Water), and Public Services (Schools and Parks).

Scoping Comments: Agencies, affected tribes, and members of the public are invited to comment on the scope of the Planned Action EIS. You may comment on EIS Alternatives, issues that should be evaluated in the EIS, probable significant adverse impacts, mitigation measures, and licenses or other approvals that may be required. The method and deadline for providing scoping comments is:

Written Comments: Provide written comments on the scope of the Planned Action EIS no later than 5:00 p.m. on September 4, 2014. Comments may be sent to the Lead Agency Contact Person, Steven Szafran, AICP, Senior Planner at the City of Shoreline Planning & Community Development Department, 17500 Midvale Ave N, Shoreline, WA 98133 or via e-mail at [sszafran@shorelinewa.gov](mailto:sszafran@shorelinewa.gov).

Responsible Official: Rachael Markle, AICP, SEPA Official  
Planning & Community Development Director  
City of Shoreline  
Department of Planning & Community Development  
17500 Midvale Ave N  
Shoreline, WA 98133  
206-801-2531

Signature:  Date: 8-11-14

Appeal: Any interested person may appeal a Determination of Significance (DS). Per SMC 20.30.680(3), an appeal must be filed in writing and, along with the filing fee, be received by the City Clerk prior to 5:00pm, September 4, 2014. An appeal must conform to the procedures set forth in SMC 20.30, Chapter 4.