



Planning & Community Development

**STATE ENVIRONMENTAL POLICY ACT  
(SEPA)  
ENVIRONMENTAL CHECKLIST**

***Purpose of Checklist:***

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

***Instructions for Applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

*Public notice is required for all projects reviewed under SEPA. Please submit current Assessor's Maps/Mailing Labels showing:*

- Subject property outlined in red.
- Adjoining properties under the same ownership outlined in yellow.
- All properties within 500' of the subject property, with mailing labels for each owner.

**NOTE:** King County no longer provides mailing label services. Planning and Development Services can provide this for a fee or provide you instructions on how to obtain this information and create a mail merge document to produce two sets of mailing labels for your application.

***Use of Checklist for nonproject proposals:***

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "propose," and "affected geographic area," respectively.

**17500 Midvale Avenue North, Shoreline, Washington 98133-4905**

Telephone (206) 801-2500 Fax (206) 801-2788 [pcd@shorelinewa.gov](mailto:pcd@shorelinewa.gov)

The Development Code (Title 20) is located at [mrsc.org](http://mrsc.org)

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## A. BACKGROUND

1. Name of proposed project, if applicable:

**Aurora Square Planned Action**

2. Name of applicant:

**City of Shoreline**

3. Address and telephone number of application and contact person:

**City of Shoreline  
17500 Midvale Ave N  
Shoreline, Washington 98133  
(206) 801-2521**

**Dan Eernissee  
Economic Development Manager  
206.801.2218  
[deernissee@shorelinewa.gov](mailto:deernissee@shorelinewa.gov)**

4. Date checklist prepared:

**July 15, 2014**

5. Agency requesting checklist:

**City of Shoreline**

6. Proposed timing or schedule (including phasing, if applicable):

**Planned Action adoption fall 2014  
Implementing redevelopment to occur over a period of years**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**The City intends to implement the 2013 Aurora Square Community Area (CRA) Renewal Plan, which contains a series of public activities and investments.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

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A Planned Action EIS will be prepared for the Aurora Square Planned Action.

The Planned Action EIS will be focused on land use, light and glare, transportation, utilities (stormwater, sewer and water), and public services (schools and parks). The analysis is being conducted in the context of previous SEPA documents, including:

- City of Shoreline Comprehensive Plan, Final Environmental Impact Statement, November 1998
- Comprehensive Plan, Final EIS, November 1998
- North City Sub-Area Plan Planned Action Final SEIS, June 2001
- Town Center Subarea Planned Action Final Supplemental EIS, July 2011
- Updates to the City of Shoreline Comprehensive Plan, DNS and SEPA Checklist, September 2004
- City of Shoreline Transportation Master Plan (TMP), Development Code and Comprehensive Plan Amendments, Determination of Non-Significance (DNS) and SEPA Checklist, September 2011
- 2012 Update to the Shoreline Comprehensive Plan Determination of Nonsignificance (DNS), September 2012
- Commercial Zone Consolidation Analysis, September 2012.

The Planned Action EIS, will also be prepared in the context of adopted plans and regulations. The Shoreline Comprehensive Plan, functional plans (e.g. stormwater plans such as the Boeing Creek Basin Plan), and development regulations promote compact mixed use redevelopment where infrastructure is available, consistent with design standards, water quality and environmental protection regulations.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If you, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposal is a phased development implementing current zoning and the Aurora Square CRA Renewal Plan. The City is anticipated to approve a Planned Action ordinance identifying thresholds of development and mitigation measures. The CRA Planned Action will also consider transportation facilities for transit, pedestrian, and bicycles to support redevelopment; identifying opportunities for better pedestrian access to and from the CRA; opportunities

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and incentives for low-impact and eco-district improvements; providing exceptional signage and wayfinding for the site; and creating “windows” to the site that will allow better interaction between pedestrians and businesses.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The City desires to facilitate growth consistent with the Aurora Square CRA Renewal Plan. The CRA is about 70 acres in size, and the intent is for a revitalized shopping center with entertainment, gathering spaces, and other community activities:**

*Imagine an open, green plaza in the center of Shoreline, filled with sunbathing and studying students, young families watching their children run and play, an elderly couple enjoying a Central Market picnic, dogs wagging their tails, actors practicing their lines, and the sound of college-age buskers singing with an occasional clink as coins fall into a hat.*

*This is the backdrop to the busy comings and goings of shoppers and lunching workers who relish the time of their day that allows them to visit the renewed Aurora Square shopping center. It is a “one-stop” convenient shopping solution that provides dining, nightlife, and healthy-lifestyle options. It is a community gathering place, where a leg stretching walking easily turns into a serendipitous rendezvous with friends.*

**The City of Shoreline is seeking public and private partners to help with select targeted investments in the Aurora Square CRA. The goal of the investment is to attract over \$200 million of private construction, to create a new job center, to generate many times the area’s current tax revenue, and to provide an attractive community gathering place.**

**The following list represents the projects identified to date:**

- **Master Planning the Site. The Aurora Square area is owned by several different property owners, and only the city is in a position to undertake area-wide master planning through such tools as a Planned Action Environmental Impact**

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- Statement. By taking a cohesive, area-wide approach to planning we will provide a vision of the opportunities a renewed center hold. In addition, we will be reassuring and even rewarding private enterprise when it builds.
- **A New Internal Trunk Road.** The connectivity challenges of Aurora Square need to be addressed with an internal trunk road that creates a smaller grid and connects currently underutilized parts of the site. The new road would connect the intersection of Westminster Way N and 155<sup>th</sup> through the site to 160<sup>th</sup>, thereby providing multi-modal connectivity. At the same time, the trunk road would provide the ideal place for stormwater, water, sewer, power, and fiber network infrastructure.
  - **Eco-District Improvements.** Aurora Square opened in 1967, long before environmentally responsible efforts such as stormwater management were known or appreciated. The Aurora Square area, though, represents enough critical mass that cost-effective regional eco-district infrastructure improvements can be achieved. This enables the possibility of cooperative, progressive approaches to stormwater, wastewater, solid waste, and energy generation that are not only symbolic, but also profitable.
  - **Transit-Oriented Development.** King County Metro has launched its *RapidRide* transit service on Aurora Avenue this year, and the Aurora Square area is ideally situated to take advantage of the investment with transit-oriented development. Possibilities for effective development include making Aurora Square the recognized and connected transit hub for the area, consolidate park-and-ride stalls located elsewhere, and building employment and residential structures onsite.
  - **Privatization of Surplus WSDOT Property.** The regional headquarters of WSDOT sits on over 15 acres of land. By simply building a parking structure, WSDOT's long-range expansion plans can be realized while still repurposing at least five surplus acres as a privately-owned job center. The parking structure could also provide complementary parking for the retail center during peak parking periods on weekends and evenings. The job center would ideally take advantage of Shoreline Community College's vocational training expertise and form the nucleus of a new industry cluster.
  - **Making Westminster Walkable.** The one internal road in the area, Westminster Way N, acts as a high-speed through-route that divides the center into two distinct sides. As a result, the smaller triangular property that fronts busy Aurora Avenue is cut off from the synergy of the anchor tenants to the west; as

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- a result, long-term vacancy has plagued the triangular property that should instead serve as the center's heart with its connectivity to bus rapid transit, the Interurban Trail, and the visibility of Aurora Avenue. Transforming Westminster Way N by changing it from a vehicle-oriented through-route into a quaint, pedestrian-friendly, store-lined village street will simultaneously reconnect the two sides of Westminster while providing attractive internal pedestrian connectivity for the entire center.
- Providing an Entry for the College. The stretch of N 160<sup>th</sup> Street between Aurora Ave N and Greenwood Ave N provides the entry for Shoreline Community College's 9,000+ students. However, it is both inhospitable to those who use it and without indication that it connects busy Aurora Avenue to such a valuable asset. Therefore, putting N 160<sup>th</sup> Street on a "road diet," installing bike and pedestrian amenities, and rebranding the street to reflect its importance will promote safer travel, energize the college, and bring valued shoppers directly to the Aurora Square area.
  - Rebranding Aurora Square. While "Aurora Square" is used currently as the working name for the area, rebranding will allow the area to reflect the renewed energy and direction of the center.

One of the mechanisms the City proposes to use to spur private development includes a Planned Action 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. The basic steps in designating a Planned Action are to prepare an EIS, designate the Planned Action area and projects by ordinance, and review permit applications for consistency with the ordinance (see RCW 43.21C.440 and WAC 197-11-164 to 172).

The proposed Planned Action Ordinance will be based on the Aurora Square Renewal Plan, which constitutes a phased conceptual master plan.

With redevelopment of the site, 500 to 1,000 additional residential units and about 500,000 square feet of additional retail and office space are anticipated. Two alternatives will be reviewed in the EIS. One alternative will evaluate maximum development potential and one alternative will evaluate a more moderate growth scenario.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a

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proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The study area is approximately 70 acres in size and located at the intersection of N. 155th Street & Aurora Ave N. A study area map is provided below. The site is bounded by N 160<sup>th</sup> Street to the north, Aurora Avenue N to the east, Westminster Way, Fremont Avenue N and N 155<sup>th</sup> Street to the South, and Dayton Avenue N to the west.



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### B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other ...

The site is generally flat. A map of the topography is shown below.



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- b. What is the steepest slope on the site (approximate percent slope)?

**Landslide mapping included in the Comprehensive Plan shows the majority of the site is between 0-15% in slope. Small portions of the site have greater slopes. (City of Shoreline 2012)**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

**Specific soil types are not known; however lands are in use for urban, non-agricultural purposes. At the time of building permit requests, the International Building Code includes conditions under which preparation of a geotechnical report would be required.**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

See "b" above.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicated source of fill.

**At the time of site redevelopment, there may be fill and grade proposals, such as for below grade parking. Future development will be subject to SMC Chapter 20.50 General Development Standards, Subchapter 5. Tree Conservation, Land Clearing and Site Grading Standards.**

- f. Could erosion occur as a result of clearing construction, or use? If so, generally describe.

**The erosion potential of future site construction activities is anticipated to be low given the largely impervious site and the application of erosion control standards in SMC 13.10.200 Adoption of Stormwater Management Manual.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**With the exception of ornamental landscaping, the site is impervious.**

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It is anticipated with redevelopment and compliance with the City's stormwater requirements, stormwater quality would improve.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Future development will be subject to SMC Title 20 Subchapter 5. Tree Conservation, Land Clearing and Site Grading Standards, found in Chapter 20.50 General Development Standards and will be subject to erosion control standards in SMC 13.10.200 Adoption of Stormwater Management Manual.

No further review will be conducted in the EIS.

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Development proposals within the study area are anticipated to follow adoption of the plan and associated development regulations. Short-term air emissions including construction equipment exhaust and fugitive dust may occur during the construction phase for new development. Hauling routes and local streets could be impacted by dust if mitigation measures are not implemented, but all construction projects will be consistent with the City's erosion control development standards.

The intent of the plan is to encourage a mixture of residential and commercial uses to reduce the need for daily-needs vehicle trips and create opportunities for living and working in close proximity. Further, the plan envisions pedestrian improvements to encourage walking. Mixed use development has been shown to reduce vehicle miles travelled which can reduce greenhouse gas emissions (US EPA March 2010 draft paper Smart Growth: A Guide to Development and Implementing Greenhouse Reduction Programs).<sup>1</sup>

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

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<sup>1</sup> As quoted in the US EPA 2011 paper Smart Growth: A Guide to Development and Implementing Greenhouse Reduction Programs, "[c]ompact development reduces the need to drive by putting destinations closer together and making walking, biking, and using mass transit easier. Any given increment of compact development could reduce VMT [vehicle miles traveled] up to 20 to 40 percent compared to dispersed development on the outer fringe of an urban area."

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There are no known sources of emissions or odor in the vicinity of the study area that may affect the plan.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Development is subject to applicable federal (EPA), regional (PSCAA), and State (DOE) air quality regulations. Washington DOE air quality regulations applicable to the study area are found at Chapter 173-400 WAC. Particularly relevant air quality regulations relating to redevelopment are included below:

- Construction activity must comply with Puget Sound Clean Air Agency (PSCAA) regulations requiring reasonable precautions to minimize dust emissions (Regulation I, Section 9.15).
- Stationary equipment used for the construction activities must comply with PSCAA regulations requiring the best available measures to control the emissions of odor-bearing air contaminants (Regulation I, Section 9.11).
- Commercial facilities could use stationary equipment that emits air pollutants (e.g., fumes from gas stations, ventilation exhaust from restaurants, and emissions from dry cleaners). These facilities would be required to register their pollutant-emitting equipment with PSCAA (Regulation I and Regulation II). PSCAA requires all commercial and industrial facilities to use the Best Available Control Technology (BACT) to minimize emissions. The agency may require applicants for high-emission facilities to conduct an air quality assessment to demonstrate that the proposed emissions would not expose offsite areas to odors or air quality concentrations exceeding regulatory limits.
- Transportation roadway projects must be included in the Regional Transportation Plan (RTP) or TIP prior to start of construction to show that they conform to the Puget Sound region's Air Quality Maintenance Plans and would not cause or contribute to regional exceedances of the federal standards. Once included in the RTP or TIP, the projects must meet all transportation conformity requirements and demonstrate regional conformity.
- Project-Level Transportation Conformity Analyses for Future Roadway and Intersection Improvements: As part of future project-specific NEPA documentation for individual new roadway improvement projects, the City would be required to conduct CO hot-spot modeling (as required under WAC 173-420) to demonstrate that the projects would not cause localized impacts related to increased CO emissions from

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vehicle tailpipes at congested intersections.

**No new impacts of a nature or severity that will not be adequately addressed by applicable regulations and existing mitigating measures are anticipated. No further review will be conducted in the EIS.**

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**A piped stream is located along the northern study area boundary.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**A piped stream is located along the northern study area boundary.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicated the source of fill material.

**Not applicable. There are no open channel streams or wetlands.**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**Not applicable. No surface water withdrawals or diversions are proposed.**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**Not applicable. The site is not located in a 100-year floodplain.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**Not applicable. Discharge of waste material is not proposed.**

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**Redevelopment of the site and implementation of water quality and stormwater management measures is anticipated to result in improvement of stormwater quality over present conditions.**

b. Ground:

- 1) Will ground water be withdrawn from a well for drinking water, or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

**No groundwater withdrawals are proposed.**

- 2) Describe waster material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**No waste discharge is proposed. See 3.a.6.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**The site is mostly impervious. However, with application of stormwater standards and redevelopment opportunities additional stormwater quality measures will be implemented.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

**No waste discharge is proposed. See 3.a.6.**

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**The site is largely impervious and future redevelopment would comply with the City's stormwater requirements in place at the time of application. The EIS would examine the application of the City's**

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stormwater standards as well as the potential for an off-site regional facility addressing stormwater quantity. Stormwater quality standards would be addressed onsite.

- d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

Future development would be subject to SMC 13.10.200 Adoption of Stormwater Management Manual as well as any basin-specific standards appropriate to mitigate stormwater quantity and quality effects (e.g. Boeing Creek Basin Plan 2013). Further piped streams are required to have a 10 foot buffer; voluntary proposals to open piped watercourses are encouraged. See SMC 20.80.480.

The EIS will summarize present standards and consider the potential for an off-site regional facility.

4. Plants

- a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain  
 Orchards, vineyards or other permanent crops.  
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
 water plants: water lily, milfoil, other  
 other types of vegetation: ornamental plants used in landscaping

A small portion of the site on the southwest is shown as Urban Forest in the Comprehensive Plan Natural Environment Supporting Analysis maps. (City of Shoreline 2012)

- b. What kind and amount of vegetation will be removed or altered?

The site is largely impervious with some trees and ornamental landscaping. With redevelopment the location of landscaping may change. City landscape standards will be implemented.

- c. List threatened and endangered species known to be on or near the site.

The site is in an urban area and is largely impervious. No threatened or endangered species are known on the site.

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- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**Future development will comply with:**

- SMC Title 20 Subchapter 5. Tree Conservation, Land Clearing and Site Grading Standards of Chapter 20.50 General Development Standards.
- SMC Title 20 Subchapter 7. Landscaping of Chapter 20.50 General Development Standards.

**No further review will be conducted in the EIS.**

- e. List all noxious weeds and invasive species known to be on or near the site.

**Noxious weeds and invasive species are not known to occur on the site, which is developed for urban uses and has ornamental landscaping.**

## 5. Animals

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. Examples include::

**Likely species adapted to an urban environment are underlined below.**

Birds: hawk, heron, eagle, songbirds, other

Mammals: small rodents, beaver, other

Fish: salmon, trout, other

- b. List any threatened and endangered species known to be on or near the site.

**The site is in an urban area and is largely impervious. No threatened or endangered species are known on the site.**

- c. Is the site part of a migration route? If so, explain.

**None known on this urban developed site.**

- d. Proposed measures to preserve or enhance wildlife, if any:

**No impacts are anticipated. If protected wildlife is subsequently identified, they would be subject to Chapter 20.80 Critical Areas.**

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**No further review will be conducted in the EIS.**

- e. List any invasive animal species known to be on or near the site.

**No invasive animal species are known to be on or near the site.**

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**The study area is served by electricity and natural gas. Energy is primarily used for heating. The CRA plan proposes a concept of an eco-district and low-impact development practices that can be cost-effectively implemented (such as thermal heating via circulated water). The Planned Action would consider incentives to entice new development to implement eco-district and low impact development practices.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**The proposal will not directly affect the potential use of solar energy by adjacent properties. However, the proposal may facilitate development consistent with zoned heights that are taller than present structures.**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**The City has adopted the current edition of the Washington State Energy Code in SMC 15.05.010.**

**Based on adopted policies and regulations, and the above mitigation measure, impacts to environmental health hazards can be mitigated to a level of insignificance. No further review will be conducted in the EIS.**

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

**New development of specific parcels will be subject to City zoning for**

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allowable uses and activities, and City codes for handling hazardous materials as well as State and Federal hazardous materials regulations.

There is a current auto use at the property (Sears Auto Center).

- 1) Describe any known or possible contamination at the site from present or past uses.

See "a" above.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

See "a" above.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

See "a" above.

- 4) Describe special emergency services that might be required.

Increased intensity of land use in the study area that may occur following adoption of the plan and associated development regulations may increase the overall demand for police and fire services.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Future site-specific activities will comply with City building, fire, and land use codes, as well as State and federal hazardous materials regulations.

It is recommended that the Planned Action Ordinance incorporate the following mitigation measure:

- Applicants for development shall conduct a site assessment to determine if contamination is present from past use.

Based on adopted policies and regulations, and the above mitigation measure, impacts to environmental health hazards can be mitigated

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to a level of insignificance. No further review will be conducted in the EIS.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**Traffic noise Aurora Avenue N exists.**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**Land development that may occur following adoption of the plan and associated development regulations will create short-term noise impacts to land uses in the vicinity. Construction noise impacts will comply with SMC Chapter 9.05 Public Disturbance Noise relating to hours of construction. Noise impacts resulting from increases in traffic volumes generated within the study area are anticipated to be negligible relative to the impacts generated by background traffic volumes.**

- 3) Proposed measures to reduce or control noise impacts, if any:

**Maximum environmental noise levels are regulated by the State of Washington (Chapters 173-58 through 62 WAC). Construction noise levels will comply with SMC Chapter 9.05 Public Disturbance Noise. Nuisance noise impacts are also regulated under SMC Chapter 9.05 Public Disturbance Noise.**

**Compliance with State and local noise regulations is anticipated to mitigate impacts to a level of non-significance. No further review will be conducted in the EIS.**

8. Land and shoreline use

**The Planned Action EIS will review current and planned land use patterns, land use compatibility and activity levels, and population/employment capacity of the alternatives; describe affordable housing objectives in relation to Housing Element and Countywide Planning Policies; and describe the relationship of the CRA to the City's Comprehensive Plan including policy or code provisions that serve as mitigation measures.**

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- a) What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**Most of the study area is in commercial use with a shopping center and surface parking. See example photo below.**



The western portion of the site contains offices of the Washington State Department of Transportation.

Surrounding uses include multifamily to the north, commercial to the north and east, and single family residential to the south and west.

- b) Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

**Not applicable.**

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

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Not applicable.

- c) Describe any structures on the site.

The site presently contains a shopping center with department stores, a grocery store, line retail, banking, restaurants, and other uses. The western portion of the site contains offices of the Washington State Department of Transportation.

- d) Will any structures be demolished? If so, what?

Implementation of the CRA plan would, together with present zoning, encourage more intensive mixed use development.

- e) What is the current zoning classification of the site?

The site is zoned Mixed Business.

- f) What is the current comprehensive plan designation of this site?

The Comprehensive Plan designation is Mixed Use 1.

- g) If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h) Has any part of the site been classified as a critical area by the city or county? If so, specify.

The Natural Environment Supporting Analysis in the Comprehensive Plan identifies a piped stream along the northern property boundary. (City of Shoreline 2012)

- i) Approximately how many people would reside or work in the completed project?

The residential and employment capacity of the site will be addressed in the EIS.

- j) Approximately how many people would the completed project displace?

Residential and employment characteristics will be addressed in the EIS. While the form of development may change, it is likely that commercial and office uses could continue on the site, but housing and other public amenities would be added.

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- k) Proposed measures to avoid or reduce displacement impacts, if any:

**This topic would be addressed in the EIS. It should be noted that the zoning is not changing. Market conditions together with continued mixed use zoning and the CRA incentives would determine the future redevelopment of the property. While the form of development may change, it is likely that commercial and office uses could continue on the site, but housing and other public amenities would be added.**

- l) Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**The EIS Land Use section will identify policy or code provisions that serve as mitigation measures.**

- m) Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

**Not applicable.**

9. Housing

- a) Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**The proposal is anticipated to result in an increase in housing units within the study area. New housing is expected to be in the form of multi-family or mixed-use development. Redevelopment would include housing for a mix of income levels.**

**The EIS will contain information on the specific amount of new housing provided.**

- b) Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**None. There is no existing housing presently.**

- c) Proposed measures to reduce or control housing impacts, if any:

**Any housing proposed for the study area will be in compliance with the City of Shoreline Title 20 SMC, Development Code, and Title 15 SMC, Buildings and Construction.**

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**The Land Use section of the EIS will address land use patterns capacity for dwellings.**

10. Aesthetics

- a) What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**The Base Height of the zone is 60 feet. SMC Title 20 Development Code makes some allowances for some appurtenances or certain uses to exceed this height.**

- b) What views in the immediate vicinity would be altered or obstructed?

**The view of the property from Aurora Avenue N could change from a low rise shopping center to an intensive mixed use center.**

- c) Proposed measures to reduce or control aesthetic impacts, if any:

**Future development will be subject to design and landscape requirements of SMC Chapter 20.50 General Development Standards.**

11. Light and glare

- a) What type of light or glare will the proposal produce? What time of day would it mainly occur?

**Ambient light and glare are produced from a number of different sources, including exterior building illumination, business identification signs, vehicle headlights, and street lamps. Vehicle headlights are not within the scope of City regulations.**

**The potential light and glare effects regarding signs that may be installed with proposed sign code changes would be addressed in the EIS.**

- b) Could light or glare from the finished project be a safety hazard or interfere with views?

**Lighting from redevelopment of the study area would not be a safety hazard, and would comply with all City regulations regarding outdoor lighting (see 11.c. below). Lighting from redevelopment in the study area would be consistent with other developed portions of the City.**

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- c) What existing off-site sources of light or glare may affect your proposal?

Light and glare from Aurora Avenue N may impact development sites that are located closest to the corridor. Other existing sources of light in the vicinity of the study area, such as street and building lights, are not anticipated to affect future land uses within the area.

- d) Proposed measures to reduce or control light and glare impacts, if any:

SMC 20.50.115 "Lighting – Standards" addresses outdoor lighting. Based on adopted policies and regulations, impacts to light and glare from buildings can be mitigated to a level of non-significance. The potential light and glare effects of signs that may be installed due to sign code amendments would be addressed in the EIS including any code features that minimize potential impacts.

## 12. Recreation

- a) What designated and informal recreational opportunities are in the immediate vicinity?

To the east of the site, the Interurban Trail parallels Aurora Avenue N.

- b) Would the proposed project displace any existing recreational uses? If so, describe.

No public recreation exists on site.

- c) Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The CRA Renewal Plan promotes community gathering spaces to be incorporated on site. Chapter 20.50 General Development Standards includes provisions for appropriate site design and landscaping. For example in developments near a corner, public spaces are encouraged as a corner treatment. Also, public places are required at a rate of 1,000 square feet per acre up to a maximum of 5,000 square feet. Multifamily development is also required to provide 800 square feet per development or 50 square feet of open space per dwelling unit, whichever is greater. The potential demand for parks and recreation and the application of City code requirements would be addressed in the EIS.

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## 13. Historic and cultural preservation

- a) Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

**Based on a 2013 Historic Property Inventory, there are no historic structures in the study area. (Sheridan Consulting Group, December 2013)**

- b) Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

**The site was developed for commercial and institutions uses in the late 1960s. Given the altered nature of the study area with buildings and impervious area and a piped stream it is unlikely that cultural resources are located at the site. However, if the site is redeveloped and historic or cultural resources are discovered, state and federal laws will allow for a site assessment, potential mitigations, and appropriate protective measures.**

- c) Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**Sources included a 2013 Historic Property Inventory (Sheridan Consulting Group, December 2013).**

- d) Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

**Washington State has a number of laws that oversee the protection and proper excavation of archaeological sites (RCW 27.53, WAC 25-48), human remains (RCW 27.44), and historic cemeteries or graves (RCW 68.60). The Governor's Executive Order 05-05 requires state agencies to integrate DAHP, the Governor's Office of Indian Affairs, and concerned tribes into their capital project planning process. This executive order affects any capital construction projects and any land acquisitions for purposes of capital construction not**

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undergoing Section 106 review under the National Historic Preservation Act of 1966.

Under RCW 27.53, the Department of Archaeology and Historic Preservation (DAHP) regulates the treatment of archaeological sites on both public and private lands and has the authority to require specific treatment of archaeological resources. All precontact resources or sites are protected, regardless of their significance or eligibility for local, state, or national registers. Historic archaeological resources or sites are protected unless DAHP has made a determination of “not-eligible” for listing on the WHR and the NRHP.

The City does implement Chapter 15.20 Landmarks Preservation.

## 14. Transportation

A traffic analysis, scheduled for completion in 2014, is needed to determine how best to improve multi-modal access to Aurora Square as well as circulation on site; the analysis will also support the Planned Action EIS. Transportation projects would be developed for the CRA as part of the traffic study. The study will include the following Intersections and corridors:

- . N 160th Street and Greenwood Avenue N
  - . N 160th Street and Dayton Avenue N
  - . N 160th Street and Aurora Avenue N
  - . Westminster Way N and Greenwood Avenue N
  - . Westminster Way N and Dayton Avenue N
  - . Westminster Way N and N 155th Street
  - . Westminster Way N and Aurora Avenue N
  - . N 155th Street and Aurora Avenue N
  - . N 155th Street from Westminster Way N to Aurora Avenue N
  - . N 160th Street from Greenwood Avenue N to Aurora Avenue N
  - . Westminster Way N from Greenwood Avenue N to Aurora Avenue N
- a) Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

The site is bounded by N 160<sup>th</sup> Street to the north, Aurora Avenue N to the east, Westminster Way, Fremont Avenue N and N 155<sup>th</sup> Street to the South, and Dayton Avenue N to the west.

- b) Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

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The site is served by transit. This topic will be addressed in the EIS.

- c) How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

Parking will comply with City development regulations. This topic will be addressed in the EIS.

- d) Will the proposal require any new improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This topic will be addressed in the EIS. The CRA Renewal Plan identifies some circulation improvements. Also see the discussion of the EIS analysis under 14 above.

- e) Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable. Aircraft may fly overhead, however.

- f) How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This topic will be addressed in the EIS.

- g) Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable in this urban environment.

- h) Proposed measures to reduce or control transportation impacts, if any:

This topic will be addressed in the EIS.

## 15. Public Services

- a) Would the project result in an increased need for public services (for example: for protection, police protection, public transit,

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health care, schools, other)? If so, generally describe.

Redevelopment would increase growth and demand for police and fire protection. Considering the City's ability to address these topics with its operational and capital budgets and through regulations, these topics will not be further addressed in the EIS (see mitigation in section b below).

Additional housing units may increase the demand for parks and schools. The EIS will address the compatibility of the CRA Planned Action Alternatives with parks and school capital plans and implementing regulations as described in Checklist Section 12.

- b) Proposed measures to reduce or control direct impacts on public services, if any.

As development occurs, revenues would likely increase allowing the City to determine the appropriate distribution of funds towards municipal services such as police. Development will also be subject to City standards, including Chapter 20.60 Adequacy of Public Facilities addressing fire protection and the International Fire Code.

## 16. Utilities

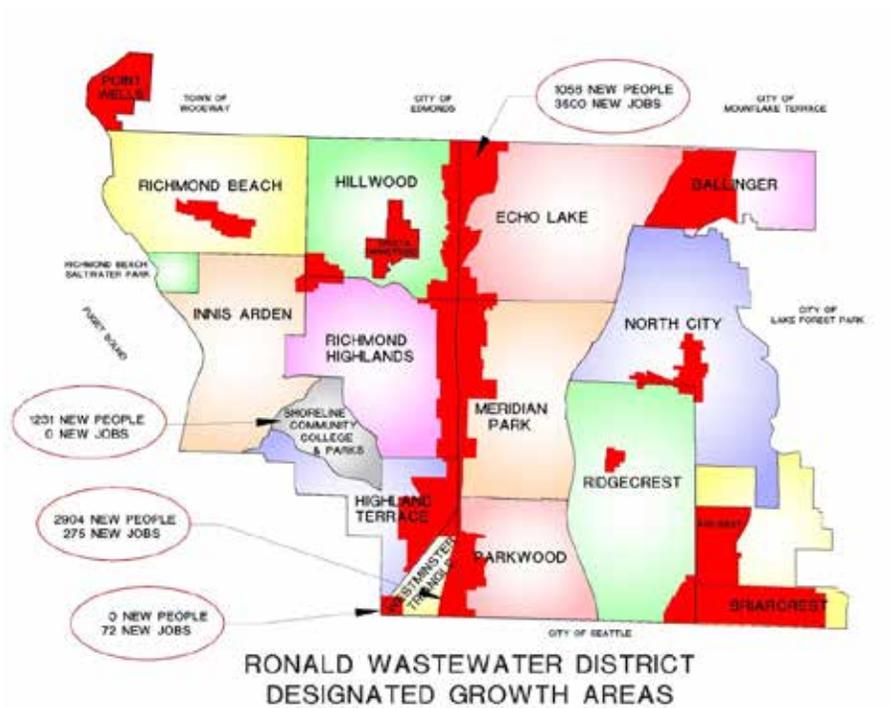
- a) Circle (underline) utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b) Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.

**General Utility Analysis:** Future development would be supported by the same utilities as in Subsection 16.a. Greater growth would create a greater demand for power and energy, sewer and water; utility lines may need upgrades or relocation as appropriate.

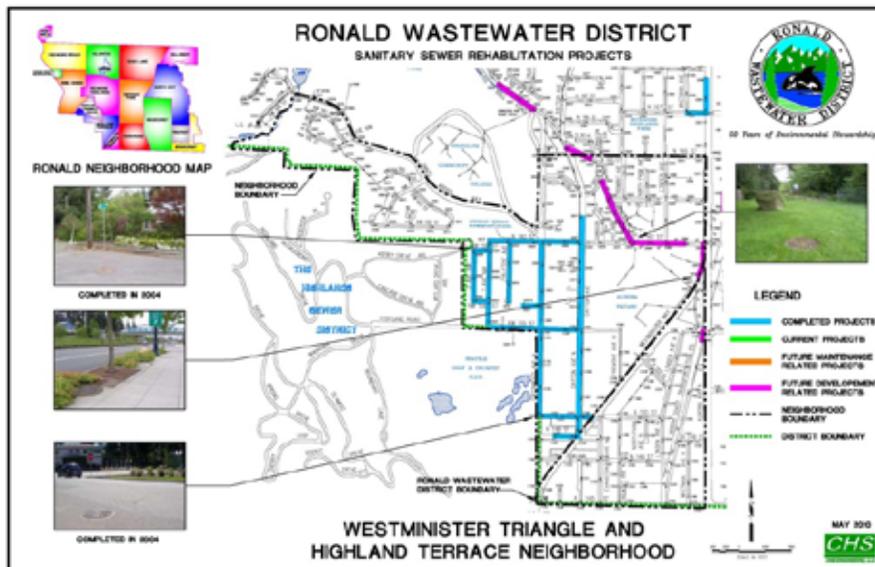
**Sewer Service:** The Ronald Sewer District provides sewer service to the study area. The District anticipates greater population and job growth all along the Aurora Corridor including the study area as shown below.

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The District has also completed or planned for new facilities to serve development in the study area per the diagram below. The ability of the district to serve the planned level of growth in the study area and any phasing or regulatory requirements would be addressed in the EIS.



Water Service: The Water Service provider is Seattle Public Utilities (SPU). SPU has adopted a water system plan and considered City of



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## D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

See sections 1, 2, 3 and 7.

Proposed measures to avoid or reduce such increases are:

See sections 1, 2, 3 and 7.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

See Sections 4 and 5.

Proposed measures to protect or conserve plants, animals, fish or marine life are:

See Sections 4 and 5.

3. How would the proposal be likely to deplete energy or natural resources?

See Section 6.

Proposed measures to protect or conserve energy and natural resources are:

See Section 6.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

See Sections 4, 5, and 8.

Proposed measures to protect such resources or to avoid or reduce impacts are:

See Sections 4, 5, and 8.

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5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

**See Section 8.**

Proposed measures to avoid or reduce shoreline and land use impacts are:

**See Section 8.**

How would the proposal be likely to increase demands on transportation or public services and utilities.

**See Sections 12, 14, 15 and 16.**

Proposed measures to reduce to respond to such demands(s) are:

**See Sections 12, 14, 15 and 16.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**The Comprehensive Plan and zoning are not changing and the CRA promotes a mixed use development consistent with those plans and regulations. All future development would comply with federal, state and local laws including environmental regulations, if applicable given the developed urban nature of the site.**