



SEPA APPLICATION CHECKLIST: 2015 Comprehensive Plan Update

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 system (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 identifies impacts from your proposal (and if possible to reduce or avoid impacts from the proposal) and to help the agency decide whether an EIS is required.

WAC 197-11-960 Environmental checklist

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Instructions for application:

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 be 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.

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,” “proposer,” and “affected geographic area,” respectively.

A. Background

1. Proposed Project:
Updates to the City of Lake Forest Park Comprehensive Plan in conformance with the State Growth Management Act (RCW 36.70A).
2. Date checklist prepared: **November, 2015**
3. Agency requesting checklist: **City of Lake Forest Park**
4. Address and telephone number of applicant and contact person:

**City of Lake Forest Park
17425 Ballinger Way NE
Lake Forest Park, Washington 98155
(206) 368-5440**

**Steve Bennett
Planning Director**
5. Proposed timing or schedule (including phasing, if applicable):

The City Council is holding a second public hearing on the proposed Comprehensive Plan Update on December 10, 2015 and plans to adopt within 30 days after the hearing.
6. Do you have any plans for future additions, expansion or further activity related to or connected with proposal? If yes, please explain.

The Comprehensive Plan is reviewed and amended on a regular basis to reflect changing conditions. The plan is implemented through the City of Lake Forest Park Municipal Code and amendments to the Code are anticipated based on plan guidance. Each of these actions will be subject to independent SEPA review and threshold determinations.
7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
 - **Draft Supplemental Environmental Impact Statement for the Lake Forest Park Comprehensive Plan issued November 4, 1994**
 - **Final Supplemental Environmental Impact Statement for City of Lake Forest Park Comprehensive Plan issued March 10, 1995**
 - **SEPA DNS issued May 13, 2005 for 2005 Lake Forest Park Comprehensive Plan Update**

- **Draft Environmental Impact Statement for the City of Lake Forest Park's Southern Gateway Subarea Plan issued January 16, 2013**
- **Final Environmental Impact Statement for the City of Lake Forest Park's Southern Gateway Subarea Plan issued March 18, 2013**

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

The Comprehensive Plan provides policy guidance for the City of Lake Forest Park. On an ongoing basis, the City receives private and public proposals for land use and other actions that are within the area covered by the Comprehensive Plan. These proposals are reviewed for consistency with the current adopted Comprehensive Plan and implementing regulations.

9. List any government approvals or permits that will be needed on your proposal, if known:

- **Lake Forest Park City Council adoption**
- **Verification of GMA compliance by WA Department of Commerce**
- **Certification by Puget Sound Regional Council**

10. 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 proposed action is the adoption of updates to the City of Lake Forest Park Comprehensive Plan. The City's Comprehensive Plan was originally adopted in 1995 with partial updates in 2000 and 2001. The last major update was in 2004. The 2015 update is intended to achieve consistency with adopted state legislation as well as to recognize local changes.

Goals and policies were evaluated to ensure that they contain GMA-required information and are consistent with one another and other local planning and regulatory documents. Goals and policies were thoroughly reviewed for redundancy, obsolete policies, and invaluable regulatory language through the update process.

The City's current Comprehensive Plan is designed to minimize environmental impacts to the natural and built environment that could result from future growth and development. For example, environmental goals and policies are focused on protection of the natural environment. Land use goals promote the overall quality of life, emphasize community character and promote land use compatibility, among other goals.

In the 2015 Comprehensive Plan update, amended goals and policies and new goals and policies continue to focus on measures that eliminate or minimize the potential impacts of growth on the natural and built environments.

The City has reviewed and updated all Comprehensive Plan Elements, including Land Use, Environmental Quality and Shorelines, Housing, Economic Development, Transportation, Utilities. Two new Elements were added. Three elements have been retitled including "Community Services & Public Safety" with replaces "Human Services". "Parks, Trails, & Open Space" replaces "Recreation and Open Space." The "Capital Facilities and Siting of

Essential Public Facilities” Element is now entitled simply “Capital Facilities.” The Proposal includes the following updates to the existing Comprehensive Plan:

The Introduction includes a discussion of why a comprehensive plan is needed and the functions of a comprehensive plan; a discussion of the visioning and public process associated with adoption of the Lake Forest Park Plan; and a discussion of the how and when the Plan is implemented and amended, and policies that will guide that amendment. The Plan includes an updated Vision Statement that reflects the City’s identity and values, and expresses its future aspirations. These principles guide the development of the Plan, as well as the community itself.

The Land Use Element includes goals and policies that direct the general pattern of growth and development in the City. Specific topics include: land use pattern, community character, compatibility with the natural environment, and consideration of the Town Center district.

A key part of the Land Use Element is the Comprehensive Plan Land Use Map (figure I.2), which indicates the proposed future land uses for the City.

The Land Use Element recognizes a 2035 housing target of 551 additional units for the City based on the housing target allocation from the King County Growth Management Planning Council. The City currently has the land capacity in its vacant and re-developable land to meet this target.

The Environmental Quality and Shorelines Element includes goals and policies that address key environmental features within Lake Forest Park, including sensitive areas (such as wetlands, streams, and critical areas) and other environmental resources. Specific topics addressed in the Environmental Quality and Shorelines Element includes:

- Protecting the natural environment and city shoreline through zoning and land use decisions.
- Improving water quality by protecting and monitoring water from natural sources and through effective storm and surface water management.
- Supporting actions to improve air quality, reduce noise and light pollution, and minimize associated negative health effects.

The Housing Element includes goals and polices regarding the City’s role assuring adequate housing for the members of the community. This Element has been updated to reflect changes to the City’s housing stock, ownership rates, household size and type, age distribution and housing values. The Housing Element includes policies addressing affordability and meeting diverse housing needs.

The updated Element also includes a goal for regional coordination. Collaborate with entities, including governments and non-profits, in efforts to meet regional housing needs and solutions that cross jurisdictional boundaries.

The revised Economic Development Element updates goals and policies to contribute to a strong tax base, employment opportunities, and availability of goods and services to residents and businesses.

The Community Services & Public Safety Element combines the former Human Services chapter with a focus on public safety. It includes policies ranging from assistance for vulnerable populations to recreational and human development activities. The goals and policies for this chapter support the City’s commitment to addressing the needs of

underserved populations and creating and maintaining effective partnerships that improve security, public safety and reduce the impact of disasters.

The Capital Facilities Element includes an inventory of current capital facilities owned by the City of Lake Forest Park and other public entities and forecasts the future needs for such capital facilities. A major issue addressed in this Element is the implementation of the concurrency requirement of the Growth Management Act where adequate public facilities must be in place concurrent with the impacts of new development.

The Parks, Trails, & Open Space Element provides an overview of existing open space resources in Lake Forest Park and the surrounding communities, and compares our existing resources to national guidelines. Issues identified in the Plan include how to prioritize new open space purchases, what uses to target for new open space, and whether the City should develop additional trails to better connect the City with the regional Burke Gilman Trail. These goals and policies address a range of issues including:

- Guidance for the development and maintenance of the City's parks for both active and passive use.
- Ensuring that environmentally sensitive area regulations are effective based on best available science
- Providing safe routes to parks, trails, and open space.

The Utilities Element analyzes the utilities available to Lake Forest Park residents including water, sewer, electricity, natural gas, telecommunications, solid waste management, and surface water management. These analyses review the current and future levels of service. The future needs analysis also identifies that the physical impacts associated with installation of new utilities should be minimized to ensure compatibility with their surroundings. Since Lake Forest Park does not provide all of the utilities, the Element also reviews the current process for establishing franchise agreements.

The Transportation Element includes goals and policies that are intended to ensure that transportation is managed effectively by increasing use of non-motorized travel, such as bicycling and walking and increasing the use of travel demand mitigation efforts. Transportation Policies include those specifically about:

- Supporting expansion of intermodal connections and an adaptive multi-modal transportation system.
- Minimizing the impact of state highways on quality of life in Lake Forest Park.
- Advocating for transit service that meets the community's needs.
- Minimizing and managing "cut-through" traffic on local streets through regional cooperation, as well as through implementation of local measures.

11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address. If a 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. 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 City of Lake Forest Park is located in north King County at the northern tip of Lake Washington. It is bounded by the City of Mountlake Terrace and Brier in Snohomish County to the north, the City of Kenmore to the east, Lake Washington and the City of Seattle to the

south and the City of Shoreline to the west. Two state highways run through the City: State Route 522 (Bothell Way NE) and State Route 104 (Ballinger Way NE). The Lake Forest Park's municipal boundaries enclose an area of 3.53 square miles.

B. Environmental Elements

1. Earth

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

The City of Lake Forest Park is located in north King County, near Seattle, at the northern tip of Lake Washington. Lake Forest Park is characterized by hilly valleys shaped by McAleer and Lyon Creeks. Steep slopes and landslide hazard areas exist in isolated locations.

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

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site.

- 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 prime farmland.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site.

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

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site.

- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

No filling or grading is proposed as part of this non-project proposal. Development proposals emerging subsequent to the adoption of this update would be evaluated relative to federal, state, and local regulations and standards on an individual project-specific basis.

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

No erosion would result from the adoption of this non-project proposal. Future development proposals will be evaluated and subject to the federal, state, and local regulations and standards, as well evaluated for consistency with the goals and policies of the 2015 Lake Forest Park Comprehensive Plan Update.

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

The proposal is to update the 2004 Comprehensive Plan and does not relate to a specific project. Future development proposals will be evaluated and subject to the adopted regulations and standards.

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

As a non-project proposal, no specific development conditions are presented. Future development will need to conform to City standards and regulations during project review. The proposal includes the Element titled "Environmental Quality and Shorelines" that describes the City's environmentally sensitive areas and how they have been mapped and identified in the City. It also includes goals and policies designed to enhance and protect these environmentally sensitive areas, as well as the overall environmental quality of the City.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, describe and give approximate quantities if known.

The non-project action would not directly produce air emissions. Indirectly, future growth could produce traffic and related air emissions. Commercial development could emit air emissions or odors. Short-term air emissions including construction equipment exhaust and fugitive dust may occur during the construction phase for new development. However, the intent of the plan update is to encourage residential diversity and to increase multi-modal transportation. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Lake Forest Park Municipal Code and the City SEPA procedures.

- b. Are there any of-site sources of emissions or odor that may affect your proposal?
Yes No If yes, describe.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Lake Forest Park Municipal Code and the City SEPA procedures.

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

The draft Comprehensive Plan provides a policy framework that intended to protect air quality and address climate change. Proposed policy guidance expands upon direction established in the current Comprehensive Plan.

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, salt water, lakes, ponds, wetlands)?
Yes No If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lake Forest Park is located at the northern tip of Lake Washington. There are two primary streams, Lyon Creek and McAleer Creek, and their tributaries that flow through the City and eventually discharge into Lake Washington. There are several wetlands throughout the city, many of which are contiguous to the streams, with a few isolated exceptions.

2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? Yes
 No If yes, please describe and attach available plans.

The proposal to update the Comprehensive Plan includes an Environmental Quality and Shorelines Element which contains goals and policies that analyze key environmental features within Lake Forest Park, including sensitive areas.

The proposal is not related to a specific project. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Lake Forest Park Municipal Code and the City SEPA procedures.

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

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site.

4. Will the proposal require surface water withdrawals or diversions?
Yes No If yes, give general description, purpose and approximate quantities if known.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site.

5. Does the proposal lie within a 100- year floodplain?

Portions of Lake Forest Park lie within the 100-year floodplain according to NFIP FIRM maps and flooding has occurred in the past east of Bothell Way NE on the alluvial fan delta for Lyon Creek. In other areas, localized flooding occurs as a result of channel obstruction such as undersized culverts, low bridges or reduced channel capacity. Flooding can also occur on the alluvial fan delta for McAleer Creek. The City has recently constructed a flood reduction project including the replacement of 6 undersized culverts. This proposal, however, does not relate to a specific project.

- b. Does the proposal involve any discharges of waste materials to surface waters?
Yes No If yes, describe the type of waste and anticipated volume of discharge.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site.

- c. Ground

1. Will groundwater be withdrawn or will water be discharged to groundwater?
Yes No If yes, give general description, purpose and approximate quantities if known.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Future development projects will be conditioned subject to consistency with groundwater protection regulations.

2. Describe waste material that will be discharged into the found from septic tanks or other sources, if any (i.e., 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 to be served by the system or systems.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Future development projects will be conditioned subject to consistency with water quality protection regulations.

d. Water runoff (including storm water):

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.

Not Applicable. This is a non-project proposal. Project-level review will condition approvals to avoid or mitigate impacts.

2. Could waste materials enter ground or surface waters?
Yes No if yes, describe

The proposal is for a citywide Comprehensive Plan Update. Indirectly, growth and urbanization contributes to increased amounts of impervious surfaces and increased loadings of potential pollutants entering the ground or surface water. Increased development and increased impervious surfaces could increase the amount of run-off. The proposal, however, does not relate to a specific project. Future development proposals will be evaluated and subject to City regulations and standards.

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

The draft Comprehensive Plan provides a policy framework that is intended to protect water quality and quantity. Proposed policy guidance is consistent with and expands upon the direction established in the current Comprehensive Plan and current City regulations.

4. Plants

a. Check or circle 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
- Wet soil plants: cattail, buttercup, bulrush, skunk cabbage,
- Water plants: water lily, eelgrass, milfoil
- Other: ornamental plants used in landscaping

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

No vegetation will be removed as a result of this proposal for a citywide Comprehensive Plan Update. Removal of vegetation usually increases with increased development; however, actual vegetation removal will be determined at project level review.

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

There are no known threatened or endangered plant species in the city.

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

The draft Comprehensive Plan contains goals and policies that support retention of existing vegetation, incorporation of landscaping in new developments, removal of invasive species and replanting of natural vegetation. Proposed policy guidance is consistent with the direction established in the current Comprehensive Plan and current City regulations.

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

Invasive plant species include Himalayan blackberry, Evergreen blackberry, fragrant water lily, ivy, holly, laurel and Japanese knotweed.

5. Animals

- a. Check or circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other
- Mammals: deer, bear, elk, beaver, other
- Fish: bass, salmon, trout, herring, shellfish, other

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

In 2001, the federal government listed Puget Sound Chinook Salmon and Bull Trout as threatened species under the Endangered Species Act (ESA) (U.S. Fish and Wildlife Service, Federal Register, 64 FR41835 and 41839). Lyon and McAleer Creeks and Lake Washington are potential habitats for Chinook Salmon and are therefore, potentially subject to regulation under the ESA. In response to this federal listing, the City participates in the tri-county effort to protect Puget Sound Chinook Salmon.

- c. Is the site part of a migration route?

None Known

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

The proposed updates include measures to protect critical areas, including steep slopes and streams, develop and maintain parks, trails, and open spaces. Lake Forest Park's tree protection ordinance also recognizes the environmental benefits of urban forest canopies.

The proposal to update the Comprehensive Plan includes an Environmental Quality and Shorelines Element which contains goals and policies that analyze key environmental features within Lake Forest Park, including sensitive areas.

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.

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site.

- b. Would your project affect the potential use of solar energy by adjacent properties?

As a non-project action, the proposal would not impact the use of solar energy at any specific location. Any impacts resulting from projects stemming from this non-project action will be determined at project-level review.

- 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 proposal does not relate to a specific action. Future projects will be evaluated at the project level and any project impacts will be conditioned at that time.

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?

As a non-project action, the proposal is not expected to cause environmental health hazards. Use of any hazardous materials on a project-by-project basis would be subject to the requirements of federal and state law.

1. Describe special emergency services that may be required.

No special emergency services are required for this non-project action. The need for future project-specific emergency services to serve new development would be made on a case-by-case basis.

2. Proposed measures to reduce or control environmental health hazards, if any:

Proposed goals and policies in the draft Comprehensive Plan are intended to reduce environmental health hazards related to air and water pollution. Proposed policy guidance is consistent with and builds on the direction established in the current Comprehensive Plan and current City regulations.

b. Noise

1. What types of noise exist in the area which may affect your project (i.e., traffic, equipment, operation, other)?

While this proposal is for a non-project action, growth within the City and surrounding cities will contribute to increased traffic which in turn leads to higher noise levels impacting properties along these state highways. The updated Transportation Element contains traffic forecasts for the two state highways traversing the City of Lake Forest Park, State Route 522 (Bothell Way NE) and State Route 104 (Ballinger Way NE). The projected growth for the City represents a 6% increase to the existing traffic for trips entering the City

along state highways and a 3.4% increase to the existing traffic exiting the City along state highways.

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

The proposal is for a citywide Comprehensive Plan Update in which this does not relate to a specific action. Future projects will be evaluated at the project level and any project impacts will be subject to City regulations and standards. Future projects will be conditioned at that time to mitigate any noise impacts to adjacent properties

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

The draft Comprehensive Plan provides guidance to minimize excessive noise from commercial land uses, industrial land uses and other sources. Proposed policy guidance is consistent with the direction established in the current Comprehensive Plan and current City regulations. The City municipal code prohibits noise levels to exceed 55 dBA by day and 45 dBA by night at the property line. It is the City's policy to minimize and prevent adverse noise impacts. Future development proposals will be evaluated and subject to City regulations and standards.

8. Land and Shoreline use

- a. What is the current use of the site and adjacent properties?

Land use varies throughout the City, and includes single family residential, multi-family residential, neighborhood business, corridor mixed-use, mixed-use town center, recreation and open space areas. Some land is currently vacant and undeveloped.

The 2015 Comprehensive Plan Update provides new definitions, goals, policies, procedures and narrative to the existing Comprehensive Plan. Since this is a citywide update, there are no development proposals for specific sites in this proposal.

- b. Has the site been used for agriculture?
Yes No if yes, please describe:

The City does not contain any designated agricultural areas.

- b. Describe any structures on the site:

Within the City of Lake Forest Park, there are buildings and structures associated with the following land uses:

- single family residential
- multi-family residential
- neighborhood business
- corridor commercial and,
- town center

- e. Will any structures be demolished? Yes No
If yes, what?

As a non-project action, the proposal does not propose demolition of any structures.

- f. What is the current zoning classification of the site?

Zoning varies throughout the City. Zoning classifications in Lake Forest Park include five single family residential zones (RS 20,000, RS 15,000, RS 10,000, RS 9,600, and RS 7,200), four multi-family zones (RM 3,600, RM 2,400, RM 1,800 and RM 900), a neighborhood business zone, a corridor commercial zone and a town center zone. Three new zones have been developed since the 2004 Comprehensive Plan update (Southern Gateway-Corridor, Southern Gateway-Transition, and Southern Gateway-Single-Family).

- g. What is the current Comprehensive Plan designation of the site?

Comprehensive plan designations in the City of Lake Forest Park include single family residential, multi-family residential, neighborhood business, corridor commercial, and town center.

New and updated maps have been included in the proposal. The map identifying the City's Planning Area has been modified to identify the current City boundaries.

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

There are two upland shoreline master program designations in Lake Forest Park: Shoreline Residential and Urban Conservancy. The Urban Conservancy designation is primarily assigned to Burke Gilman Trail and three properties other properties including a public park (Waterfront Park) and two private clubs (the Civic Club and the Sheridan Beach Community Club).

- h. Has any part of the site been classified as an "environmentally sensitive" area?
Yes No If yes, please specify:

Wetlands, streams, flood hazard areas, Lake Washington shoreline, steep slope and landslide hazard areas, erosion hazards, and seismic hazard areas are all environmentally sensitive areas located within Lake Forest Park. The current Comprehensive Plan includes an update to the Environmental Quality & Shorelines Element.

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

The 2035 growth targets established by the King County Countywide Planning Policies for Lake Forest Park are for an additional 551 housing units and 244 jobs, compared to existing housing and employment (based on a straight line extension of the King County CPP 2006 – 2031 growth targets).

- j. Proposed measures to avoid or reduce displacement impacts, if any:

As a non-project action, the proposal would not directly cause displacement and no mitigation is proposed. Future project-specific development proposals within the City that may result in displacement will be reviewed consistent with applicable provisions of the Lake Forest Park Municipal Code and SEPA procedures.

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

The draft Comprehensive Plan provides guidance intended to ensure that new development is compatible with existing land uses. It also includes guidance to use the Comprehensive Plan Future Land Use Map to guide land use and development regulations and to ensure that the City's functional plans support the land use patterns outlined in the Comprehensive Plan. Proposed policy guidance is consistent with and builds on the direction established in the current Comprehensive Plan and current City regulations.

9. Housing

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

Future housing needs for the City of Lake Forest Park are based on King County Countywide Planning Policies (CPPs). The target allocation for the City of Lake Forest Park through the year 2035 is 551 additional units. The City currently has the land capacity in its vacant and re-developable land to meet this target.

The City's goals and policies encourage affordability and support housing diversity to better serve those with challenges relating to age, health, or disability. The Housing section of draft Comprehensive Plan Volume II contains an analysis of potential future affordable housing needs.

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

As a non-project action, the proposal is not expected to eliminate any housing units. Future project-specific development proposals within the City that may result in displacement will be reviewed consistent with applicable provisions of the Lake Forest Park Municipal Code and SEPA procedures.

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

The draft Comprehensive Plan includes policies intended to provide an adequate supply of housing that meets the City's growth target, to preserve and enhance the unique character of the City's residential neighborhoods, and to provide a range of housing opportunities to serve special needs and all economic segments of the community. Proposed policy guidance is consistent with and builds on the direction established in the current Comprehensive Plan and current City regulations.

10. Aesthetics

- a. What is the tallest height of any proposed structure or structures, not including antennas? What is the principal exterior building material or materials proposed?

The proposal is a non-project action that does not include any proposed structures. The tallest building height allowed in the City's development regulations is 75 feet, in a portion of the Southern Gateway - Corridor zone (LFPMC Title 18.46).

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

The proposal is a non-project action that will not alter or obstruct views. Future project-specific development proposals within the City that may result in alteration of views will be reviewed consistent with applicable provisions of the City's Municipal Code and SEPA procedures.

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

The Land Use, Housing and Economic Development elements of the draft Comprehensive Plan includes goals and policies intended to ensure that development is aesthetically pleasing and does not have negative impacts on community character. Proposed policy guidance is consistent with and builds on the direction established in the current Comprehensive Plan and current City regulations.

11. Light and Glare

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

The proposal is a non-project action that will not produce light or glare. Future project-specific development would likely result in light and glare typical to suburban/urban areas.

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

Please see the response to question 11.A, above.

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

Please see the response to question 11.A, above.

- d. Proposed measures to reduce or control light and glare impacts, if any?

The draft Comprehensive Plan includes policies intended to prevent negative impacts to the community resulting from light or glare. Proposed policy guidance is consistent with the direction established in the current Comprehensive Plan and current City regulations. Any measures to reduce or control light and glare impacts would be determined as a part of specific project level review and approval.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate area?

The renamed "Parks, Trails, and Open Space" Element provides an inventory of existing park and recreation resources within the city. Active recreational facilities located within the City include: two tennis courts at Lake Forest Park Elementary School, a playground at Horizon View Park, and the Burke Gilman Trail. The Burke Gilman Trail is owned and maintained by the King County Parks and Recreation Department. Two private beach clubs offer active recreation on Lake Washington, Lake Forest Park Civic Club, and Sheridan Beach Club. Mitigation required as part of the Southern Gateway Subarea Plan is resulting in the creation of a pedestrian corridor within a new neighborhood called Twelve Degrees North.

Passive parks in the City include Grace Cole Nature Park, Animal Acres Park, Blue Heron Park, Whispering Willows Park, and Lyon Creek Waterfront Preserve. Additionally, the City owns several pieces of open space. These properties are not developed for park use and most contain environmentally sensitive areas.

- b. Would the proposed project displace any existing recreational uses?
Yes No If yes please describe:

The proposal is a non-project action that will not displace any existing recreational uses. The draft Comprehensive Plan contains a Parks, Recreation and Open Space Element that supports preservation and enhancement of the park system.

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

The draft Comprehensive Plan Parks, Trails, and Open Space Element provides guidance for maintaining and improving the City's parks system to meet community needs. The proposed Capital Facilities Element contains a capital facilities plan (CIP) that provides policies for maintaining park and recreation resources that is authorized by the City Council each year as part of the annual budget. Included with the CIP is a goal for acquisition of land for future active parks.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, the national state or local preservation registers known to be on or next to the site?

Yes No If yes, generally describe:

The proposal to update a citywide Comprehensive Plan is not related to a specific project. Future development proposals will be evaluated for impacts to any historic sites and subject to comply with the Comprehensive Plan, City, state and federal regulations.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

At present, there are no known historic, archaeological, scientific, or cultural landmarks within the City limits.

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

Potential impacts due to development will be identified through the project-specific SEPA review process. Project-specific impacts would be identified at the time of development.

14. Transportation

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on the site plans, if any.

Table II.37 of the 2015 Comprehensive Plan shows a sample of the city's roadway classifications, such as principal arterial and minor arterial. State Routes 522 and 104 are both

classified as principal arterials. Minor arterials include Brookside Boulevard, Forest Park Drive, 35th Avenue NE, 37th Avenue NE, 40th Avenue NE, 47th Avenue NE, 55th Avenue NE, NE 175th Street, NE 178th Street.

- b. Is the site currently served by public transit? Yes No
If not, what is the approximate distance to the nearest transit stop?

Metro and Sound Transit provide bus transit service.

- c. How many parking spaces would the completed project have? _____

How many would the project eliminate? _____

None, the proposal is a non-project action. Any future development in the City will create or eliminate new parking spaces on a specific project basis only depending on the land use and zoning regulations for a particular site.

- d. Will the proposal require any new roads or streets or improvements to existing roads or streets, not including driveways? Yes No If yes, generally describe (indicate whether public or private).

The Capital Facilities element supports street and sidewalk maintenance and improvements. No new streets are proposed.

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation: Yes
No If yes, describe.

Water, rail and air transportation uses are not anticipated to be used in the City.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The Transportation section of the Volume II draft Comprehensive Plan estimates increased 2035 traffic volumes at the following locations:

- SR 104 @ north City limits 208 additional trips
- SR 522 @ east City limits 565 additional trips
- SR 522 @ west City limits 518 additional trips

These projections are based on the City's 2035 growth targets and assume that all new trips will use the state routes to enter or exit the City. Please see the Volume II Transportation section of the Volume II draft Comprehensive Plan.

- g. Proposed measures to reduce or control transportation impacts, if any:

The Transportation Element of the draft Comprehensive Plan provides guidance for maintaining and improving the City's transportation system. It includes level of service standards and goals and policies intended to limit negative environmental impacts and encourage walking, bicycling and transit use.

a. Would the project result in an increased need for public services (i.e., fire protection, police protection, health care, schools, other)?

Yes No if yes, generally describe:

Indirectly, the Update to the City's Comprehensive Plan, as amended will continue to allow for some growth, which will result in the increased need for all public services.

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

The Capital Facilities Element provides policies to ensure that public services are provided concurrent with or prior to development impacts. Facilities addressed include public schools, fire and police services, parks, transportation, and potable water services.

Future needs are based not only upon the projected growth of the community, but also by maintaining level of service standards to be provided by those facilities. The update to the Comprehensive Plan recognizes in its concurrency statement that this concept of maintaining level of service standards throughout the planning time frame is a key goal of the Growth Management Act (GMA).

All future project approvals will be conditioned with mitigation measures to maintain concurrency of service and facility availability.

16. Utilities

a. Check utilities currently available at the site:

- Electricity
- Natural gas
- Water
- Refuse service
- Telephone
- Sanitary sewer
- Septic system
- Other _____

a. 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, which might be needed.

All services will be available per the policies and plans specified in the Utilities Element of the 2015 Comprehensive Plan Update. The proposal to update the existing Comprehensive Plan (2004) is a non-project proposal and, as such, does not affect a specific site.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of Signee: _____

Position and Agency/Organization: _____

Date Submitted: _____

D. SUPPLEMENTAL SHEET FOR NON-PROJECT 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?

The impacts could result from increased urban levels of development density or intensity. The Lake Forest Park 2015 Comprehensive Plan Update emphasizes land use patterns similar to the pattern which existed in 2004 although the Updates also call for increased levels of development in certain areas of the City to take advantage of existing infrastructure and to minimize sprawl. The purpose of the subject amendments in conjunction with other City code provisions is to enable this desired level of development to occur with provisions for mitigation of environmental impacts as part of the development review and approval process.

Proposed measures to avoid or reduce such increases are:

The City's draft Comprehensive Plan provides a policy framework that is intended to protect water and air quality, address climate change, minimize excessive noise, and prevent pollution such as release of toxic substances. This proposed policy guidance is consistent with and builds on the direction established in the current Comprehensive Plan and current City regulations.

Project level approval will be conditioned in accordance with City review and appropriate additional environmental analysis to be determined at the time of application. Certain mitigation standards are contained in the regulations and other City codes and regulations. Other mitigation measures will be identified and applied during the project review based on information provided by the applicants and/or City-mandated analyses.

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

As a non-project action, the proposal would not directly impact plants, animals, or fish. All development permitted under the updated Comprehensive Plan could have the potential of impacting plants, animals, fish or marine life. Usually, this involves changes to habitats or loss of species. Due to the intensive use of most land within the City, there are few areas which remain undisturbed at this time.

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

The proposal to update the City's Comprehensive Plan includes an Environmental Quality and Shorelines Element which contains goals and policies that analyze key environmental features within Lake Forest Park, including natural habitats. These goals and policies work together with the environmental regulations of LFPMC which will be used in project review.

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

As a non-project action, the proposal will not deplete energy or natural resources. Demands for energy and natural resources will increase along with population growth and associated development irrespective of the subject updates.

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

The draft Comprehensive Plan provides a policy framework that is intended to conserve energy and natural resources. This proposed policy guidance is consistent with the direction established in the current Comprehensive Plan and current City regulations. Concentration of development under these Comprehensive Plan policies will enable existing infrastructure to be more intensely and efficiently utilized. Public transportation and non-motorized modes of movement will also be promoted by plan policies. The proposed update to the Comprehensive Plan supports the natural resource protection principles articulated in the Growth Management Act. Policies in the Utilities Element, the Environmental Quality and Shorelines Element, and Transportation Element emphasize conservation of resources and recycling.

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?

No direct impacts to environmentally sensitive areas or areas designated (or eligible or under study) for government protection are expected as a result of this non-project action.

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

The draft Comprehensive Plan provides a policy framework that is intended to preserve and enhance environmentally sensitive areas and areas designated for government protection. This proposed policy guidance is consistent with the direction established in the current Comprehensive Plan and current City regulations.

Project review will be initiated with more thorough application procedures and requirements including pre-application meetings. This will enable the City and applicants to identify potential issue areas and site design considerations early in the project formulation stage so that appropriate mitigation or avoidance measures can be built into the applications.

The proposal to update the City's Comprehensive Plan includes an Environmental Quality and Shorelines Element which contains goals and policies that analyze key environmental features within Lake Forest Park, including sensitive areas. The update is consistent with the requirements of the Growth Management Act, which supports conservation and protection of parks, unique natural areas, threatened or endangered species habitat, historic or cultural sites, and environmentally critical areas.

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?

The draft Comprehensive Plan would establish land use policy for the City of Lake Forest Park. In general, the proposed update is intended to revise and refine the current Comprehensive Plan policy direction to reflect changed conditions since prior plan adoption. In addition, the proposal has been reviewed for consistency with the Washington Growth Management Act, the Puget Sound Regional Council Vision 2040 and the King County Countywide Planning Policies. No changes to land use or shoreline designations are proposed. Goals and policies are intended to be consistent with designated land uses.

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

Future development will be evaluated for impacts and must be consistent with the City of Lake Forest Park Comprehensive Plan, the Washington State Shoreline Master Program, the Growth Management Act, and regulatory reform legislation.

The Lake Forest Park Shoreline Master Program adopted in 2013 establishes policies and regulations that protect the shoreline consistent with the Shoreline Management Act, with the intent to ensure that there is no net loss of functions of the shoreline environment.

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

As a non-project action, the proposal would not directly impact demand on transportation or public services or utilities. However, project-level development envisioned by the plan would generally increase motorized and non-motorized travel demand in the city. Project-level development would result in an increased demand for public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

Transportation

The Transportation Element provides a framework for planning for and meeting transportation demand for the next twenty years. Key policy concepts include supporting multimodal transportation options, meeting level of service standards, ensuring that adequate funding for transportation systems is in place.

In addition to meeting demand for transportation, the Transportation Element also provides guidance for reducing impacts to the environment related to transportation activities, ensuring a safe transportation system, providing options for active transportation such as walking and biking, and maintaining a dynamic relationship between land use and transportation systems in order to support desired land use patterns.

Public Services

The Capital Facilities Element calls for providing adequate capital facilities and public services necessary to support existing development and new growth. Goal CF-3 calls for ensuring that capital facilities are financially feasible and Goal CF-2 calls for maintaining capital facilities so that they can provide quality public services into the future.

Utilities

The goals and policies of the Utilities Element support the provision of quality utility services that are reliable, efficient and financially and environmentally sustainable. Policies under this goal recognize the need for collaboration with non-City utility providers in order to plan for and ensure continued provision of quality utility services. Policies under Goal U-4 recognize the role that conservation and demand reduction can play in ensuring sustainable utility services.

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

In general, the proposal seeks to protect the environment, so conflicts with local, state or federal laws for the protection of the environment are not anticipated. In addition, the proposal has been reviewed for consistency with the Washington Growth Management Act, the Puget Sound Regional Council Vision 2040 and the King County Countywide Planning Policies. No conflicts with local, state or federal laws for the protection of the environment have been identified.