SECTION 2.0 - DESCRIPTION OF ALTERNATIVES

The City of Lake Forest Park has identified two potential land use alternatives for consideration in this EIS. The alternatives are formulated to consider potential development scenarios for the 20-year planning horizon. The two alternatives include a low-growth development option, which would take place if the City's Comprehensive Plan and existing zoning remain in effect. The second alternative considers growth under the proposed subarea plan – a higher-growth, mixed-use option. The two alternatives provide effective book-ends for potential impacts associated with future development in the subarea (low growth to high growth, respectively). The potential impacts and possible associated mitigation measures are addressed in this DEIS. The alternatives are described more fully below.

2.1 Subarea Plan (Proposed Action)

The Proposed Action is the adoption and implementation of the Southern Gateway Subarea Plan. Over the course of the past year, the City's staff and Planning Commission have developed a draft Subarea conceptual plan for the neighborhood, working through a public visioning process involving several Planning Commission sessions, neighborhood meetings, and open houses. After consideration and inclusion of stakeholder and public comments, a preferred concept for the Subarea Plan has been developed. The intent of the Plan is to guide redevelopment of the area to form a vibrant and diverse community by incorporating the following planning concepts:

1. Encourage high activity, walkable, attractive, neighborhood centers with amenities near transit stops along the Bothell Way NE corridor.
2. Create an attractive gateway and landscape character along the Bothell Way NE corridor.
3. Improve intersections and streets near Bothell Way NE, especially NE 145th and NE 153rd Streets.
4. Construct a safe and attractive pedestrian pathway between mixed-use centers at NE 145th Street and NE 153rd Street.
5. Protect the livability and attractiveness of residential neighborhoods.
6. Protect the stream corridor and ravine.

Implementation of the plan over 20 years will allow redevelopment of key opportunity sites along Bothell Way NE, with an emphasis on mixed uses that integrate retail, office, and residential development. New zoning regulations will require retail/restaurant type uses on the ground floor facing Bothell Way NE, with residential units (condos or
apartments) on upper stories. Office may be developed on upper stories. See Figure 2.1.1.

In addition to the adoption of the Subarea Plan itself, the plan recommends several implementation actions that are included and analyzed within this EIS. These include parcel rezones and adoption of new development standards and design guidelines. These actions include:

1. Rezone properties at the southwest corner of the Subarea (the Gateway), between 145th and 147th, to allow a mix of uses. Parcels fronting on Bothell Way, the “Western Sector,” would be rezoned to allow mixed use (residential apartments over ground floor commercial) up to 7 stories. Parcels to the east of these in the “Transition Sector” would allow a mix of high density residential uses and live/work townhouses up to 4 and 5 stories. The “Eastern Sector” would allow high density single family development.

This includes rezones on parcels:
- 1626049030
- 1626049070 (partial)
- 1626049101
- 7663700160
- 7663700161
- 7663700215
- 7663700216
- 7663700200
- 7663700163

- A public roadway or publically accessible drive must be provided between NE 145th and 147th Streets, generally in alignment with 35th Avenue NE. The road or drive must include sidewalks and pedestrian amenities. The roadway runs through more than one parcel so its construction will depend on the redevelopment of all relevant parcels. The road or drive must be fronted by buildings with pedestrian oriented facades or publically accessible open spaces, such as plazas or courtyards.
- A publically accessible plaza or other open space must be provided along or near the new roadway.
- New development at the corner of NE 145th Street and Bothell Way NE must provide space for a gateway design element; and new development fronting Bothell Way NE must provide for a landscaped strip and sidewalk along the highway.
Figure 2.1.1 - Subarea Plan (Proposed Alternative)
• Buildings over three stories in height must be set back from adjacent single family zoned properties.
• New development fronting Bothell Way NE must provide for a landscaped strip and sidewalk along the highway.

2. Rezone four areas along Bothell Way NE from Corridor Commercial and multifamily to SG-C – 5 Stories. This zone would require commercial on the ground level and allow up to four stories of residential units above. Office would also be allowed on upper stories. These parcels are listed in Table 2.1.1.

Table 2.1.1 – SG-C – 5 Stories Rezone Areas and Parcels

<table>
<thead>
<tr>
<th>Rezone Area</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Between NE 147th Street and NE 148th Street and between Bothell Way NE and 35th Avenue NE</td>
<td>1568100665; 1568100660; 1568100655; 1568100645; 1568100670; 1568100680; 1568100685</td>
</tr>
<tr>
<td>Boyer Escrow and surrounding parcels south of NE 153rd Street and east of Bothell Way NE</td>
<td>6744700062; 744700063; 6744700060; 6744700064</td>
</tr>
<tr>
<td>Westside properties south of NE 153rd Street (between Acacia Memorial Park and Bothell Way NE)</td>
<td>6744700082; 6744700081; 744700080; 6744700061; 6744700041</td>
</tr>
<tr>
<td>Sheridan Market, Environmental Institute, and surrounding parcels east of Bothell Way NE, between NE 153rd and NE 155th Streets</td>
<td>6744700103; 6744700105; 744701581; 6744701588</td>
</tr>
</tbody>
</table>

Apply the following conditions to development of those parcels:

• Buildings over three stories in height must be set back from adjacent single family zoned properties.
• New development fronting Bothell Way NE must provide for a landscaped strip and sidewalk along the highway.

3. Incorporate the Subarea Plan into the overall City Comprehensive Plan (in the next annual docket cycle).
4. Amend the Zoning Map to reflect Subarea Plan boundaries and zoning changes noted above.
5. Adopt new zoning and design regulations to control aesthetic and bulk impacts to the neighborhood and implement the Subarea Plan.
6. Amend the Comprehensive Plan Land Use Map to change the designation of the Lake Washington Heights Condominiums (parcel no. 4109550000) to Multifamily High; amend the Zoning
Map to the corresponding RM-900 Zone) to reflect the current development, which is unlikely to turn over in the planning timeframe.

For the purposes of this analysis, residential and employment growth is assumed to reach build-out within the 20-year planning period, resulting in the total development, population and numbers summarized in Table 2.1.2.

### Table 2.1.2 - Total Development, Population, and Employment Capacity under the Subarea Plan Alternative

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Dwelling Units</th>
<th>Population</th>
<th>Commercial Square Footage</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Use with Upper Story Office</td>
<td>SF: 307 du;</td>
<td>2,621</td>
<td>Ground Floor Retail/Office: 185,121 sq. ft.</td>
<td>1,231</td>
</tr>
<tr>
<td>Mixed Use without Upper Story Office</td>
<td>SF: 307 du;</td>
<td>2,914</td>
<td>Ground Floor Retail/Office: 185,121 sq. ft.</td>
<td>529</td>
</tr>
<tr>
<td></td>
<td>MF: 1,360 du</td>
<td></td>
<td>Upper Story Office: 0 sq. ft.</td>
<td></td>
</tr>
</tbody>
</table>

Table 2.1.2 shows a range of possible multifamily dwelling units, population, commercial development and jobs that can be developed under the proposed alternative. The range is driven by the amount of office development that may occur on upper stories of mixed use buildings. If upper stories are used for office, the amount of commercial square footage is higher, and the number of dwelling units decreases. If all upper stories are developed with only residential units, there is a smaller amount of office development, and a larger number of dwelling units and population. This range of possible dwelling units and commercial space reflects the potential trade-off between residential and office space in mixed use buildings.

### 2.2 Comprehensive Plan (No Action Alternative)

This alternative considers future growth under the City’s existing Comprehensive Plan, which is the current 20-year vision for the subarea (as well as the rest of the City). Under this alternative, the majority of land use designations and current land uses remain the same, although there are some minor changes in land uses over time, as redevelopment of these parcels bring the land uses into conformance with the Comprehensive Plan and zoning. Properties are designated as single family, multifamily, or Corridor Commercial. The Elks properties in the
southwest corner of the subarea would eventually redevelop as high-density multifamily housing or as senior housing allowed by the Gateway Senior Housing Overlay, and redevelopment is assumed along those land use requirements. There would be no mixed use developments. Commercial properties along Bothell Way NE will remain in the low-rise strip commercial configuration currently existing in the corridor (see Figure 2.2.1).

In the Comprehensive Plan Alternative, a low level of growth is assumed, up to three percent per year as noted in the adopted Comprehensive Plan. New development or redevelopment of parcels occurs at historic rates and densities. The land use capacity of the area, however, is quite constrained because of existing land use patterns and environmentally sensitive areas, and a limited amount of growth is projected over the 20-year period, resulting in the following total development numbers summarized in Table 2.2.1 – Total Development, Population, and Employment Capacity under the Comprehensive Plan (No Action Alternative).

Table 2.2.1 - Total Development, Population and Employment Capacity under the Comprehensive Plan (No Action Alternative)

<table>
<thead>
<tr>
<th>Dwelling Units</th>
<th>Population</th>
<th>Commercial Square Footage</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>255 SF; 602 MF</td>
<td>1,642</td>
<td>137,008 sq. ft.</td>
<td>274</td>
</tr>
</tbody>
</table>

Ultimately, redevelopment comes into conformance with the existing Comprehensive Plan and zoning regulations for the area. There is a reduction in commercial acreage from current conditions that results as properties redevelop over time; this also results in a reduction in the number of employees that work in the area.

New development would largely be characterized by similar development types as now exist in the area. Redevelopment would occur according to the City’s current development regulations contained in the City’s Zoning Code, which allows buildings up to 35 feet in height in all zones except the RS-7.2, which allows residences up to 30 feet in height. Mixed uses are not permitted in the Comprehensive Plan Alternative. Additional zoning regulations are discussed in section 4.1.1, which analyzes potential land uses under the No Action Alternative.
Figure 2.2.1 - Comprehensive Plan (No Action Alternative)