January 16, 2013

Subject: Southern Gateway Subarea Plan and Draft Environmental Impact Statement

Dear Interested Citizen:

At the direction of the City Council, the Lake Forest Park Planning Commission with the assistance of City staff began working on the Southern Gateway Subarea Plan in early 2011. A subarea plan identifies needs and establishes goals for a specific neighborhood or area within the City. Through a series of public workshops and Planning Commission meetings held in the fall of 2011 and winter of 2012, the City began a planning process that will direct future development of the area. As a result of this process, the Planning Commission has identified a “Proposed Alternative” that is considered in the Draft Environmental Impact Statement (EIS).

The Plan is intended to encourage and direct new development that accomplishes the City’s and community’s vision and that results in:

- A strong and livable residential neighborhood
- A greater diversity of retail services and attractive residential opportunities
- An attractive southern entry into the City
- Economic development that contributes to the City’s fiscal health

To achieve the goals of the Subarea Plan, the Proposed Alternative consists of several implementation actions, including:

- Rezones to allow a mix of uses and buildings up to 5 to 7 stories in height and a residential component of 20 dwelling units per acre or more.
- Design, setback, landscaping, and bulk regulations to protect adjacent residential neighborhoods.
- Public roadway or publicly accessible drive between NE 147th Street and NE 145th Street, generally in alignment with 35th Ave NE.
- A publicly accessible plaza or other open space along or near the new roadway.
- Gateway requirements for new development at the corner of NE 145th Street and Bothell Way.
- Retain critical area protections along the creek and ravine.
- Improve the Bothell Way intersections at NE 145th Street and NE 153rd Street.
- Construct a safe pathway with low level pedestrian lighting between NE 153rd Street and NE 145th Street to provide better pedestrian access for neighborhood residents.
- Adoption of interim design guidelines and development regulations.

State law requires that the likely environmental impacts of land use actions such as the proposed Southern Gateway Subarea Plan be identified in the EIS. The Draft EIS studied two primary alternatives: the Planning Commission’s Proposed Alternative and the No Action Alternative. The Proposed Alternative would amend the City’s Comprehensive Plan and development review process through the adoption of
the Southern Gateway Subarea Plan and interim zoning regulations and design guidelines. The No Action Alternative is a continuation of the City’s current Comprehensive Plan and the existing zoning regulations without amendment.

The Draft EIS identifies specific environmental impacts of the alternatives and ways to mitigate impacts in advance of the development. Environmental issues evaluated in the EIS include the natural environment (earth, water resources, plants, and animals); air quality; land use patterns, plans and policies; aesthetics; transportation; noise; cultural resources; public services; and utilities.

You are invited to comment on the DEIS which is available for review at the following locations:

- City of Lake Forest Park City Hall, 17425 Ballinger Way NE, Lake Forest Park, WA 98155
- Lake Forest Park Library (KCLS) Lake Forest Park Town Center, 17171 Bothell Way N.E. #A-134, Lake Forest Park, 98155
- City of Lake Forest Park website under the Planning & Building Department web page, Long Range Planning (http://cityoflfp.com/index.aspx?NID=162)

You may submit your comments in writing addressed to the Responsible Official or you may present your comments at a public hearing to be held by the Lake Forest Park Planning Commission on Wednesday, January 30, 2013, 6:30 PM to take comments on the Draft Subarea Plan, interim zoning regulations and design guidelines, and DEIS at the City of Lake Forest Park City Hall, 17425 Ballinger Way NE, Lake Forest Park, WA 98155.

Written comments on the DEIS for the project must be received by February 20, 2013 and can be submitted to the Responsible Official via mail or email:

Steve Bennett, Director
Department of Planning and Building
City of Lake Forest Park City Hall
17425 Ballinger Way NE, Lake Forest Park, WA 98155
Email: steve@cityoflfp.com

Your interest in this project and the City is greatly appreciated. If you would like more information about this proposal, you may contact me at my email address or the phone numbers listed below.

Sincerely,

Steve Bennett, Director
Department of Planning and Building
Central: 206.368.5440
Direct: 206.957.2812