



City of Shoreline
Planning & Community Development
 17500 Midvale Avenue North Shoreline, WA 98133-4905
 Phone: (206) 801-2500 Fax: (206) 801-2788
 Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

To Be Completed by Staff:
 Date Received: 7/8/19
 Permit Number: PLN19-0038

Planned Action Determination of Consistency Review Checklist

185th Street Station Subarea 145th Street Station Subarea
 Town Center Shoreline Place

Part One: Project Information (Applicant to Complete)			
Property Information	Site Address: 18512 Meridian Ct. N.		
	Parcel #: 3233535-0040	Sq. feet: 13,602	Acres: 0.31
	Land Use Designation: Residential	Zoning: MUR-45'	
	Number of Buildings on site: 1	Number to be Retained: 0	
	Existing Impervious Surface Area: 6,970	Proposed Impervious Surface Area: 10,454	
Applicant / Contact	Name/ Company: Blue Fern Development, LLC		
	Address: 11232 120th Ave NE #204	City/ State/ Zip: Kirkland, WA 98033	
	Phone: 425-629-3854	Applicants Relationship to owner:	
	Fax:	Email: michelle@bluefern.com	
Property Owner	Name/ Company: Same as Applicant		
	Address: 18512 Meridian Ct. N.	City/ State/ Zip: Shoreline, WA 98133	
	Phone:	Email:	
	Fax:		
Project Description	Existing Land Use (describe): Single Family Home - Residential		
	Proposed Land use (check all that apply):		
	<input type="checkbox"/>	Retail & Services: those uses including but not limited to department, drug & grocery stores; eating & drinking establishments; specialty goods/foods; entertainment & recreation; convenience stores; services; and commercial goods.	<input type="checkbox"/>
	<input type="checkbox"/>	Civic & Cultural: those uses including but not limited to libraries, museums, community center, stadium, performing arts facility, City Hall and other public facilities, which are not essential public facilities.	<input type="checkbox"/>
	<input type="checkbox"/>	Mixed Use: Those uses that combine two or more land uses on a single site or within a single building.	<input checked="" type="checkbox"/>
		Office & Employment – Those uses including but not limited to business & professional offices such as medical or dental, educational & institutional offices, research & development, light manufacturing, high tech, and associated uses.	
		Lodging: Those uses including hotels, motels, and other similar facilities offering temporary accommodation.	
		Residential: Those uses including but not limited to single family attached and detached units, multifamily units, residential care facilities, nursing homes and senior housing.	
	Other (Describe):		

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Development Information	Residential (Dwelling Units):				
	Existing Dwellings		Proposed Dwellings		Proposed Density (dwellings per acre)
	# Single Family: 1		# Single Family: 11		# Single Family: 35.48 DU/AC
	# Multifamily:		# Multifamily:		# Multifamily:
	Office / Employment (Square Feet):				
	Existing Office / Employment:		Proposed Office / Employment:		
	Retail & Services (Square Feet):				
	Existing Retail & Services:		Proposed Retail & Services:		
	PM Peak Hour Weekday vehicle Trips:				
	Existing Estimated Trips: 1 trip	Future Estimated Trips: 6.16 trips	Net New Trips: 5.16 trips	Total Trips: 5.16 trips	
Source of Trip Rate:		Transportation Impacts Consistent with Chapter 20.60.140:			
IIE Manual <input checked="" type="checkbox"/>	Other	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
Signature (Applicant)		<i>Mitchell Branly, Authorized Agent</i>			
Date:		<i>6-13-19</i>			

Part Two: Review Criteria (City to Complete)			
The City's SEPA Responsible Official may designate conforming projects as "planned actions," pursuant to RCW 43.21C.030, that meet the following conditions (Ordinance 707-185 th SSSP & Ordinance 752 - 145 th SSSP)			
Criteria (SMC)		Complies (if not explain on separate sheet and attach):	
The proposal is located within a planned action area as identified on the official zoning map.		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal is consistent with the City of Shoreline Comprehensive Plan and the applicable subarea plan.		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposed uses & activities are consistent with those described in the planned action EIS & zoning requirements of Title 20.		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal is consistent with the cumulative planned action thresholds identified in Ordinances 609 (Town Center), 705 (Shoreline Place), 707 (185 th SSSP) & 752 (145 th SSSP).		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Dwelling Threshold: (2,214 units in 145 th) (2,190 units in 185 th) (1,000 units in Shoreline Place) (1,200 units in Town Center)	2,190 units (2,046 units remaining)	Dwellings Remaining:	2,036 units

Employment Threshold: (1,083 jobs in 145 th) (928 jobs in 185 th) (250,000 sqft office and 250,000 sqft retail in Shoreline Place) (200,000 sqft office and 200,000 sqft retail in Town Center)	928 jobs	Employment Remaining:	928 jobs
Vehicle Trips Threshold: (18,061 trips in 145 th) (8,289 trips in 185 th) (Maximum Average Daily Trips on 185 th Street = 20,000) (2,894 total trips; 1,605 net trips for Shoreline Place)	8,289 trips (8,228 trips remaining)	Vehicle Trips Remaining:	8,223.75 trips
Utility Thresholds (145 th): NCWD – 1,043,000 gpd SPU – 2,048,000 gpd Ronald Wastewater – 3,609,000 gpd Utility Thresholds (185 th): NCWD=771,281 gpd SPU=1,171,165 gpd Ronald Wastewater = 1,516,803 gpd	SPU: 1,171,165 gpd (1,164,565 gpd remaining) Ronald: 1,516,803 gpd (1,504,563 gpd remaining)	Utility Capacity Remaining:	SPU: 1,163,365 gpd Ronald: 1,503,713 gpd
The proposal's significant impacts have been identified in the planned action EIS.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

The proposal's significant impacts have been mitigated by application of the measures identified in Ordinances 609, 705, 707 & 752 and other applicable City regulations together with any modifications, variances or special permits that may be required.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal complies with all applicable local, state & or federal laws and regulations.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal is not an essential public facility as defined by RCW 36.70a.200(1) and except as permitted by Chapter 43.21C.RCW.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Part Three: Planned Action Determination (City to Complete):		
Requirement:	Complies (If no, explain on a separate sheet and attach):	
Applications for planned actions were made on forms provided by the City including a SEPA checklist.	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/> No
The application is complete as provided in SMC 20.30.100.	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/> No
The application is consistent with the criteria of the Planned Action Ordinance.	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/> No

Qualifying Project (if no, explain on a separate sheet and attach)	
Yes <input checked="" type="checkbox"/>	<p>Qualifies as a Planned Action - The application is consistent with the Planned Action Ordinance and thereby qualifies as a Planned Action project. All development activities shall proceed in accordance with the applicable permit review procedure specified in Shoreline Municipal Code Title 20, except that no SEPA threshold determination, EIS or additional SEPA review shall be required. Public notice of the determination shall be pursuant to chapter 43.21 CRCW.</p>
No <input type="checkbox"/>	<p>Does not Qualify as Planned Action – The application is not consistent with the Planned Action Ordinance and does not qualify as a Planned Action project for the following reasons:</p>
<input type="checkbox"/>	<p>Additional SEPA Review Required- Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.</p>
<p>Signature: (Director or Designee)</p>	
<p>Date:</p>	<p>8/15/19</p>