Staff Report
City of Lake Stevens Planning Commission

Planning Commission Briefing
Date: **April 18, 2018**

Subject: **Subarea Plan Update**

Contact Person/Department: **Russ Wright**, Community Development Director

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ACTION REQUESTED OF PLANNING COMMISSION: No action required by the Planning Commission

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BACKGROUND:

Over the past few months, staff has briefed the Planning Commission and Council on the fundamental concepts, land use / zoning, proposed infrastructure improvements and potential environmental impacts related to the draft subarea plan (Attachment A, Subarea Plan). Hard copies of the plan will be available for pick up at the Permit Center. On February 12, 2018, the City Council adopted a preferred alternative, which was a modified high growth alternative, for the Downtown Lake Stevens Subarea Plan. Staff is working with the consultant team to prepare final documents for the subarea plan including the Final Environmental Impact Statement (EIS), Final Subarea Plan and development regulations.

- The city held multiple public meetings throughout 2017 covering the fundamental concepts and SEPA for the Downtown Lake Stevens Subarea Plan;
- The city issued a SEPA Determination of Significance for the subarea July 5, 2017;
- The city held a Public Scoping Meeting to introduce the development alternatives on July 18, 2017;
- The scoping period ended July 26, 2017 – one comment was received from the Tulalip Tribes;
- The city issued the Draft EIS on January 5, 2018;
- The city held a public meeting on January 17, 2018 to discuss Draft EIS land use alternatives and impacts;
- The public comment ended on February 6, 2018 – 2 public comments were received and a summary of public comments from the open house are included; and
- Staff briefed Council on the Draft EIS Alternatives on February 6, 2018 which was followed by formal action on February 12, 2018.

SEPA ANALYSIS

At the Council briefing staff reviewed the fundamental plan concepts (North Cove Park Expansion, Street Improvements, Retail Expansion, construction of a Regional Attractor, Retail/Public Parking and Front Door Entry from Grade Road); Land Use Framework and Zoning; Density of Residential and Commercial Development; Utilities including sewer and stormwater; Natural Resources and Transportation. Staff also reviewed the purpose of the EIS process, areas of analysis and potential impacts with Council.

General Topics

- Earth – no impacts

- Air Quality – no impacts
- Environmental Health – no unmitigated impacts
- Aesthetics – no unmitigated impacts
- Historic Resources – no unmitigated impacts
- Noise & Vibration – no unmitigated impacts
- Public Services – no unmitigated impacts

Specific Topics

- Land Use, Population, Housing & Employment
- Transportation
- Utilities
- Water Resources
- Plants & Animals

The draft plan indicates that there will be no significant impacts that cannot be mitigated through a combination of code adherence or planned infrastructure improvements.

Downtown Lake Stevens Subarea Alternatives				
Land Use	Existing[1] (Gross sq. ft.)	No Action (Gross sq. ft.)	Low Growth[2] (Gross sq. ft.)	High Growth[3] (Gross sq. ft.)
Park	1.67 acres	1.67 acres	4.1 acres	4.1 acres
Retail/Commercial	73,365	15,000	40,000	170,000
Office	30,000[4]	50,000	20,000	50,000
Community Facilities	40,000[5]	40,000	11,150	21,150
Housing	112 - 300 DU[6]	180 DU	240 DU	600 DU
Hotel	0	0	50 rooms	100 rooms
Open Space	3.9 acres	3.9 acres	3.9 acres	3.9 acres
Public Parking	95[7]	95	270 spaces	465 spaces

- Existing Conditions represent the existing development within the greater downtown area.
- Under the No Action Alternative, existing zoning would be maintained and development would occur at its current rate assuming no infrastructure improvements.

[1] The existing conditions, analyzed by Leland Consulting, include a broader area than the current plan boundaries.
[2] Retail / Commercial and Office thresholds based on a floor to area ratio of 0.25.
[3] Retail / Commercial and Office thresholds based on a floor to area ratio of 0.50.
[4] Includes school district offices.
[5] Includes the Police Station, Fire Station, City Hall, Community Center, Family Center, Boys and Girls Club and Post Office.
[6] The 112 units are within the proposed subarea boundaries, the 300 number encompasses a larger area.
[7] Existing public parking includes City Hall, Library/Community Center and Boat Launch

- Under the Low Growth Alternative moderate street-oriented commercial uses would occur along Main Street. Residential densities would be required to meet a minimum density of 15 units per acre.
- Under the High Growth Alternative increased street-oriented commercial uses would occur along Main Street and fronting Grade Road. Residential densities would have a maximum density of 50 units per acre. This alternative would establish downtown as a local and regional destination for shopping and recreation with a Conference Center and boutique hotel.
- Under all alternatives, the city would construct the elements identified in the Fundamental Concepts to revitalize downtown. Also under all alternatives a Planned Action ordinance would be adopted, which would constitute the SEPA review for future development projects.

Council discussed the proposed growth assumptions, role of parking and ensuring consistency with the Shoreline Master Program regulations. City Council is supportive of the High Growth Alternative as a preferred alternative to revitalize development, support commercial growth and create a vibrant downtown.

Staff wanted to provide the Planning Commission with an opportunity to discuss the draft subarea plan. In subsequent meetings staff will bring back additional elements including the zoning regulations and design guidelines for comment, leading to a public hearing in early summer.

Attachments

Attachment A: Subarea Plan