

Community Development Director
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PUBLIC NOTICE AND COMMENT

NOTICE OF APPLICATION FOR LAKEVIEW PLACE COMMERCIAL SITE DEVELOPMENT PERMIT (CSDP)

File Number: 2023-CSD-0002

Applicant/Agent: Lake Forest 3803 NE 155, Inc. / Kent Smutny, Veer Architecture

Location of proposal: 3803 NE 155th St., Lake Forest Park (Parcel No. 6744701588)

Property Owners: Lake Forest 3803 NE 155, Inc.

Zoning: SG-C (Southern Gateway Corridor Transition)

Proposal: Lakeview Place - construct 11 townhome units within a four-story structure including garage parking at ground level, and two on-site surface and four street parking stalls. Six units facing NE 155th St. will include live/work areas in each unit front at the street level with pedestrian access from the sidewalk. The site contains steep slopes including a landslide hazard area. A Type N (non-fish) stream occurs immediately south of the property. An administrative steep slope and/or landslide hazard buffer reduction is being sought in accordance with LFPMC 16.16.290(A) or .310(A). The proposal is subject to compliance with City design standards for the Southern Gateway Corridor Transition zone, critical area and tree protection standards, King County Surface Water Design Manual standards for stormwater, and King County Roadway Standards for access. In accordance with LFMP 18.46.150.A, the proposal is being reviewed as a Type III land use application.

Date of Application: August 28, 2023

Date of Complete Application: April 23, 2024

Other Approvals Needed: Critical Area Permit, Major Tree Permit, Right Of Way (ROW) Permit. Pursuant to LFPMC 16.26.030 (C)(4), the associated Critical Area Permit is a type III administrative decision.

Environmental Review: The City is currently conducting environmental review of the proposal and will issue a future SEPA (State Environmental Policy Act) threshold determination in accordance with WAC 197-11-340, 350 or 360, as applicable. A separate 14-day comment period on the potential environmental impacts of the proposal will occur at that time. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Public Comment: Interested parties may comment on this application by submitting written comments to the Lake Forest Park Community Development Department located at City Hall, 17425 Ballinger Way NE, Lake Forest Park, WA 98155 or via email to David Greetham, Temporary Senior Planner, at dgreetham@cityoflfp.gov fourteen calendar (14) days following the publication date of this notice of application. No action will be taken until after the public comment period, review of the application materials and comments received, and satisfaction of applicable code provisions and processes.

Additional Information: Additional information may be obtained by contacting the Lake Forest Park Community Development Department at (206) 957-2824 or at the City's Notices and Announcements webpage (<https://www.cityoflfp.gov/313/Notices-and-Announcements>). Please contact Mark Hofman, Community Development Director, at mhofman@cityoflfp.gov for further information and/or materials, or if you prefer to review the materials with a planner's assistance.

