

Community Development Director
Mark Hofman

17425 Ballinger Way NE
Lake Forest Park, WA 98155-5556
Phone: 206-957-2824
Email: mhofman@cityoflfp.gov
www.cityoflfp.gov



CITY OF LAKE FOREST PARK PUBLIC NOTICE AND COMMENT PERIOD

Notice of Application and Optional DNS Process

for SR 104 & 40th PL NE Roundabout

File Number: 20250033 (Critical Area Permit), along with associated Retaining Wall Permit

Applicant: City of Lake Forest Park (Mike Read, PE, Senior Project Manager)

Location of proposal: Intersection of SR 104 and 40th PL NE, City of Lake Forest Park

Zoning: R-20 Residential - Low

Proposal: Construct a traffic roundabout and related road work and sidewalks at the intersection of SR 104 and 40th PL NE. Construction would also include street widening, pedestrian crossing improvements, utility upgrades or replacements, new lighting, and retaining walls. A portion of the work would occur in the buffer for McKinnon Creek, a Type F stream. The stream buffer is currently fragmented by the existing public roadway rights of way for SR 104 and NE 184th Street. The work is expected to begin in Spring of 2026 and last up to 18 months.

Date of Application: September 04, 2025

Date of Complete Application: September 19, 2025

Permit Review Process: Required land use permits include Critical Area and Retaining Wall permits. Review will occur in accordance with the Type III permit procedures at LFPMC Chapters 12.50 and 16.26. The City will schedule a neighborhood meeting to review the proposed overall roundabout project and present retaining wall details in November 2025.

Other Approvals Needed: WSDOT Construction Agreement for work in State right-of-way; City permits for building, clearing and grading, right-of-way, and tree removal.

Environmental Review: The City has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for the proposal and is using the Optional DNS process in accordance with WAC 197-11-355. **This may be the only opportunity to comment on the environmental impacts of the proposal.** Agencies, tribes, and the public are encouraged to review and comment on the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. For questions or information on the environmental review or the Optional DNS process please contact the City's SEPA Responsible Official, Mark Hofman, at mhofman@cityoflfp.gov or (206) 957-2824. 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 Temporary Senior Planner David Greetham at dgreetham@cityoflfp.gov for 14 calendar days following the date of this Notice of Application (**comments due October 15, 2025**). Any person may comment on the application, request a copy of the decision, or appeal a decision as a party of record once made.

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.cityofflp.gov/313/Notices-and-Announcements>). Please contact Temporary Senior Planner David Greetham at dgreetham@cityofflp.gov for further information and/or materials, or if you prefer to review the materials with a planner’s assistance. A project specific page is also available on the city’s website at <https://www.cityofflp.gov/691/Ballinger-Way-NE-Roundabout-Project>.

Comment Due Date: October 15, 2025

