

# 185th Street Station Light Rail Station Subarea Plan



# Welcome

## to the Design Dialogue Workshop Series #2



February 19-20, 2014

# Focus of Tonight's Meeting:

1. Subarea Plan Update/Summary of 1<sup>st</sup> Workshop
2. Presentation of Land Use and Design Possibilities
3. Gathering Your Input on:
  - ✓ Land Use and Design Possibilities (Alternatives)
  - ✓ Environmental Elements to be Analyzed
4. Next Steps in Process



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# Station Subarea Plan Update

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# Project Timeline



● 185th SCC Meetings—1st Monday of Each Month, City Hall 7:30 to 8:30 pm

★ **Station Subarea Design Workshops:**  
 1) November 6, 2013: Strengths, Weaknesses, Opportunities, and Constraints  
 2) February 20, 2014 Alternatives Development

○ **Visioning Workshops, Meetings, and Events:**  
 1) July 11th Korean Community Event  
 2) August 1st Visioning Workshop for 145th/155th  
 3) August 7th Event for Folks of Modest Means  
 4) August 22nd 185SCC Visioning Workshop for 185th  
 5) September 19th City of Shoreline Final Visioning Workshop

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# Summary of 1<sup>st</sup> Workshop Series



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# What We Heard

- Smart growth and transit-oriented development in station subarea makes sense.
- Strengthen East-West connections and 185<sup>th</sup> as new “main street.”
- Create complete streets and pedestrian and bicycle connections.
- Connect between North City and Aurora; enhance transit connections.
- Focus on supporting nearby existing commercial.
- Neighborhood retail/support services okay.



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# What We Heard

- Strong interest in opportunities at Shoreline Center, while also retaining existing uses.
- Encourage shared parking solutions near station.
- Emphasize Shoreline's assets – great place to live, excellent schools and parks.
- Focus on residential and provide more housing for all income levels, and make sure it is done well.
- Enhance neighborhood identity and public amenities.
- Explore opportunities for public art.



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# Land Use and Design Possibilities

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# How Will the Subarea Change Over Time?

- Very gradually, over decades.
- Zoning updates will provide the possibility to redevelop.
- But actual redevelopment will be contingent upon market forces and property owner decision-making.
- Market Assessment indicates demand for residential development; less so for large scale commercial.
- Property aggregation will be required.



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# How Will the Subarea Change Over Time?

- Remember, this is a 20-year vision; after that it will be time to re-evaluate possibilities again.
- Required to look at full-build-out scenarios.
- Public investment in the station subarea can help to incentivize redevelopment.
- The more redevelopment occurs, the more additional redevelopment will follow over time.
- Placemaking will happen as a result of public and private investment and redevelopment over time.



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# Land Use Possibilities



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# Three Possible Scenarios:

- **Alternative 1 – No Action – Existing Zoning Remains the Same**
  - ✓ 35' height limit and R-6 to R-12 still could result in change
- **Alternative 2 – Some Growth**
  - ✓ Focuses on key connecting corridor of 185<sup>th</sup>/10<sup>th</sup>/180<sup>th</sup> = station blvd
  - ✓ Sets the stage for key opportunity sites
- **Alternative 3 – Most Growth**
  - ✓ Also focuses on key connecting corridor of 185<sup>th</sup>/10<sup>th</sup>/180<sup>th</sup> with expanded potential for growth and change = transit village
  - ✓ Allows flexibility and innovation at key opportunity sites and near station



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# Alternative I

# No Action

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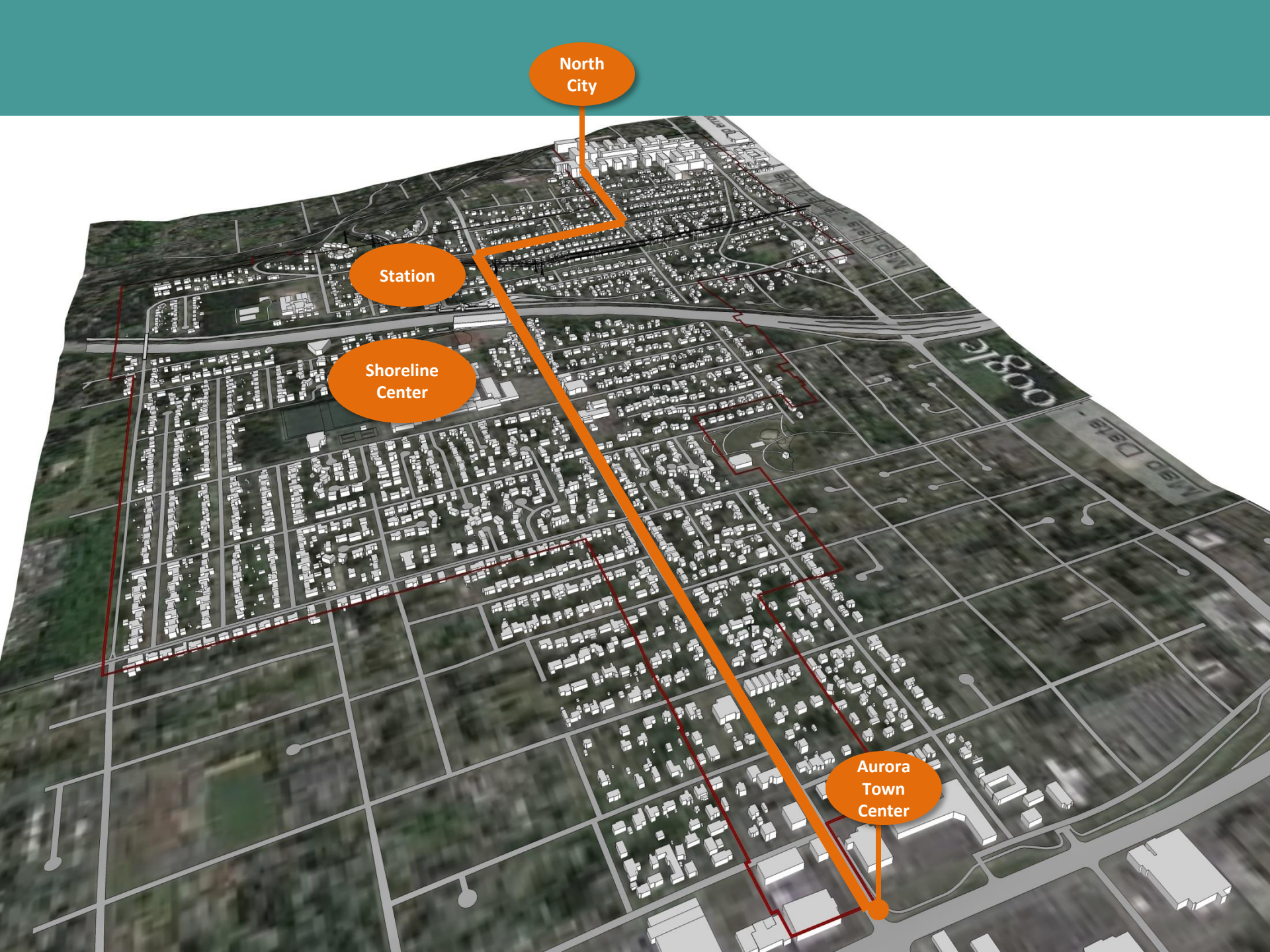
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# Plan View – No Action







North City

Station

Shoreline Center

Aurora Town Center



# Alternative I – No Action



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# Alternative I – No Action



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# Alternative I – No Action



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# Alternative I – No Action



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# Alternative 2

## Some Growth

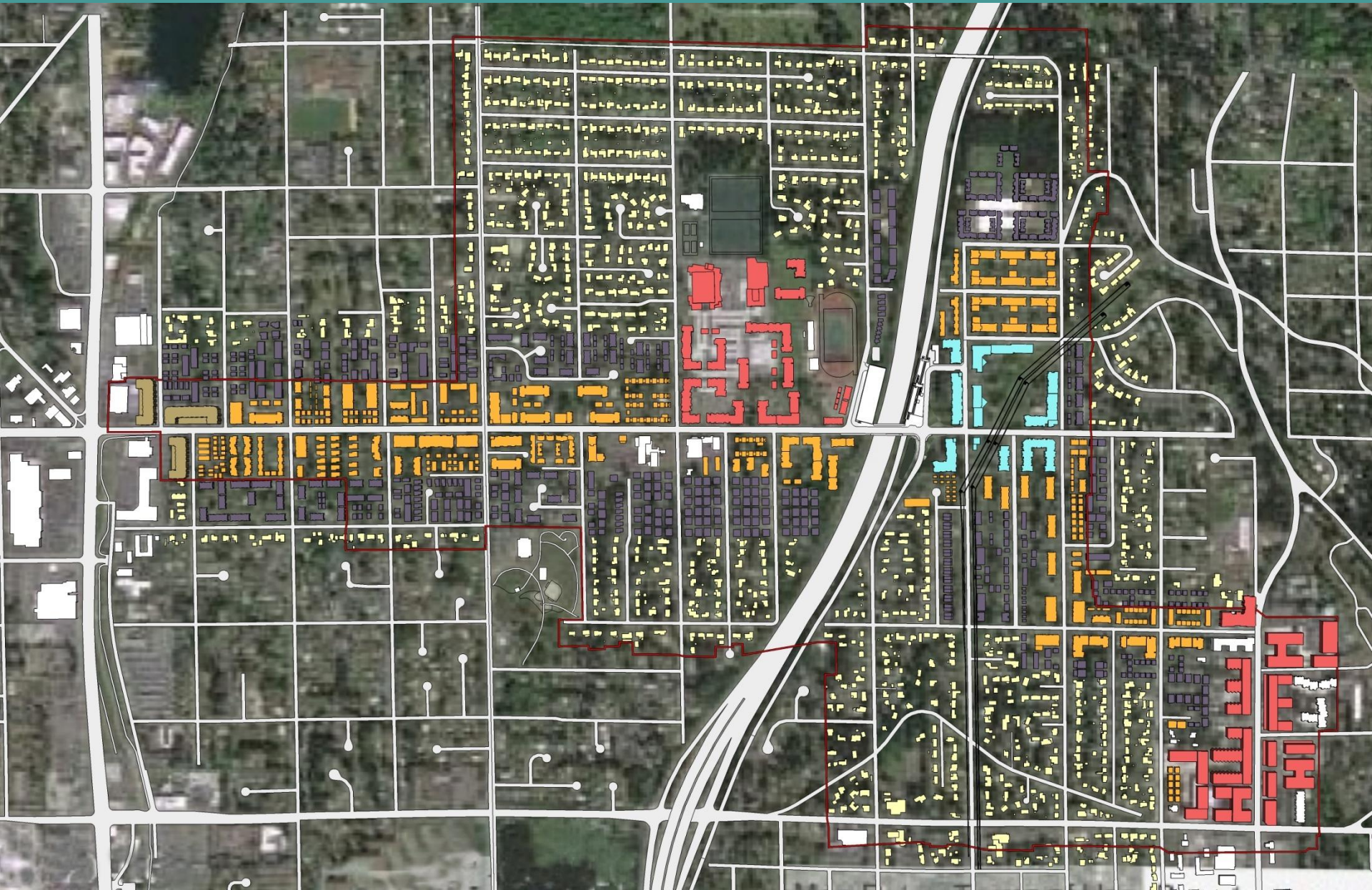
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# Plan View – Some Growth







North City

Station

Shoreline Center

Aurora Town Center



# Alternative 2 – Some Growth



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# Alternative 2 – Some Growth



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# Alternative 2 – Some Growth



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# Alternative 2 – Some Growth



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# Alternative 2 – Some Growth



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# Alternative 2 – Some Growth



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# Alternative 2 – Some Growth



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# Alternative 2 – Some Growth



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# Alternative 2 – Some Growth



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# Alternative 2 – Some Growth



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# Alternative 3

# Most Growth

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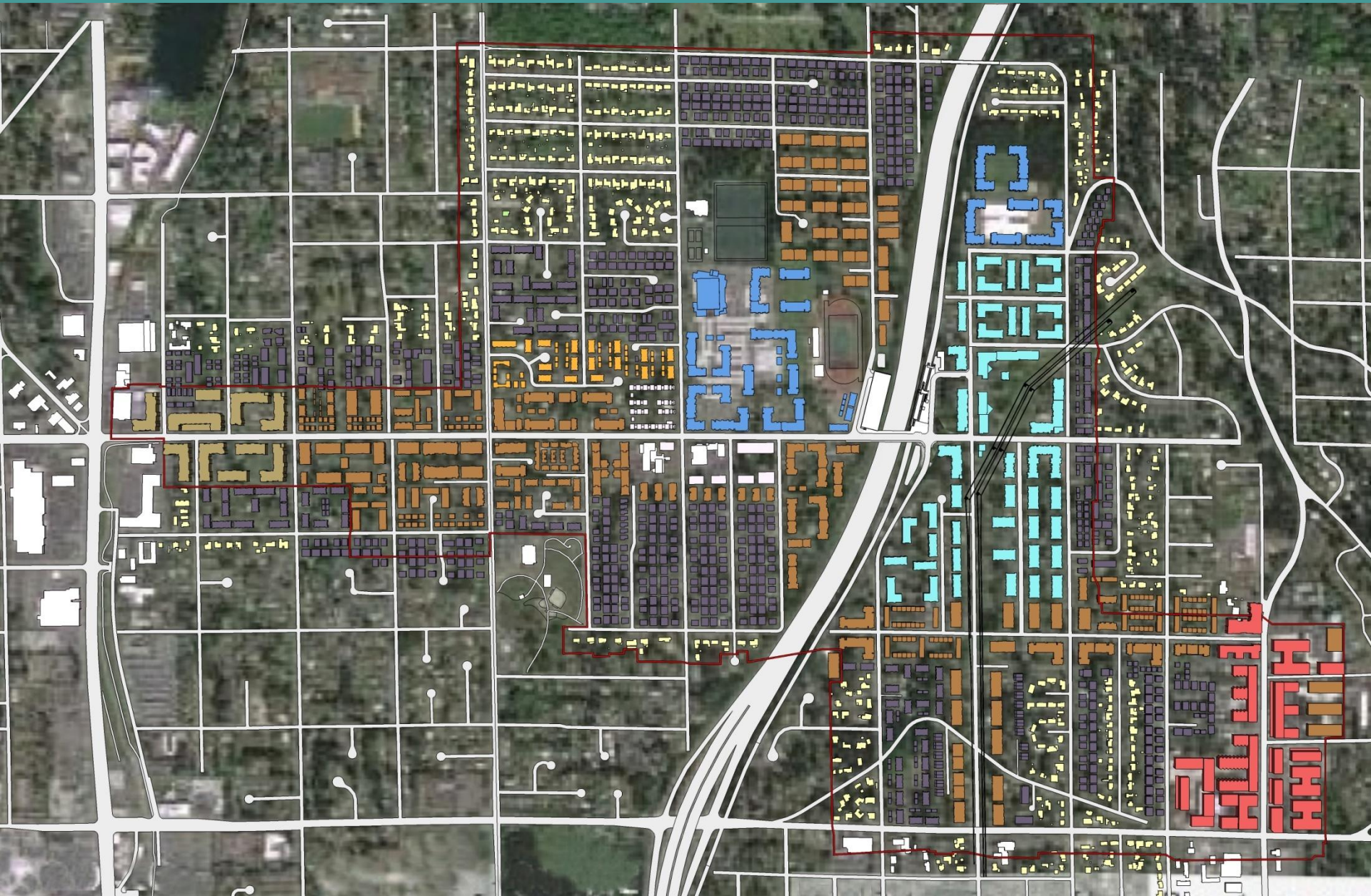


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# Plan View – Most Growth







North City

Station

Shoreline Center

Aurora Town Center



# Alternative 3 – Most Growth



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# Alternative 3 – Most Growth



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# Alternative 3 – Most Growth



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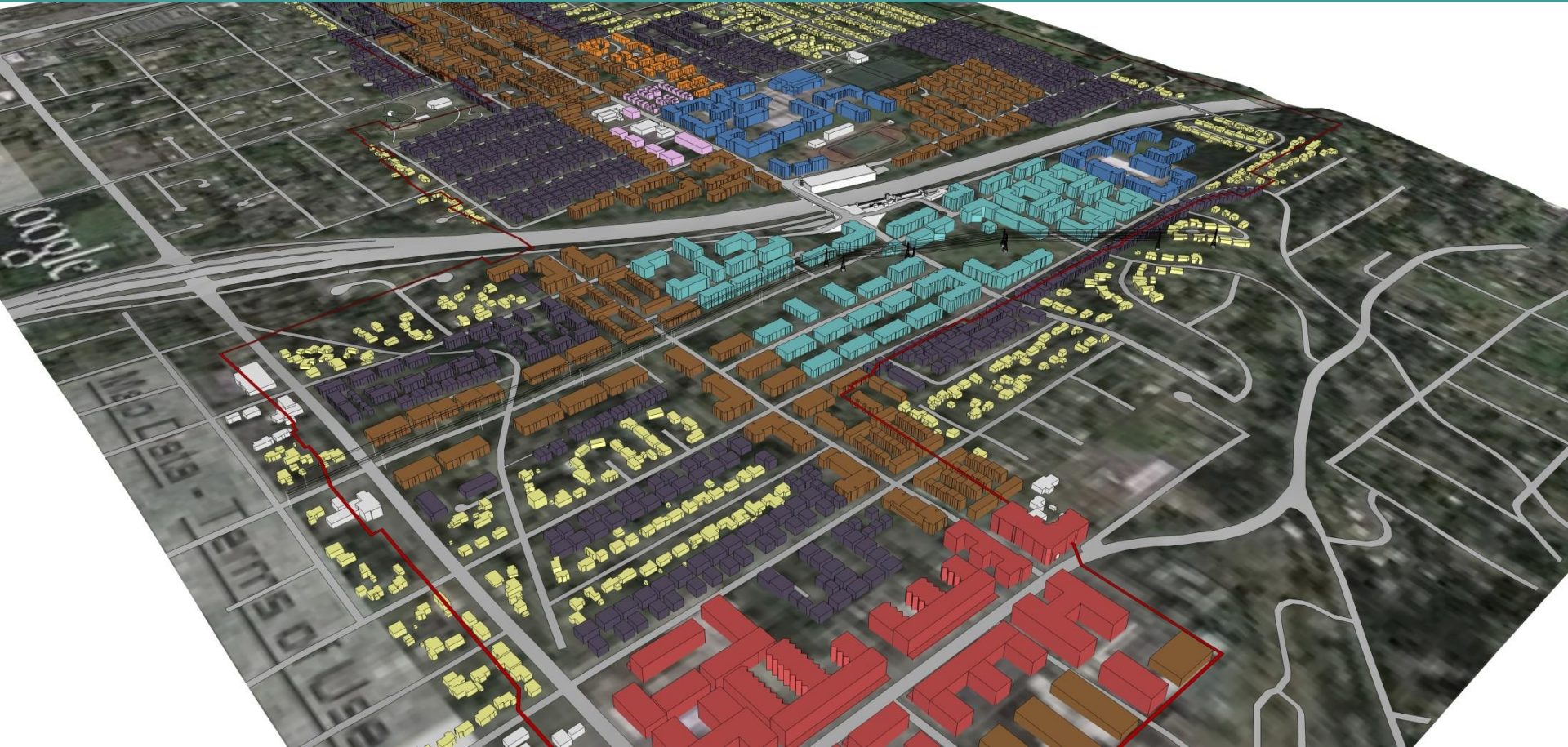
# Alternative 3 – Most Growth



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# Alternative 3 – Most Growth



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# Alternative 3 – Most Growth



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# Alternative 3 – Most Growth



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# Alternative 3 – Most Growth



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# Potential Zoning Designations

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# No Action

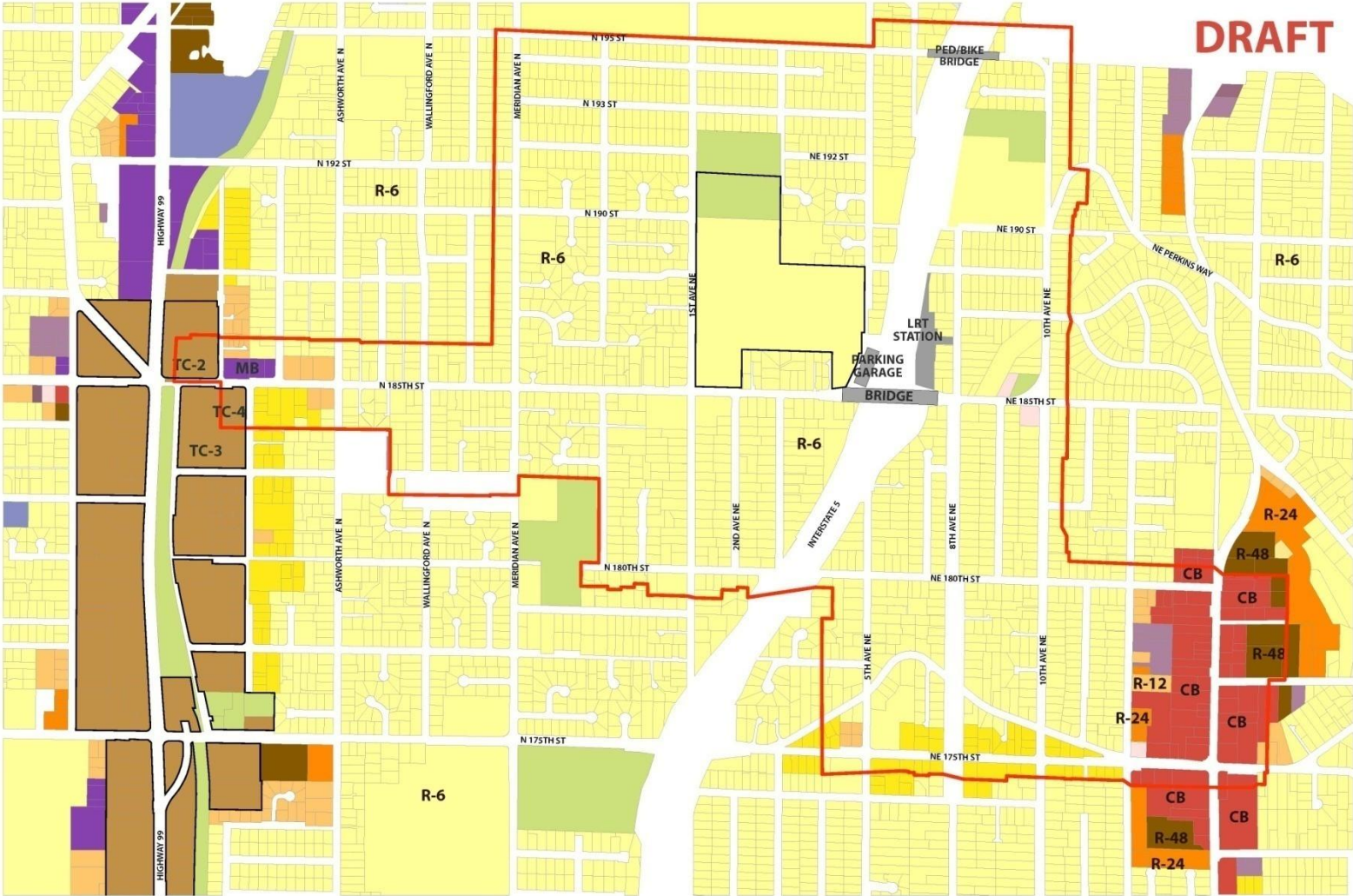
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## NE 185th Street Station Subarea Plan

### ALTERNATIVE 1 NO ACTION (Based on existing zoning)

-  Parks
-  R-6 Residential  
6 du/acre: single-family detached
-  R-8 Residential  
8 du/acre: single-family detached
-  R-12 Residential  
12 du/acre: single-family, duplex and townhouses
-  R-18 Residential  
18 du/acre: apartments, townhouses
-  R-24 Residential  
24 du/acre: apartments, townhouses
-  R-48 Residential  
48 du/acre: apartments, townhouses
-  TC-1 to TC-3 - Town Center  
Commercial, civic and transportation-oriented
-  CB - Community Business  
Mixed use: apartments, retail and personal services
-  MB - Mixed Business  
Vertical or horizontal mixed-use along Aurora Ave

 Land Use Study Area Boundary



HOUSING DENSITY EXAMPLES

Up to 12 du/acre		Up to 18 du/acre		Up to 24 du/acre		Up to 48 du/acre			Up to 100 du/acre		More than 100 du/acre	
												
												



# Some Growth

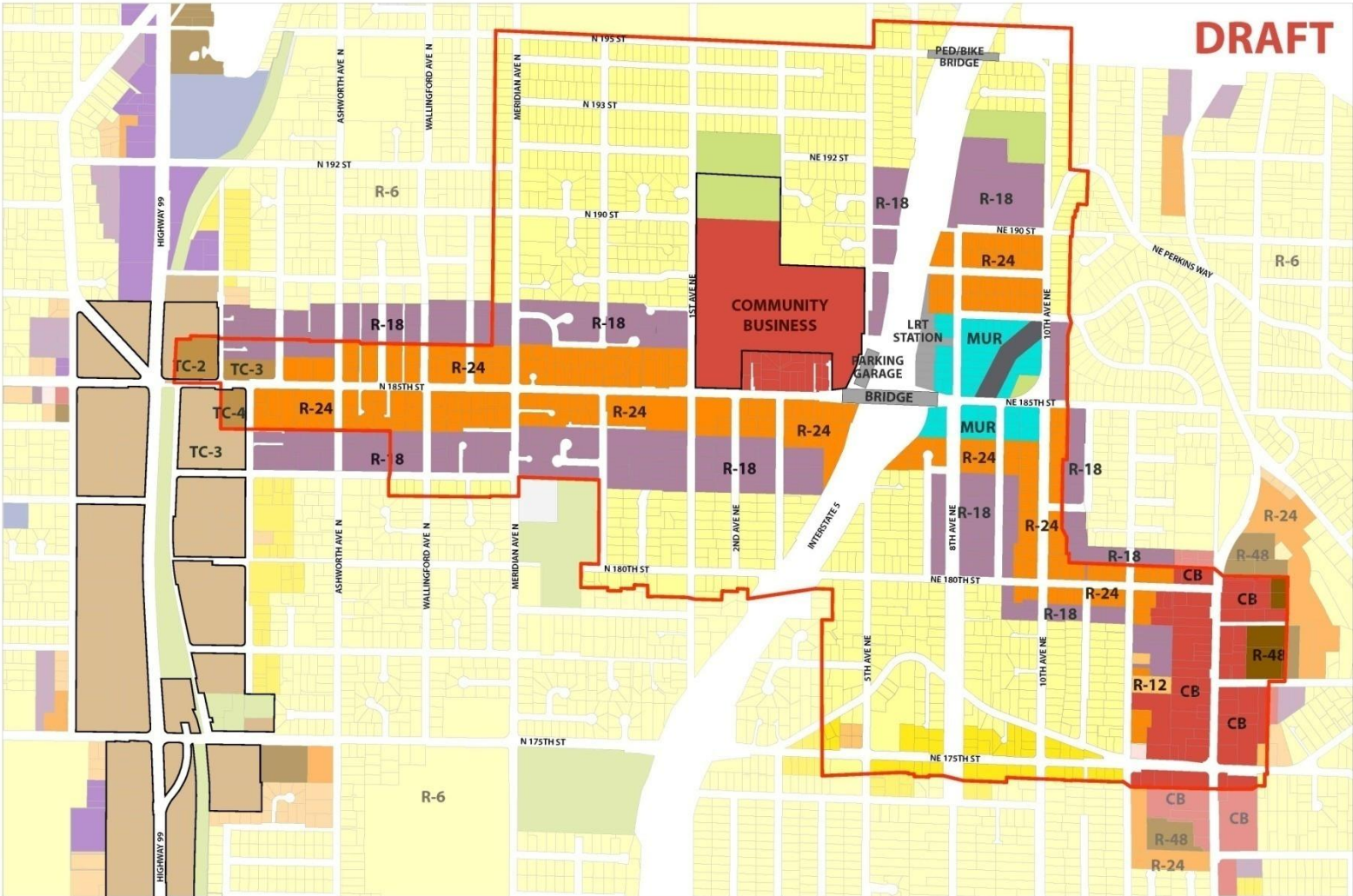
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## NE 185th Street Station Subarea Plan

### ALTERNATIVE 2 SOME GROWTH

- Parks
- R-6 Residential  
6 du/acre: single-family detached
- R-8 Residential  
8 du/acre: single-family detached
- R-12 Residential  
12 du/acre: single-family, duplex and townhouses
- R-18 Residential  
18 du/acre: apartments, townhouses
- R-24 Residential  
24 du/acre: apartments, townhouses
- R-48 Residential  
48 du/acre: apartments, townhouses
- TC-1 to TC-3 - Town Center  
Commercial, civic and transportation-oriented
- CB - Community Business  
Mixed use: apartments, retail and personal services
- NB - Neighborhood Business  
Low intensity office and business and medium density residential
- MUR\* Multi-Residential  
New zoning designation to include mixed-use up to 60-70 feet
- MUP\* Master Use Permit  
Allows flexibility in development standards for large sites
- Utility Corridor
- Land Use Study Area Boundary

\* Represents new zoning designation



**HOUSING DENSITY EXAMPLES**

Up to 12 du/acre		Up to 18 du/acre		Up to 24 du/acre		Up to 48 du/acre		Up to 100 du/acre		More than 100 du/acre		
10 du/acre	11 du/acre	14 du/acre	Retail and office	19 du/acre	24 du/acre and retail/office	27 du/acre and retail	28 du/acre and retail	33 du/acre and retail	53 du/acre	65 du/acre	100 du/acre with retail	140 du/acre with retail
12 du/acre	12 du/acre	12 du/acre	17 du/acre	23 du/acre	24 du/acre with retail	38 du/acre with retail	40 du/acre	40 du/acre	67 du/acre	94 du/acre	185 du/acre with retail	310 du/acre and retail/office

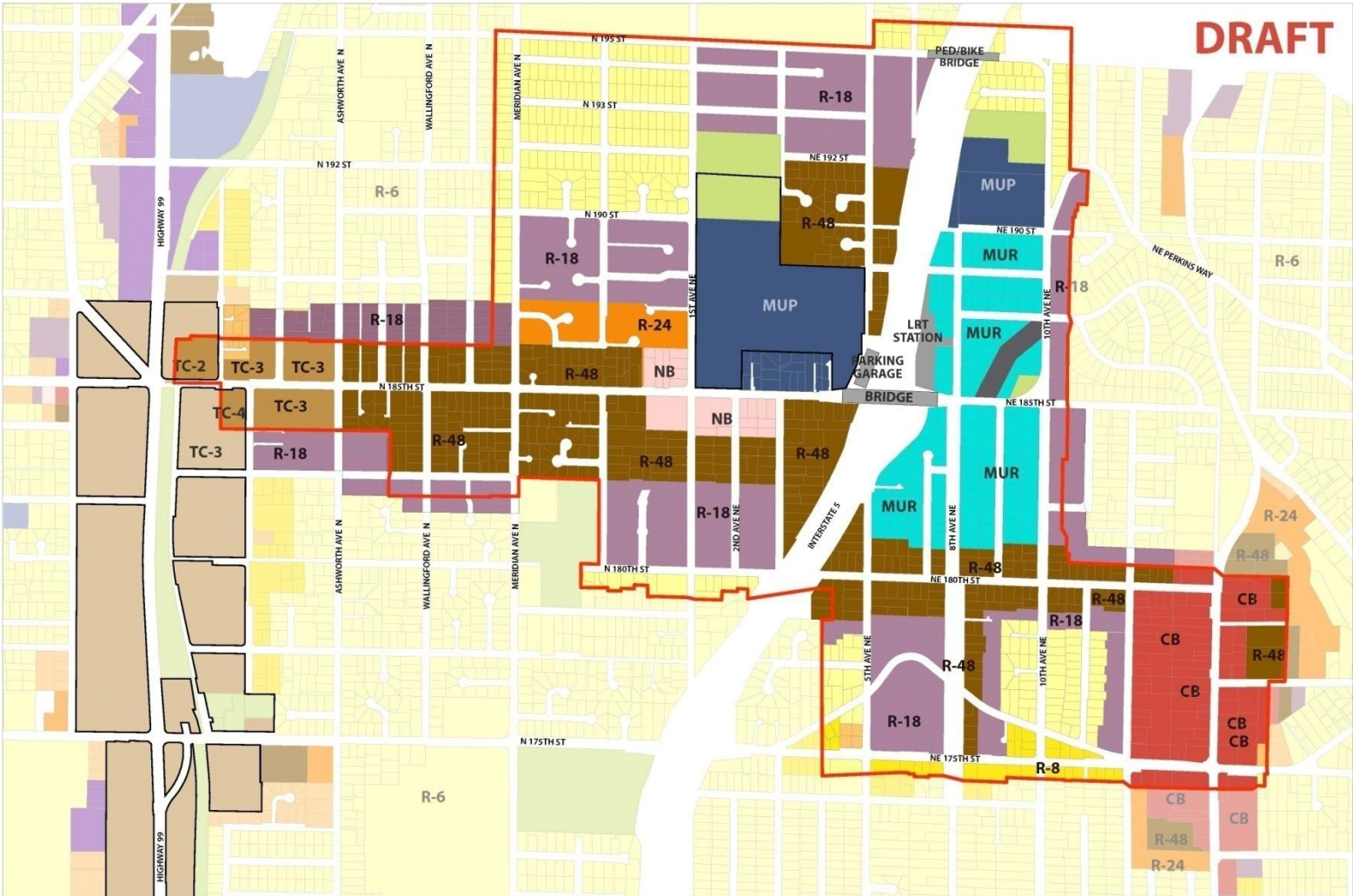


# Most Growth

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## NE 185th Street Station Subarea Plan

### ALTERNATIVE 3 MOST GROWTH



- Parks
- R-6 Residential  
6 du/acre: single-family detached
- R-8 Residential  
8 du/acre: single-family detached
- R-12 Residential  
12 du/acre: single-family, duplex and townhouses
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18 du/acre: apartments, townhouses
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HOUSING DENSITY EXAMPLES

<p>Up to 12 du/acre</p>		<p>Up to 18 du/acre</p> <p>Retail and office</p>		<p>Up to 24 du/acre</p>		<p>Up to 48 du/acre</p>		<p>Up to 100 du/acre</p>		<p>More than 100 du/acre</p>	
<p>12 du/acre</p>		<p>12 du/acre</p>		<p>23 du/acre</p>		<p>38 du/acre with retail</p>		<p>67 du/acre</p>		<p>185 du/acre with retail</p>	



# R-18



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# R-24

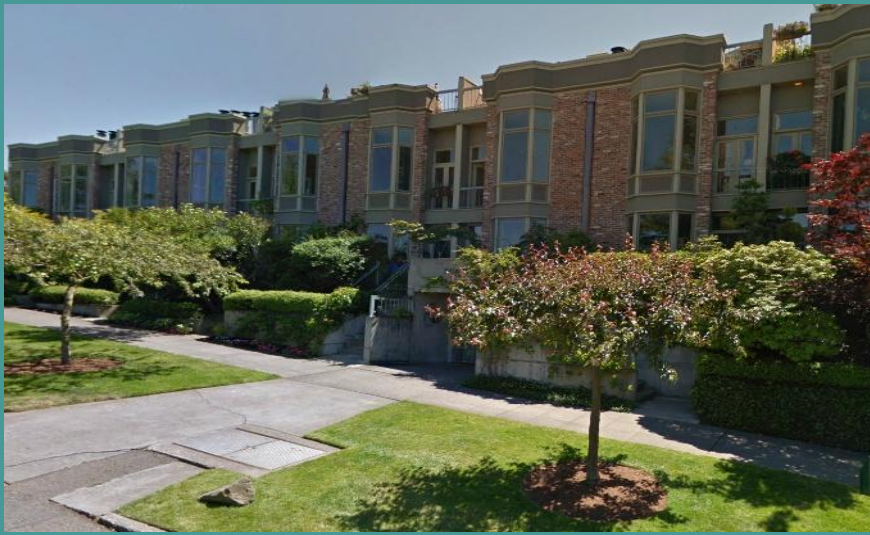


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# R-48 / Mixed Use Residential



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# Master Use Permit

- ✓ Flexibility and Innovation
- ✓ Provide a Variety of Community Benefits for Bonus Density/Height



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# Master Use Permit

- ✓ Flexibility and Innovation
- ✓ Provide a Variety of Community Benefits for Bonus Density/Height



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# Design Possibilities

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# 185<sup>th</sup> – Station Boulevard



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# 185<sup>th</sup> – Station Boulevard



NE 185th Street & Meridian Street

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# 185<sup>th</sup> – Overpass Vision



Potential NE 185th Street Bridge

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# 185<sup>th</sup> – Overpass Vision



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# Mixed Use Transit-Oriented Development



Corner of NE 185th Street and 8th Avenue

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# Mixed Use Transit-Oriented Development



Mixed Use Development

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# Neighborhood Infill and Transitions



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# Placemaking



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# Placemaking



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# Green Building/EcoDistrict Opportunities



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# Green Building/EcoDistrict Opportunities



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# Public Amenities



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# Public Amenities



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# Next Steps in Process

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# Next Steps in Process



## Summer 2013: ENVISION

Visioning Workshops  
Analyze Existing Conditions in Station Subarea

## Fall 2013: EXPLORE

Community Design Workshops  
Explore Options and Alternatives for the Future

## Winter/Spring 2014: ANALYZE

Develop Station Subarea Plan and Analyze Alternatives/Select Preferred  
Develop Station Subarea Planned Action Draft EIS

## Summer/Fall 2014: ADOPT

Formal Public Review of Station Subarea Plan and DEIS  
Finalize Station Subarea Plan/Final EIS  
Adopt Plan and Implement Code Provisions, Including Design Standards and Zoning

● 185th SCC Meetings—1st Monday of Each Month, City Hall 7:30 to 8:30 pm



### Station Subarea Design Workshops:

- 1) November 6, 2013: Strengths, Weaknesses, Opportunities, and Constraints
- 2) February 20, 2014 Alternatives Development



### Visioning Workshops, Meetings, and Events:

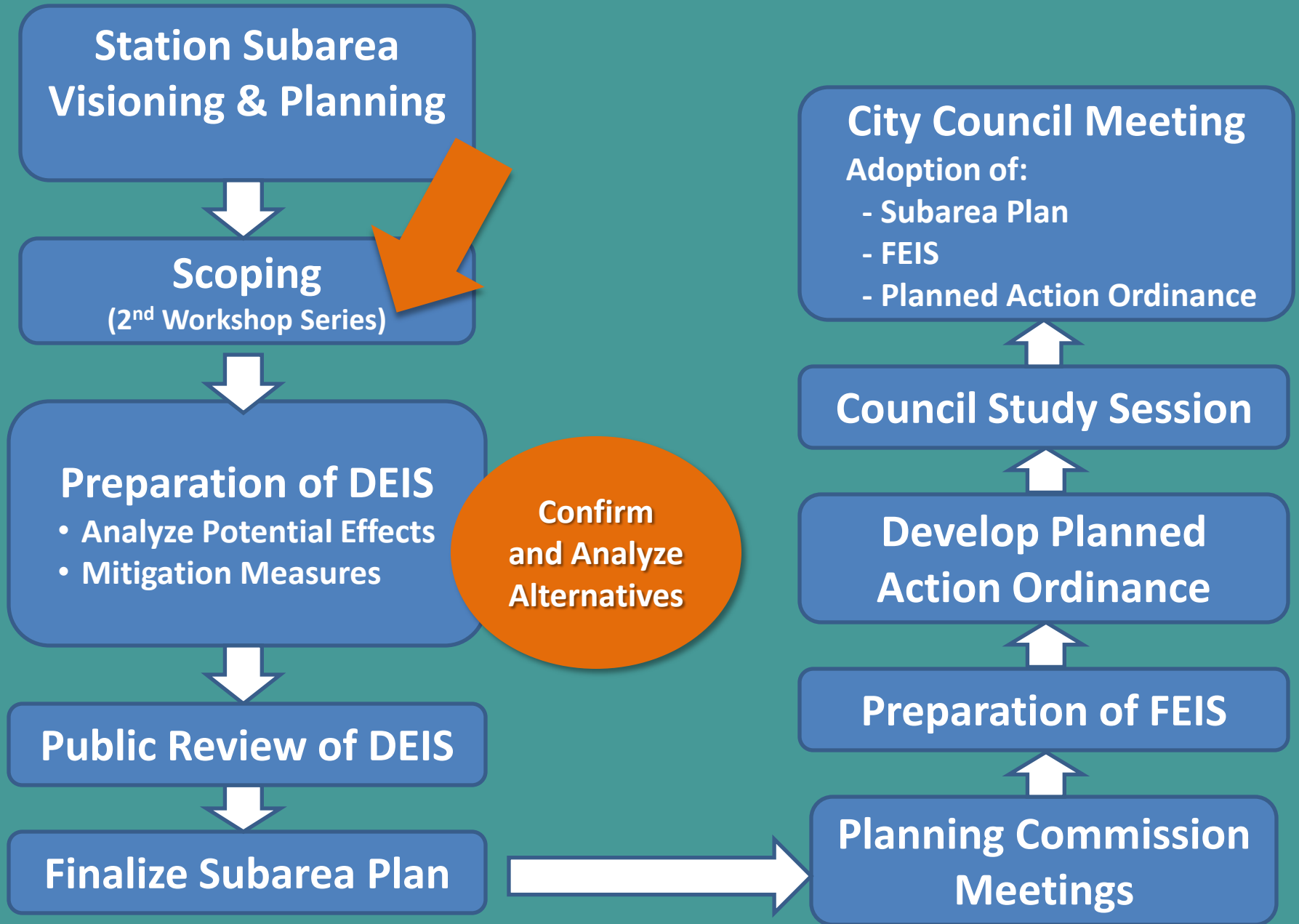
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# Planned Action Process





# Environmental Elements to be Analyzed

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# The City of Shoreline as Lead Agency...

...has identified the following topic areas for analysis in the Planned Action Environmental Impact Statement:

- Land Use
- Housing
- Transportation
- Parks and Recreation
- Utilities



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# Visit the Stations and Please Give Us Your Input

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# Thank You!



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