

# Proposed Development Code Regulations – 185<sup>th</sup> Street Light Rail Station Subarea

Planning Commission

August 7, 2014



# Proposed Development Code Regulations

- The proposed regulations will implement the goals and policies identified in the Comprehensive Plan.
- Intended to be innovative, flexible, form based, encourage transit oriented communities, and support the light rail station at 185<sup>th</sup> Street.



# Amendments

- Zoning Designations
- Bulk Standards
- Uses
- Building Design
- Site Design
- New Permit Type & Procedure



# New Zoning Designations

- Mixed-Use Residential 35, 45, 85, and 140
- Encourages a mix of housing types and commercial uses
- Zones defined by height
- Creation of land available for multi-family housing.

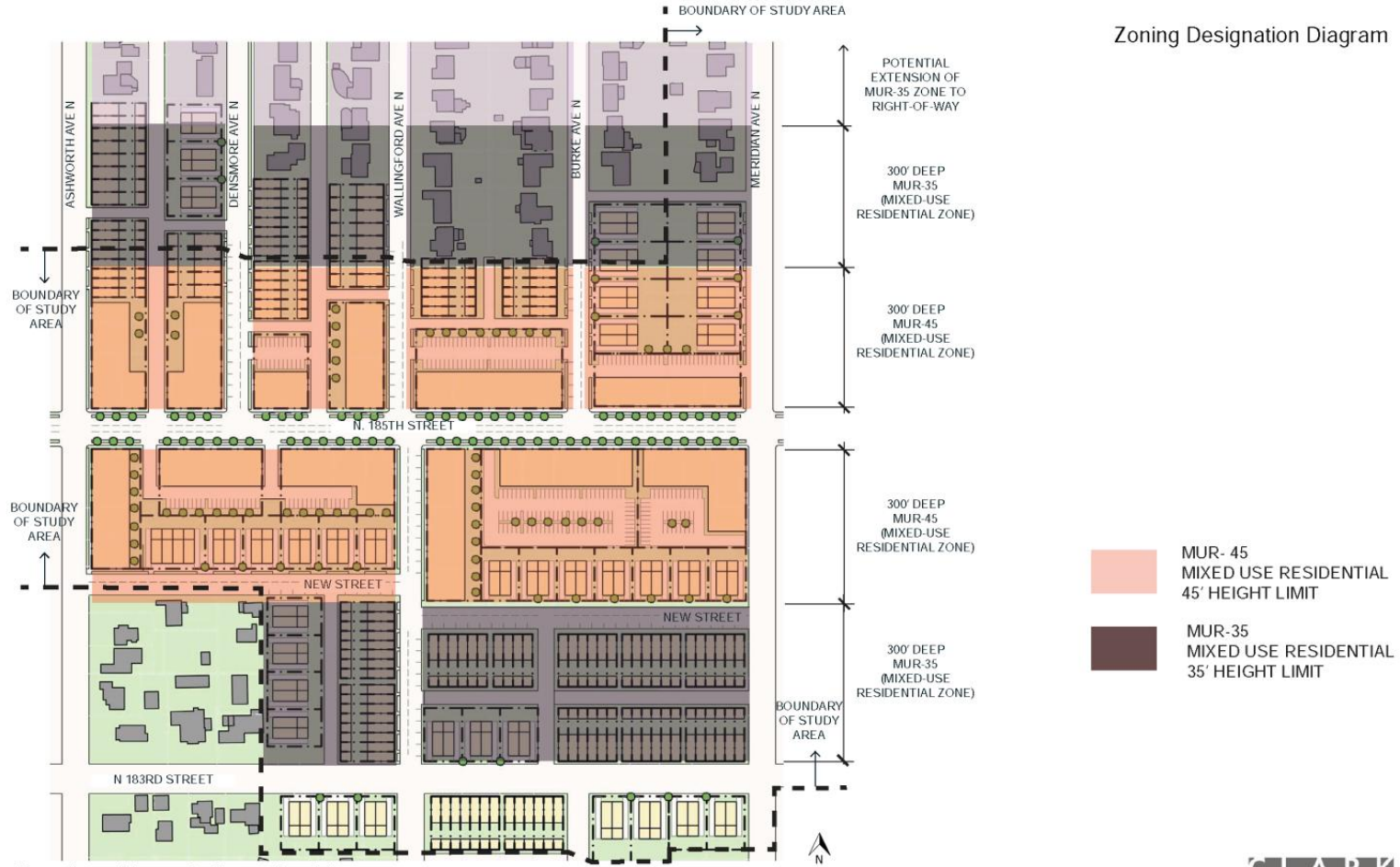


# Bulk Standards

- Development defined by form
- Density is limited by height, setbacks, lot coverage, landscaping, and parking.



# Zoning Designation Diagram



Shoreline - N. 185th Street Corridor Zone MUR-45 and MUR-35 Zones



Shoreline - N. 185th Street Corridor

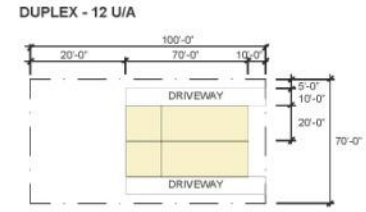
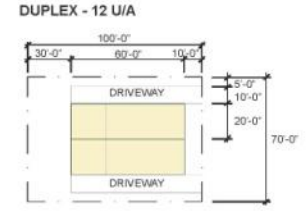
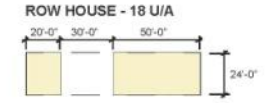
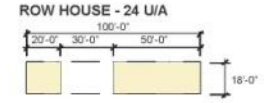
Density Diagram





Shoreline - N. 185th Street Corridor

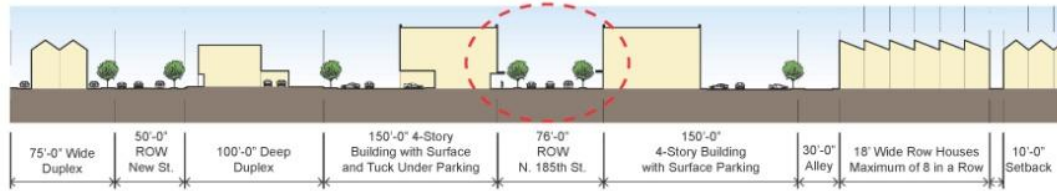
Density Diagram

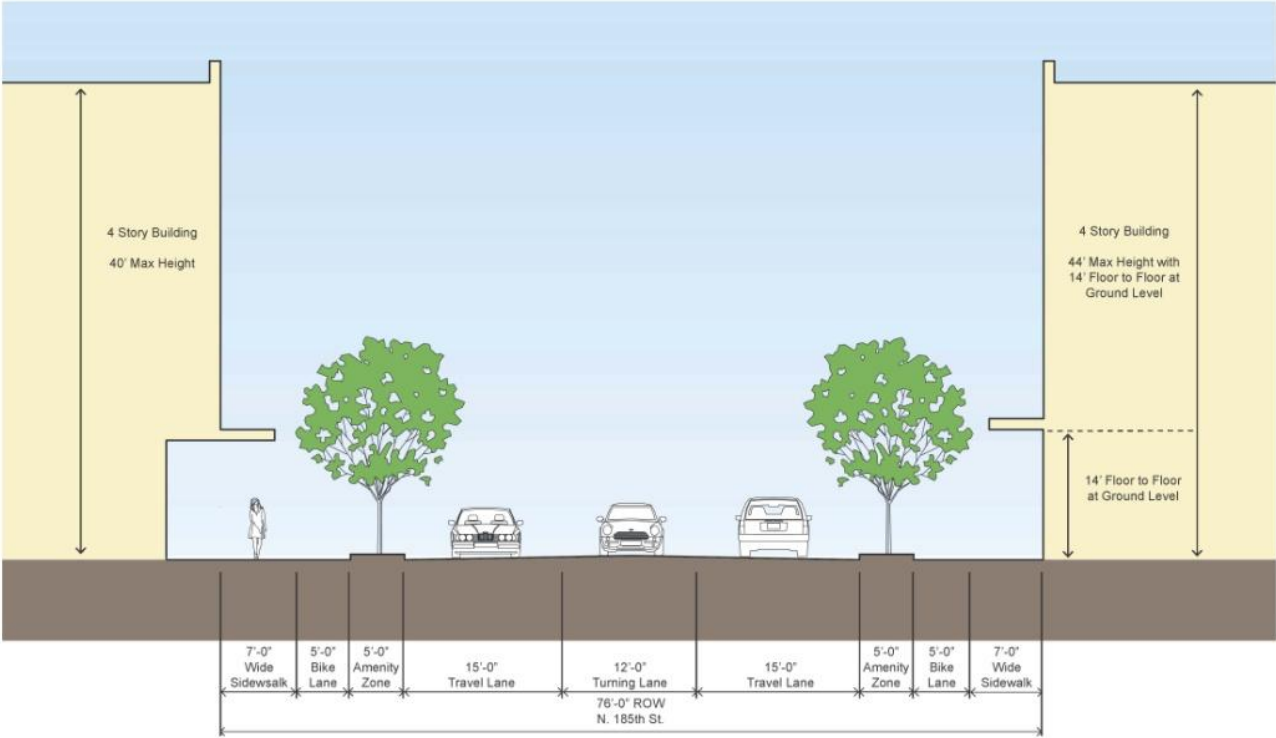


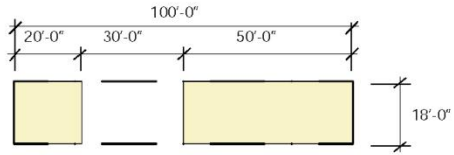


Shoreline - N. 185th Street Corridor

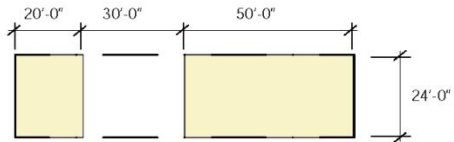
Section Diagram



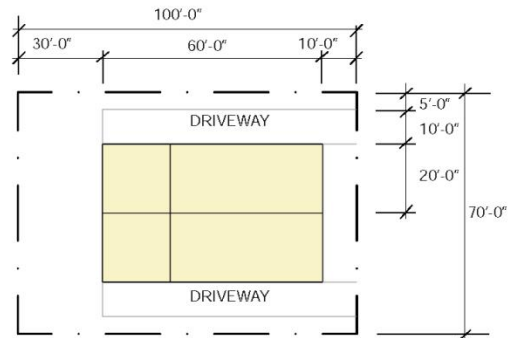




**ROW HOUSE - 24 U/A**

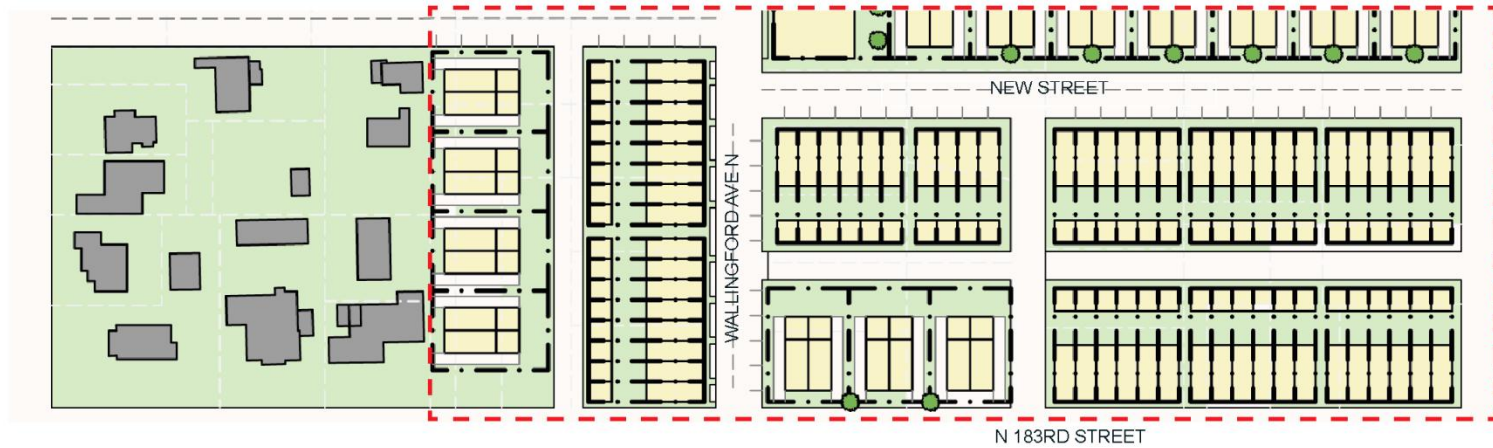


**ROW HOUSE - 18 U/A**



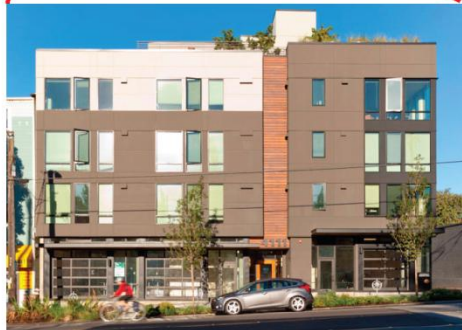
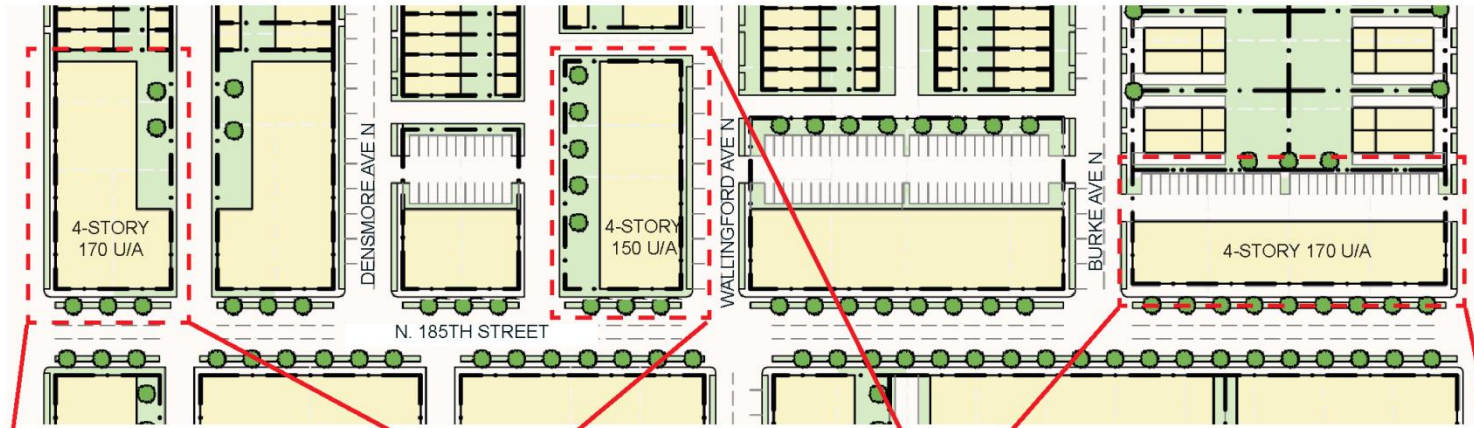
**DUPLEX - 12 U/A**





3-Story Residential Buildings with Surface or Below Grade Parking located behind or to the side of buildings





4-Story with Below Grade Parking  
Ground Floor Commercial Space/Residential Above



3-Story Lofts with Below Grade Parking  
Ground Floor Live/Work with Residential Above



4-Story with Below Grade Parking  
Ground Floor Live/Work with Residential Above



# Bulk Standards - Issues

- Minimum Lot Size?
- Minimum Density?
- Height?





# Uses

- New housing choices (zones allow for a mix of housing types)
- Uses limited to those that support TOC and the future light rail station
- Many uses listed as “Accessory” since the primary focus is on residential.



# Microhousing



# Microhousing

## Living in 282 square feet



DAN AGUAYO/THE OREGONIAN

# Microhousing



# Live/Work





# Live/Work



# Live/Work





# Building Design

- Most building design will be regulated by the commercial design standards in SMC 20.50.240.
- Low-rise residential buildings regulated by multi-family design standards.



# Building Design

- SMC 20.50.250 strives for quality building design with a variety of building materials, façade breaks, and t provide a human scale to enhance the pedestrian experience.



# Building Design



# Building Design



# Building Design



# Site Design

- Site design regulated by SMC 20.50.240.
- New section focused on access to N. 185<sup>th</sup> Street. Primary access shall be from a side street or alley.





# Site Design





# Site Design Issue

- How to craft Development Code language to require new development along N. 185<sup>th</sup> Street to access parking from a side street, alley, or easement from adjacent properties.



# Access Example



# Procedures

- Introduction of Development Agreements.
- Defines the parameters of development in exchange for more flexible regulations or added development potential.
- Can be used for buildings, developments or entire transit systems.



# Future Topics

- Access on N. 185<sup>th</sup> Street
- Affordable Housing
- Green Building/infrastructure
- Development Agreements
- Single-family Residential
- Parking





### Legend

- Shoreline City Limits
- Study Area Boundary
- Park
- Parcel
- TC-1 to TC-4; Town Center
- R-6; 6 units/acre
- R-8; 8 units/acre
- R-12; 12 units/acre
- R-18 / MUR-35 (Mixed Use Res.)
- R-24; 24 units/acre
- R-48 / MUR-45 (Mixed Use Res.)
- CB; Community Business
- NB; Neighborhood Business
- MUR-85 (Mixed Use Res.)
- MUP (Master Use Permit)
- Utility
- Potential Zoning Change To Be Considered

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