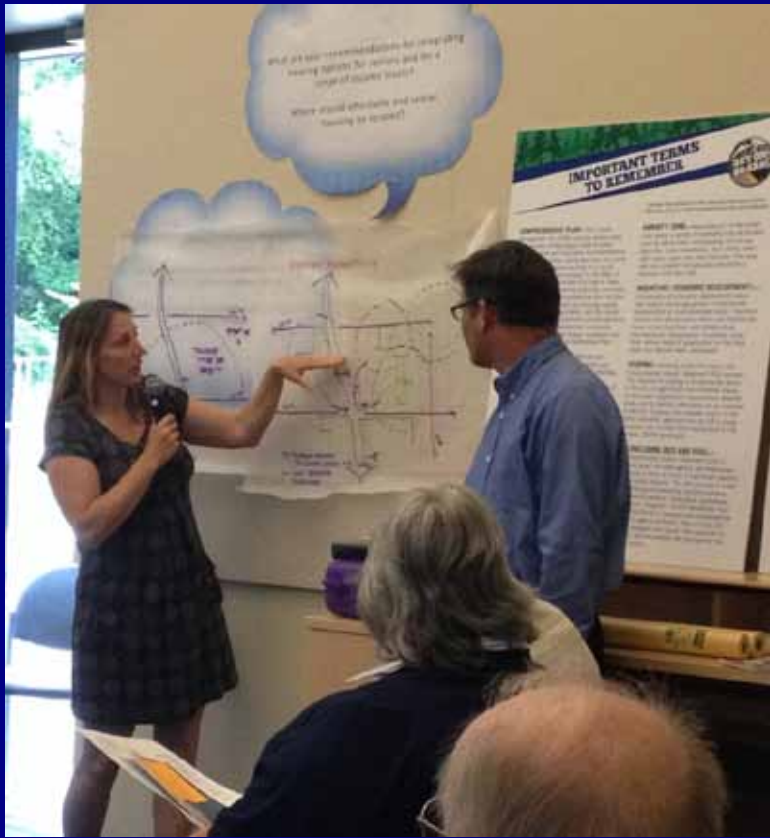


145th Street Station Subarea Plan Potential Zoning Scenarios

September 15, 2014
City Council Meeting



June 12 & 26 Design Workshops, Part I



Proposed Process for Potential Zoning Scenarios

- September 15- Council discusses potential options
- September 29- Council decides on 3 alternatives to be presented at the October 9 Design Workshops, Part II
- October 1- Determination of Significance published, DEIS Scoping Comment period open through October 31

Proposed Process for Potential Zoning Scenarios

- October 9- Design Workshop, Part II
- November 10- Council determines which 3 potential zoning scenarios will be analyzed in DEIS



Light Rail is Coming to Shoreline!
in 2023

THIS WILL BRING CHANGE TO YOUR NEIGHBORHOOD
Now is the Time to Get Involved and Help Plan for the Future!

JOIN US FOR THE 2nd SERIES OF DESIGN WORKSHOPS
for the 145th Street Station Subarea Plan
Thursday, October 9, 2014, 6:00 to 8:00pm
in the Council Chambers at City Hall
17500 Midvale Avenue N., Shoreline

On June 12 & 26, 2014, the City hosted a series of workshops with stakeholder groups to discuss design elements for the 145th Street Station Subarea, including public spaces, residential options, transportation improvements, and neighborhood design character. The 2nd Design Workshop Series will allow the community to see how their ideas are represented through computer models and potential zoning scenarios to be analyzed with regard to environmental impacts. Input, discussion, and questions welcomed; childcare and refreshments provided.

Contact:
Miranda Redinger, City of Shoreline
mredinger@shorelinewa.gov and (206) 801-2513

CITY OF SHORELINE www.shorelinewa.gov/lightrail

Where should neighborhood retail and services be located?

What housing types should be provided in the station subarea?

How should trails and parks connect the station subarea?

New Zoning Designations

- Mixed-Use Residential -35, -45, and -85
 - ✓ No longer considering MUP (140) as per Council Preferred Alternative on August 25
- Encourages a mix of housing types and commercial uses
- Zones defined by height, rather than density

Minimum Densities

√ MUR-85=48 dwelling units per acre

√ MUR-45=18 du/ac

√ MUR-35=8 du/ac

Should we have minimum densities for these categories? If so, are these appropriate minimums?

MUR-35



Maximum



Minimum – 10du/ac

Typical Single-Family Block



- Net Density:
*total dwelling units
divided by lot area
(exclusive of right-of-ways)*
- 9.7 DU/AC

MUR-45



Minimum – 18du/ac



Maximum

MUR-85



Maximum

Minimum – 48du/ac

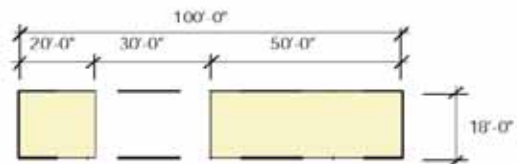
Belmont Dairy Townhouses



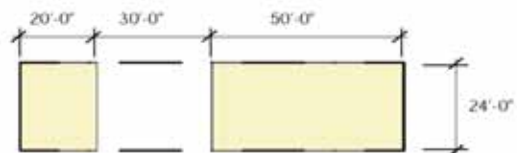
Townhouses

30 DU on 0.74 AC

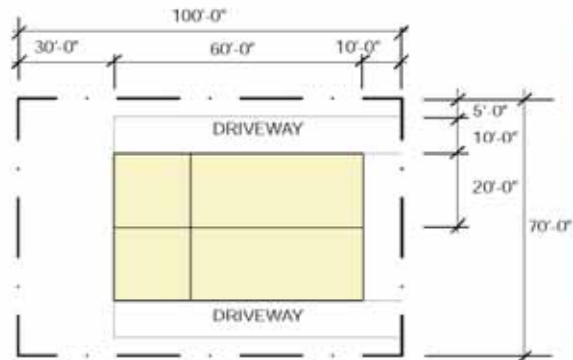
Net Density = 41 DU/AC



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

Shoreline - N. 185th Street Corridor Zone MUR-35 (Mixed-Use Residential with 35' Height Limit)



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



Shoreline - N. 185th Street Corridor Zone MUR-85 (Mixed-Use Residential with 85' Height Limit)


Critical Areas Info

Legend

 Wetland

Percent Slope, 2001

<VALUE>

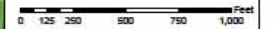
 0 - 15

 15.1 - 40

 > 40



1 inch = 500 feet



No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.



145th SSSP Topography

Representation of Official
Comprehensive Land Use
Map Adopted By
City Ordinance No. 292.
Shows amendments through
April 1, 2014.

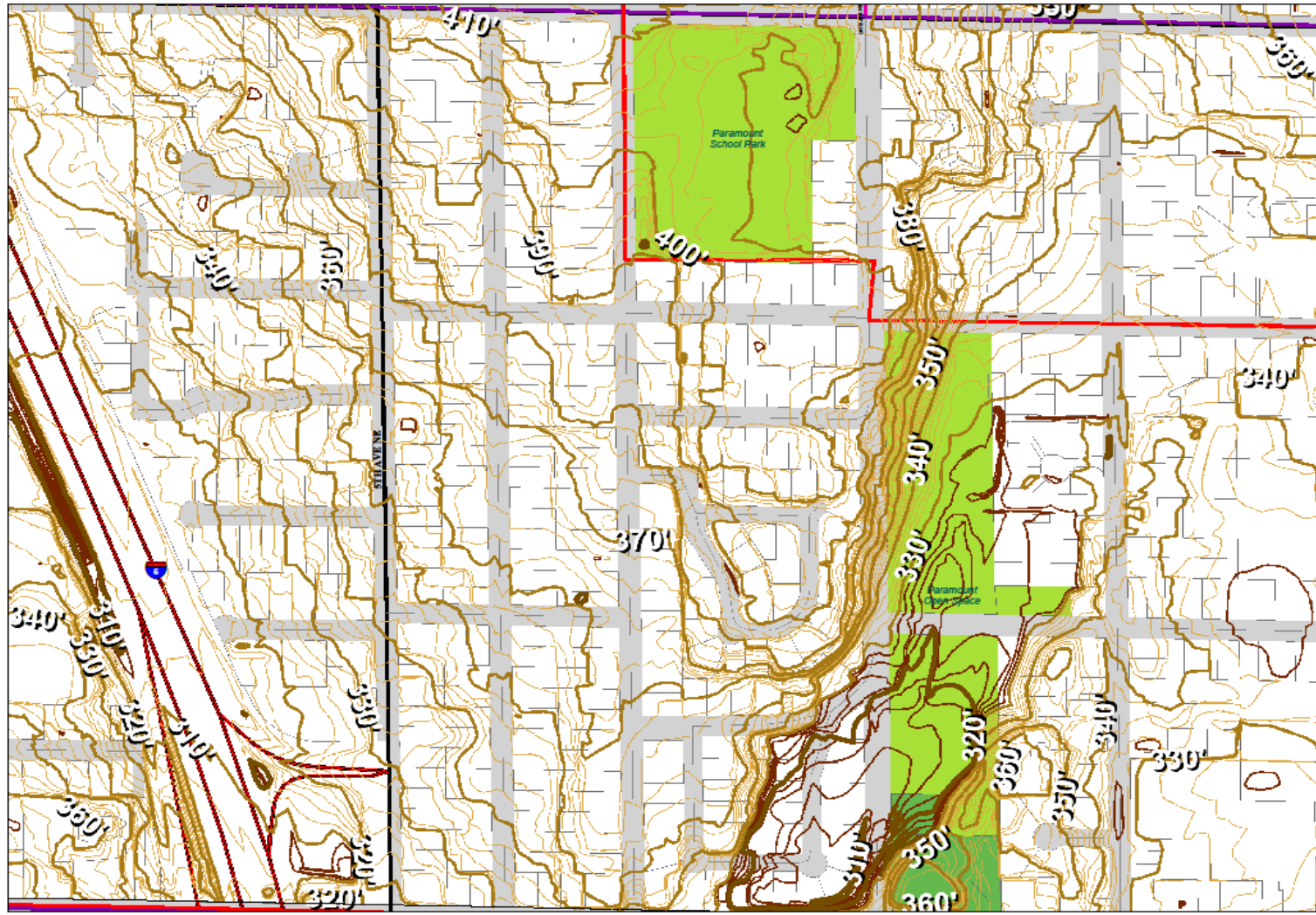
Other Map Features

Index

Contour Type

- Depression_Index_Contour
- Indefinite_Depression_Index_Contour
- Indefinite_Index_Contour
- Index_Contour

-  Land Use Study Area
-  Mobility Study Area
-  Open Water
-  Unclassified Right of Way



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including accuracy,
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accompany this product.



ATTACHMENT A: NO ACTION

145TH STATION SUBAREA POTENTIAL ZONING SCENARIO

- Park
- Forest
- TC-1 to TC-4; Town Center
- R-6; 6 units/acre
- R-8; 8 units/acre
- R-12; 12 units/acre
- R-18; 18 units/acre
- MUR-02 (Mixed Use Pln. - 37' height)
- R-24; 24 units/acre
- MUR-03 (Mixed Use Pln. - 47' height)
- C-2; Community Business
- M-1; Mixed Business
- MUR-05 (Mixed Use Pln. - 57' height)
- Light Rail Alignment
- Study Area Boundary



← To Interurban Trail

→ To Burke Gilman Trail

ATTACHMENT B: 5TH AVENUE EMPHASIS 145TH STATION SUBAREA POTENTIAL ZONING SCENARIO

- Park
- Potential
- T1.1-16 TC-A "Town Center"
- R-16 8 units/acre
- R-12 8 units/acre
- R-12 12 units/acre
- R-16 16 units/acre
- M-16 40 units/acre (Low Rise - 30' height)
- M-20 24 units/acre
- M-40 40 units/acre
- M-16 45 units/acre (Low Rise - 45' height)
- M-20 24 units/acre
- M-40 40 units/acre
- C-20 Community Business
- A-16 Mixed Business
- M-16 45 units/acre (Low Rise - 60' height)
- Light Rail Alignment
- Study Area Boundary



ATTACHMENT C: 155TH STREET EMPHASIS 145TH STATION SUBAREA POTENTIAL ZONING SCENARIO



ATTACHMENT D: 5TH AVENUE & 155TH STREET EMPHASIS 145TH STATION SUBAREA POTENTIAL ZONING SCENARIO

- Park
- Private
- T11-1 to P.C.A. Town Center
- R-8, 8 units/acre
- R-8, 8 units/acre
- R-12, 12 units/acre
- R-16, 16 units/acre
- MUR-25 (Mixed Use Res. - 25' height)
- R-24, 24 units/acre
- M-45, 45 units/acre
- MUR-45 (Mixed Use Res. - 45' height)
- CB, Community Business
- M-8, Mixed Business
- MUR-85 (Mixed Use Res. - 85' height)
- Light Rail Alignment
- Study Area Boundary



ATTACHMENT E: NO CORRIDOR EMPHASIS
145TH STATION SUBAREA POTENTIAL ZONING SCENARIO

- Park
- Forest
- TC-1 to TC-6: Town Center
- R-B: 8 units/acre
- R-L: 8 units/acre
- R-12: 12 units/acre
- R-18: 18 units/acre
- M-15: 25 units/acre
- M-20: 25 (Mixed Use) - 30' height
- M-24: 24 units/acre
- M-40: 40 units/acre
- M-45: 45 (Mixed Use) - 45' height
- CB: Community Business
- MB: Mixed Business
- M-45: 45 (Mixed Use) - 60' height
- Light Rail Alignment
- Study Area Boundary



ATTACHMENT G: COMPACT ALTERNATIVE II 145TH STATION SUBAREA POTENTIAL ZONING SCENARIO

- Park
- Permit
- TD-1 to TD-4: Town Center
- R-6: 6 units/acre
- R-8: 8 units/acre
- R-12: 12 units/acre
- R-16: 16 units/acre
- MUR-25 (Mixed Use Res. - 25' height)
- M-20: 20 units/acre
- M-40: 40 units/acre
- MUR-45 (Mixed Use Res. - 45' height)
- LB: Community Business
- RB: Retail Business
- MUR-85 (Mixed Use Res. - 85' height)
- Light Rail Alignment
- Study Area Boundary



Questions

Miranda Redinger, Senior Planner

mredinger@shorelinewa.gov

206-801-2513

www.shorelinewa.gov/lightrail

