

I 45th Street Station Subarea Plan

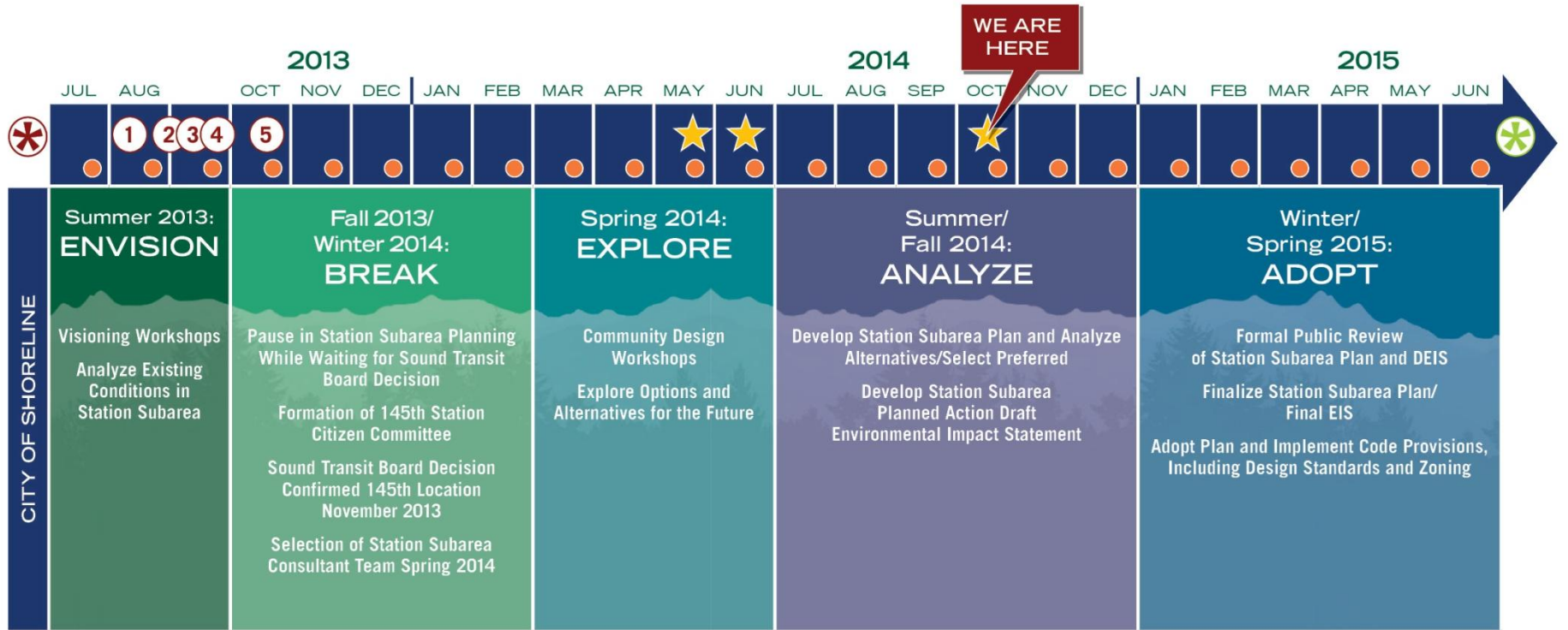
Design Workshop #2

October 9, 2014

Shoreline City Hall



145th Street Station Subarea Plan Schedule



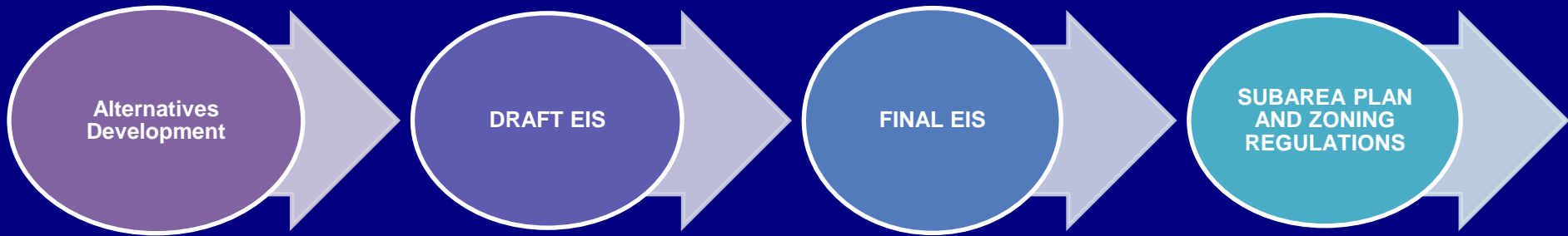
● **The 145th Station Citizen Committee (145SCC) Meetings—**
Every 4th Thursday of the Month from 7:00-8:30 pm in Room 301 of City Hall

★ **Station Subarea Design Workshops:**
A) May 22, 2014: 145SCC Workshop Pre-Meeting
1) Design Workshops, Part I—Brainstorming Ideas
2) Design Workshops, Part II—Alternatives and Possibilities

✳ **May 22nd, 2013 Kick-off/Informational Public Meeting**

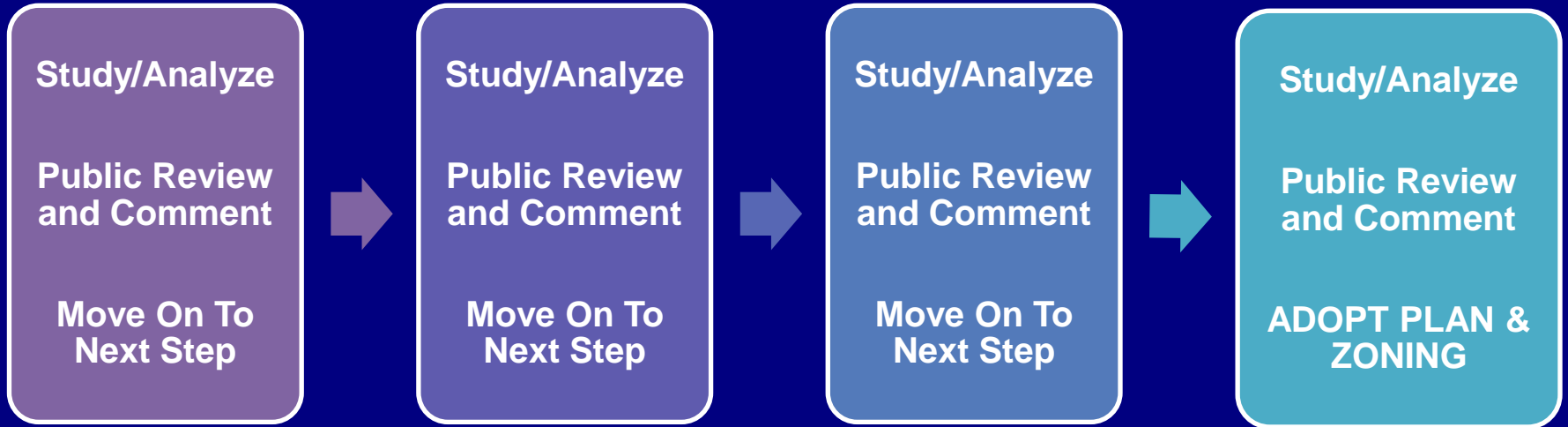
○ **2013 Visioning Workshops, Meetings, and Events:**
1) July 11th Korean Community Event
2) August 1st Visioning Workshop for 145th/155th
3) August 7th Event for Folks of Modest Means
4) August 22nd 185SCC Visioning Workshop for 185th
5) September 19th City of Shoreline Final Visioning Workshop

✳ **Through adoption of a subarea plan, which will include zoning and development regulations, the City will set the stage for how the neighborhood may transition over time. Market forces and homeowner decision-making about how and when to redevelop or sell properties will determine the pace and degree of transformation.**



October 2014

June 2015





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

145th Street Light Rail Station Subarea Plan **DESIGN WORKSHOP**

Thursday, June 12, 2014, 6:00 to 8:00 pm
Council Chambers, Shoreline City Hall (17500 Midvale Avenue N)

Even though the trains won't be running for nearly a decade, the City will spend the next year creating a subarea plan for the neighborhoods surrounding the future station. Adoption of this plan will change land use and zoning designations, and regulations that influence neighborhood character. The purpose of this workshop is to brainstorm possibilities for where new households and businesses should go; where transportation and environmental improvements are needed; how buildings and public spaces are designed; and other factors that affect quality of life. Please join us and tell us what you would like to protect, enhance, or change about your neighborhood. Refreshments and child care will be provided.



Contact:
Miranda Redinger, City of Shoreline
mredinger@shorelinewa.gov and (206) 801-2513
www.shorelinewa.gov/ligtrail
Note: The 145th Station Citizen Committee (145SCC) is a group of residents who formed to articulate a community voice in the planning process.
For more information, email: 145SCC@gmail.com

This is an interactive workshop focused on images and discussion of:

- Appropriate places to add density and uses like neighborhood businesses, shopping, and services
- Environmental restoration, such as stream corridor and natural area enhancements
- Neighborhood features needed to enhance character such as public art, gateways, signage, and additional amenities
- Parking strategies
- Sidewalks, trails, and other pedestrian and bicycle facilities
- Intersection and crossing improvements
- Affordable housing opportunities
- Parks, recreation, public art, and other amenities
- Landscaping, lighting, streetscape furnishings, and safety features
- Offices, industry, and other employment opportunities
- Green features for buildings, rain gardens, green stormwater infrastructure, and district energy



What housing types should be provided in the subarea?



What attracts people of all ages, cultures, abilities, and interests to use public spaces?

June 12 & 26 Design Workshop, Part I



What We Heard

- Encouraging housing opportunities and choices
- Protecting and enhancing environmental assets
- Creating a “signature street” mixed-use corridor
- Improving NE 145th Street and east/west connections
- Establishing bicycle and pedestrian connections across the interstate
- Promoting safety and security
- Controlling parking supply and demand
- Preserving trees
- Establishing community spaces
- Limiting height



SUMMARY REPORT



145TH STATION SUBAREA

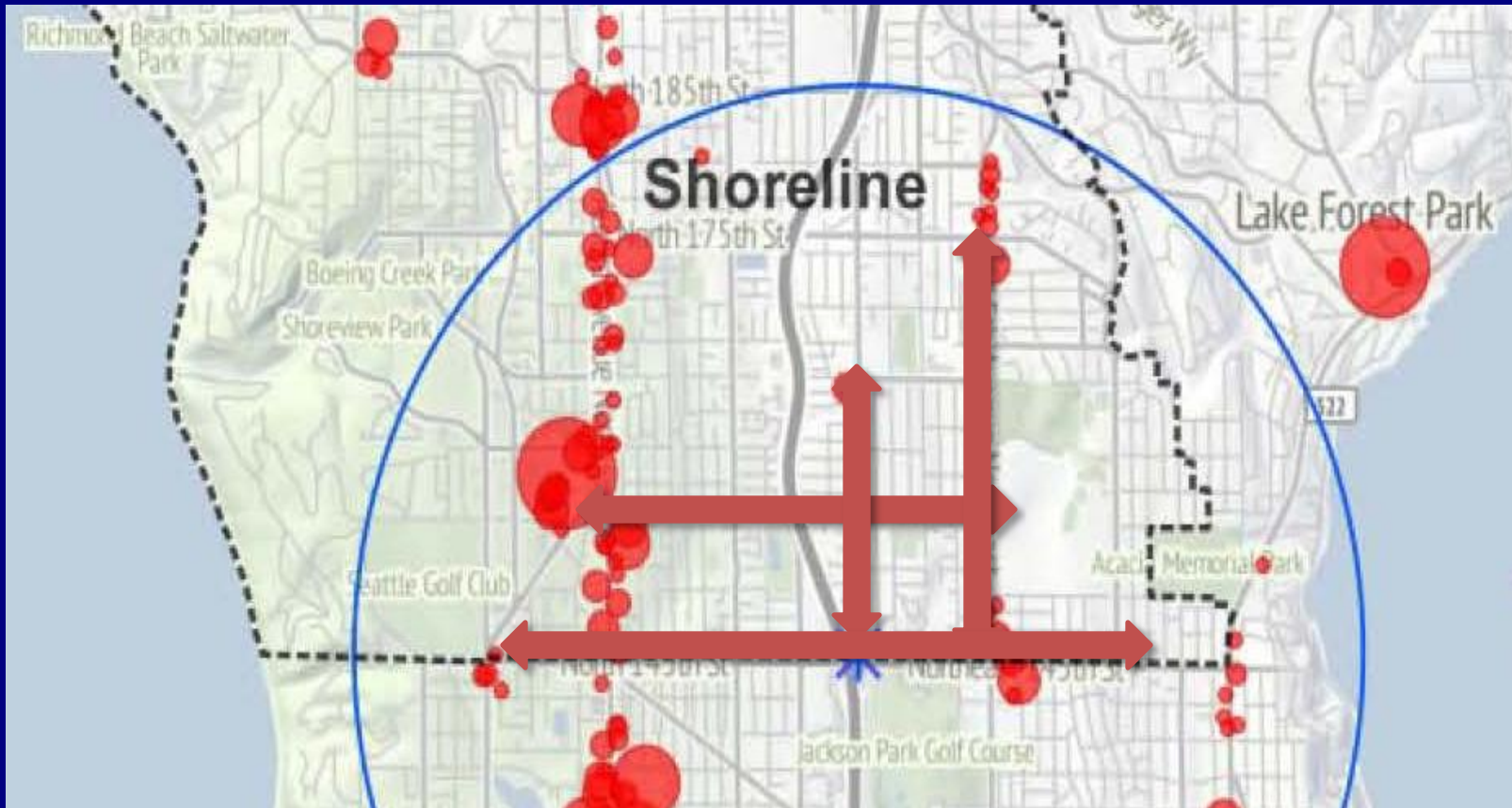
Design Workshop Series
Part I

June 2014



The Green Network





Potential Land Use Alternatives for DEIS Study



Three Alternatives for Study in DEIS:

- **Alternative 1 – No Action – Existing Zoning Remains the Same**
 - ✓ **35' height limit and accessory dwelling units allowed**
 - ✓ **Baseline for analysis; doesn't meet purpose and need of subarea plan**
- **Alternative 2 – Connecting Corridors**
 - ✓ **Focuses on redevelopment along key corridors in the subarea**
 - ✓ **Sets the stage for key opportunity sites near transit station**
- **Alternative 3 – Compact Community**
 - ✓ **Proposes a more confined area of growth and change, but greater density within that area**
 - ✓ **Also sets the stage for key opportunity sites near transit station**



Alternative I No Action



Alternative 2

Connecting Corridors



ATTACHMENT B: CONNECTING CORRIDORS

145TH STATION SUBAREA POTENTIAL ZONING SCENARIO

- 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: 18 units/acre
- MUR-35 (Mixed Use Res. - 35' height)
- R-24: 24 units/acre
- R-48: 48 units/acre
- MUR-45 (Mixed Use Res. - 45' height)
- CB: Community Business
- MB: Mixed Business
- MUR-65 (Mixed Use Res. - 65' height)
- MUR-85 (Mixed Use Res. - 85' height)
- Light Rail Alignment
- Study Area Boundary



Alternative 3

Compact Community



ATTACHMENT C: COMPACT COMMUNITY

145TH STATION SUBAREA POTENTIAL ZONING SCENARIO

- Park
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- CB; Community Business
- MB; Mixed Business
- MUR-85 (Mixed Use Res. - 85' height)
- Light Rail Alignment
- Study Area Boundary



How Will the Subarea Change Over Time?

- **Change will occur 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.**
- **Remember: THIS IS A LONG TERM VISION!**



How Will the Subarea Change Over Time?

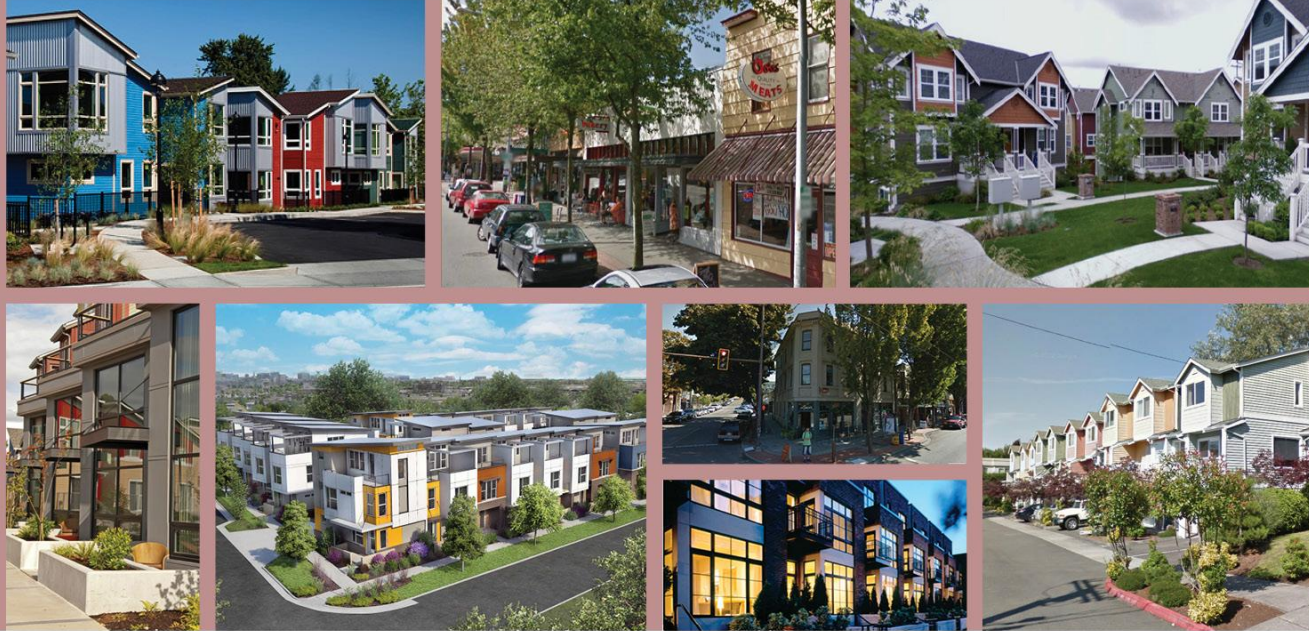
- State GMA requires analysis of full-build-out scenarios.
- Will identify 20-year growth scenario and capital improvements needed to support this growth.
- Public investment in the station subarea can help to incentivize redevelopment.
- The more redevelopment occurs, the more additional redevelopment will follow over time.
- Placemaking will happen as a result of public and private investment and redevelopment over time.



Potential Zoning Categories



MUR-35

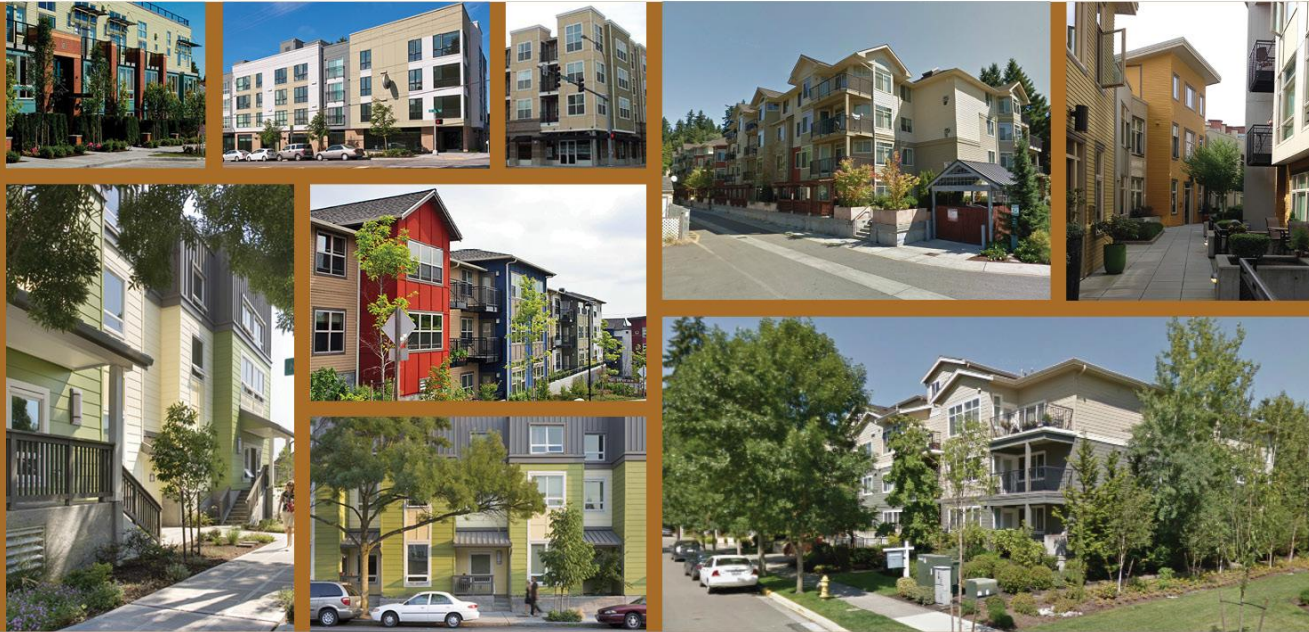


MUR 35

MIXED-USE RESIDENTIAL—35 FOOT HEIGHT LIMIT:

Similar to the existing zoning category R-18 that allows 18 dwelling units per acre, this zone would allow multi-family and single family attached housing styles such as row houses and townhomes. The height limit for this zone is 35 feet, which is the same as single-family R-6 zones, and equates to a 3-story building. MUR-35 also would allow commercial and other active uses along streets not identified as “local.” These types of buildings might include live/work lofts, professional offices, and 3-story mixed use buildings (two levels of housing over one level of commercial). This also would allow conversion of existing homes to restaurants, yoga studios, optometrist offices, and other uses.

MUR-45



MUR 45

MIXED-USE RESIDENTIAL—45 FOOT HEIGHT LIMIT:

Similar to the existing zoning category R-48 that allows 48 dwelling units per acre, this zone would allow multi-family building types. The height limit for MUR-45 would be 45 feet (differing from the height limit of R-48, which currently varies from 40 feet if adjacent to single family zones, 50 feet if adjacent to multi-family zones, and 60 feet with a Conditional Use Permit). Because building heights have been identified through public involvement as a concern in the station subarea, the new MUR-45 zone would be limited to 45 feet regardless of adjacent zoning, which equates to a 4-story building. The MUR-45 zone would allow housing styles such as mixed use buildings with three levels of housing over an active ground floor/commercial level. Buildings such as row houses, townhomes, live/work lofts, professional offices, apartments, etc. also could be developed in MUR-45, and single family homes could be converted to commercial and professional office uses like in MUR-35.

MUR-85



MUR 85

MIXED-USE RESIDENTIAL—85 FOOT HEIGHT LIMIT:

This zone would allow building heights of 85 feet (generally 7 stories tall). Building types would typically be mixed use with residential and/or office uses above commercial or other active use at the ground floor level. It should be noted that this density is unlikely to be supported by current market forces, and as such, it may be some time before this building type would be developed in the subarea.

Design Possibilities



Ped/Bike Bridge Examples



Possible Pedestrian/Bike Bridge at I 45th



Possible Pedestrian/Bike Bridge at I 47th



Potential 5th Avenue Signature Street Near Station



Community Gardens at Twin Ponds



Redevelopment Across from Paramount Open Space Park



Paramount Park Surrounded by Redevelopment



Potential 5th Avenue Signature Street—In Development



Neighborhood Infill and Transitions



Placemaking



Placemaking



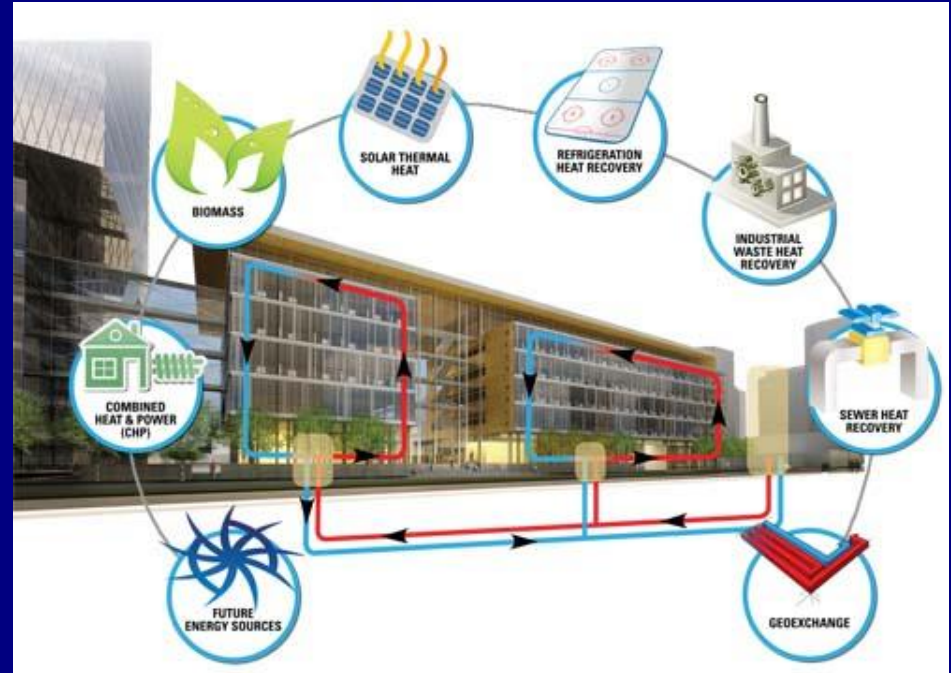
Public Amenities



Green Building/EcoDistrict/District Energy



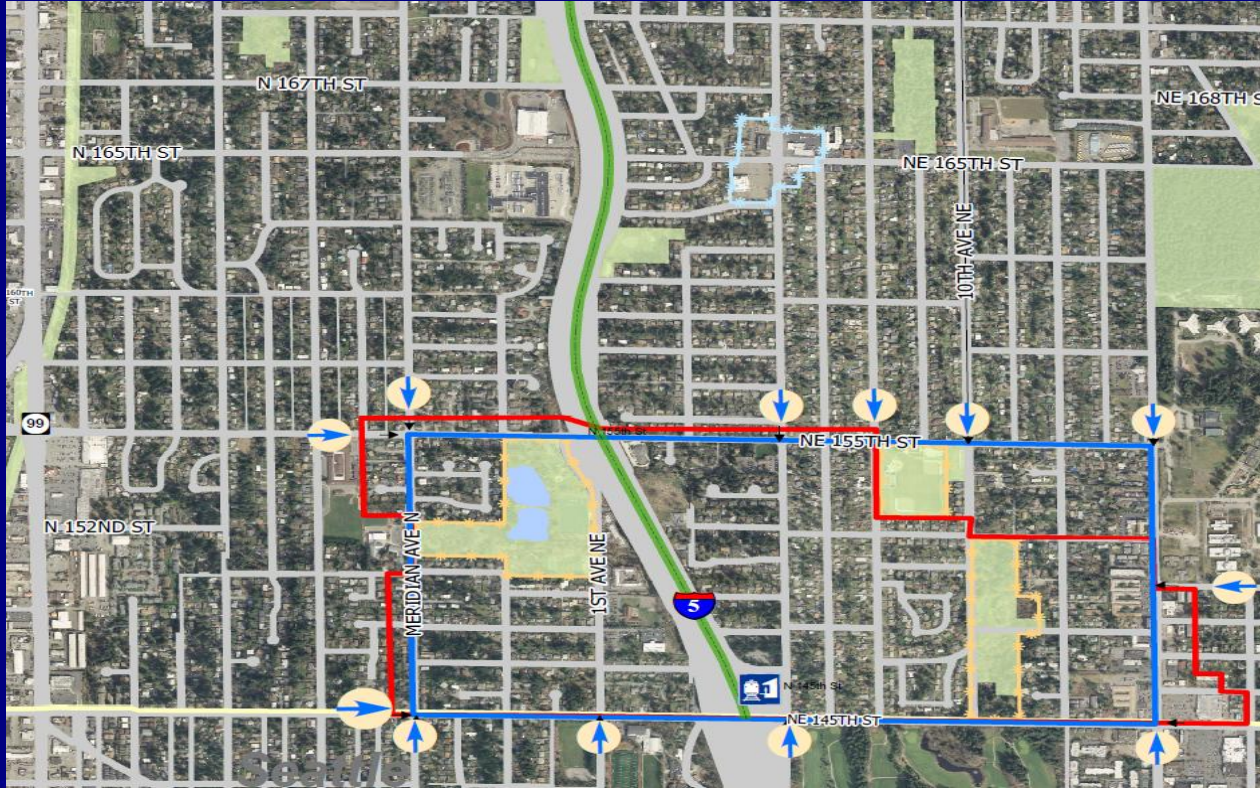
Green Building/EcoDistrict/District Energy



Green Building/EcoDistrict/District Energy



Environmental Assets



145th Street Station Subarea Assets and Opportunities

Pathway Connections



Creating Pedestrian and Bike Connections that Protect the Ecosystem

Protecting the Environment



Preserving Large Trees and
Enhancing Public Spaces



Protecting Wetlands and Habitat



Stormwater Management



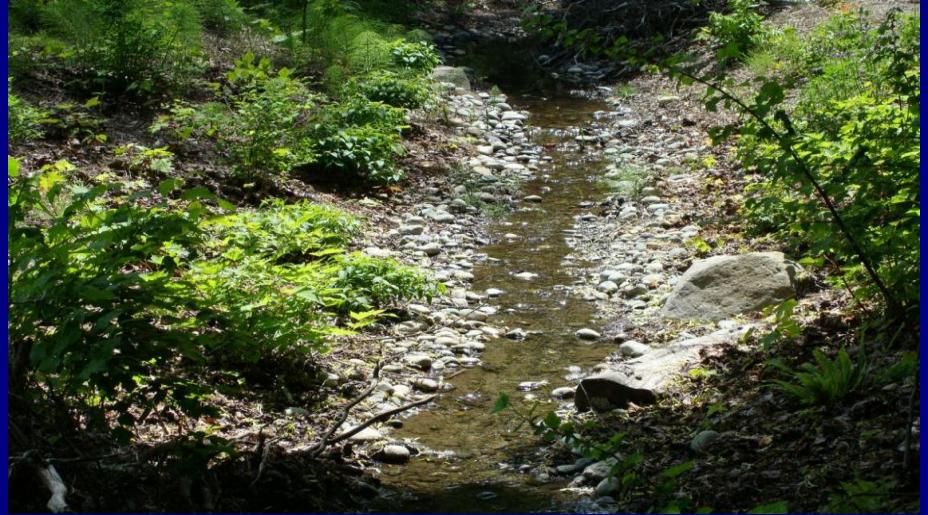
- Existing flooding along Thornton Creek and tributary streams
- Redevelopment Requirements
 - Flow Control Mitigation
 - Water Quality Treatment
 - Conveyance Improvements
- Available land for Stormwater Facilities

Floodplain Enhancements

Meridian Creek – Twin Ponds Park



Floodplain Opportunities



Floodplain Enhancements

Thornton Creek – Along Interstate 5



Floodplain Connectivity Trail Access

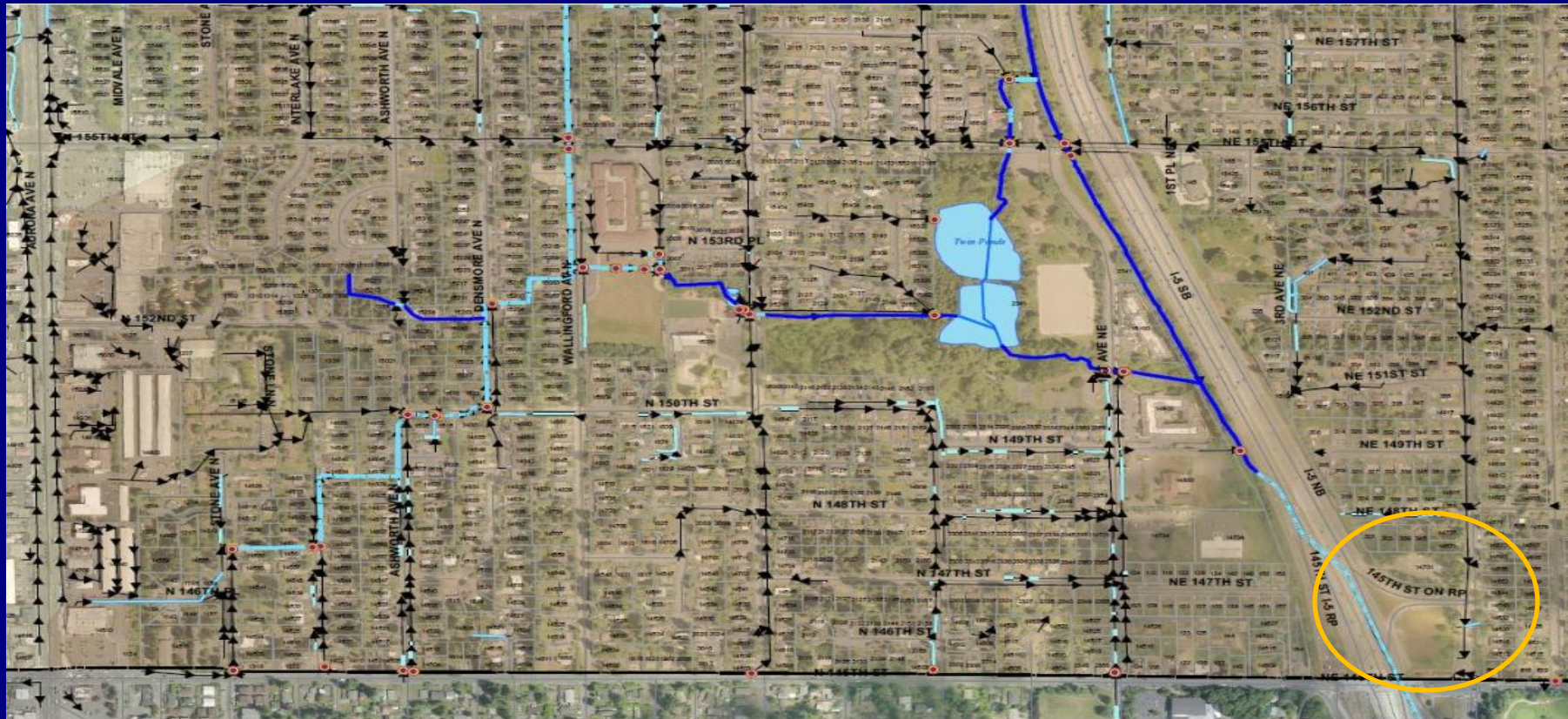


Regional Stormwater Integration



- Using regional stormwater facilities as a catalyst for redevelopment
- Collocating stormwater facilities with Public Open Space
- Redevelopment Cost Savings

Existing Stormwater Network Twin Ponds and Thornton Creek



Existing Stormwater Network Paramount Parks and Little's Creek



Dispersed LID

Existing Swale along Corliss Ave N



Existing Swale along 1st Ave NE
at Twin Ponds Park

Dispersed LID

Existing Swale along Corliss Ave N



Potential Linear Rain Garden

Existing City of Shoreline LID

North Fork Thornton Creek
LID Improvement Project



17th Ave Green Streets

Green Network Opportunities





Parkwood Elementary School
The Evergreen School

Twin Ponds Park

North Seattle Community Chapel

Flamour Pool Park

Fircrest Camps

State Of Washington (fircrest School)

WA State Public Health Lab

Flamour Open Space

Shoreline Christian Church
Shoreline Philippi Unitarian Presbyterian Church

Colonial Garden

Goodwill Industries

MERIDIAN

1ST AVE NE

5TH AVE NE

10TH AVE NE

NW Church

15TH AVE NE

NE 145TH ST

NE 155TH ST

Twin Ponds Park
Park Calaban Ho

5

North Jackson

City Water

Park Ridge Care Center

Goodwill Industries



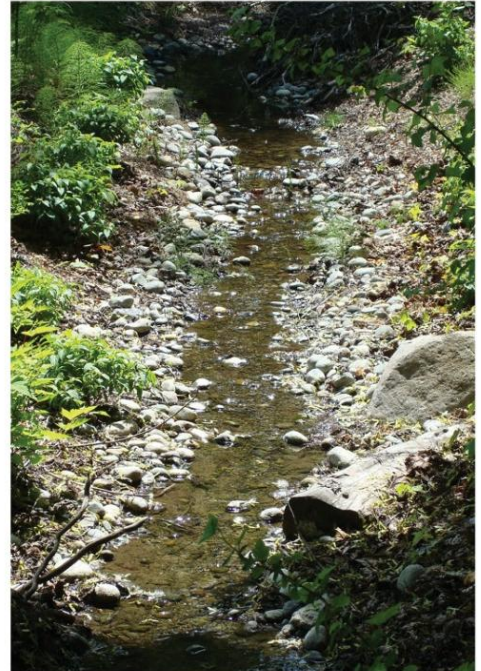
Green streets with pedestrian sidewalks and bike ways



Protected wetlands and wildlife habitat



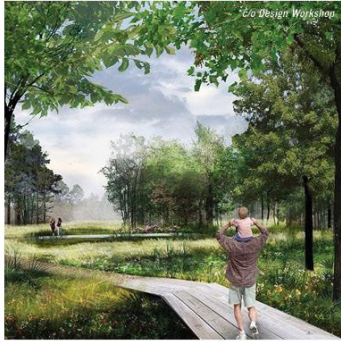
Preservation of existing trees to be encouraged



Enhanced stream corridors



Pedestrian and bicycle paths and trails



Bike stations and bike share programs

Boardwalk connections through parks to direct pedestrian traffic and protect the ecosystem



Improved stormwater and flooding management through low impact development features such as rain gardens and stormwater planters



Environmental interpretation and education

OTHER POSSIBLE OPPORTUNITIES:

- Expanded flood storage in parks, open space areas, and along the Thornton Creek corridor
- Incentives to preserve mature native trees
- Stream daylighting, working with property owners
- Public art honoring the community's commitment to sustainability
- Stormwater retrofits through private partnerships/ public grants

SEPA SCOPING

Environmental Elements

to be Analyzed in DEIS



The City of Shoreline as Lead Agency

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

- **Natural Environment:**
 - ✓ **Streams and Wetlands (Water Quality/Quantity)**
 - ✓ **Trees and Vegetation**
 - ✓ **Wildlife**



The City of Shoreline as Lead Agency

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

- **Built Environment:**
 - ✓ **Land Use Patterns, Plans, and Policies**
 - ✓ **Population Housing and Employment**
 - ✓ **Multi-Modal Transportation and Parking**



The City of Shoreline as Lead Agency

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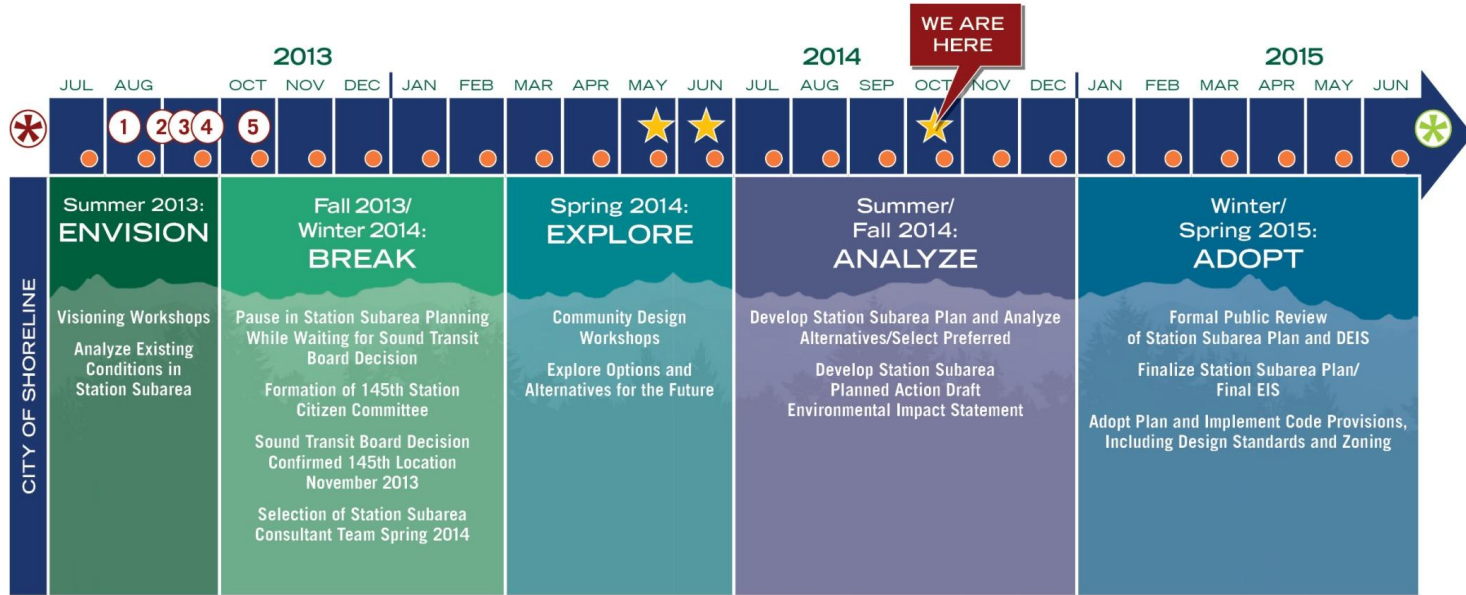
- **Built Environment:**
 - ✓ **Public Services (Schools, Parks, Police/Fire, Solid Waste, etc.)**
 - ✓ **Utilities and Energy Use (Water, Sanitary, Stormwater, Electricity, Natural Gas, Potential for District Energy)**



Next Steps in Process



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Planned Action Process

Environmental Impact Statement (EIS) and Subarea Plan Adoption Process

We Are Here

Scoping for Draft EIS

Preparation of Draft EIS

Confirm and Analyze
3 Alternatives and
Mitigation Measures

Public Review of DEIS

Planning Commission
Public Hearing on DEIS

City Council Selects
Preferred Alternative
for Further Analysis

City Council Review
and Adoption

Planning Commission
Public Hearing on
Subarea Plan and FEIS

Subarea Plan, including Zoning
and Development Regulations,
and Planned Action EIS Ordinance

Prepare Final EIS and
Planned Action Ordinance

Subarea Plan Discussion
at Planning Commission
Development Regulations

Last Chance!

Walk-Shop



Special Saturday Walking Tour

Staff led walking tour of the 145th Street Station Subarea
walking tour map available on the City of Shoreline Website!

October 11, 2014
12:00 - 2:00 p.m.

Meet at the North Jackson Park & Ride on 5th Ave.
14711 5th Ave. NE / Shoreline, 98155



*Rain
or
Shine!*

Thank You!

Questions:

Miranda Redinger, Senior Planner

mredinger@shorelinewa.gov

206-801-2513

www.shorelinewa.gov/lightrail

www.shorelinewa.gov/145design

SUBMIT
YOUR COMMENTS
ONLINE



Questions and Answers



Open House:

Visit the Stations and

Please Give Us Your Input

