

Draft policies for 185th Street Station Subarea Plan
November 20, 2014

Transportation

- Develop a multi-modal transportation network within the subarea through a combination of public and private infrastructure investments. Emphasize the creation of non-motorized transportation facilities, such as sidewalks and bicycle paths, as well as improvements that support improved transit speed and reliability.
- Encourage property owners and developers to incorporate non-motorized transportation facilities into development projects in order to complete the transportation network in the subarea. These facilities should be open to the public and recorded to ensure permanent access.
- Redevelop 185th Street/10th Avenue NE/NE 180th Street as the primary connection between Town Center, Aurora Avenue N, the light rail station and North City for all travel modes. Create a corridor plan that:
 1. Includes generous bicycle and pedestrian facilities. Minimize conflicts between transit, vehicles and bicycles by designing bicycle facilities behind the curb.
 2. Identifies needed infrastructure to improve transit speed and reliability, such as queue jumps and transit signal priority
 3. Includes intersection and roadway improvements needed to maintain the City's adopted transportation level of service
 4. Results in a "boulevard" style street with tree canopy and amenity zones
 5. Explores opportunities for undergrounding of overhead utilities
- Encourage redevelopment that occurs along the 185th Street/10th Avenue NE/NE 180th Street corridor to provide site access via side streets and/or alleyways in order to minimize driveways and conflict points with bicycles, pedestrians and transit.
- Incorporate recommendations of the 185th Street/10th Avenue NE/NE 180th Street corridor plan into the City's six year Capital Improvement Plan (CIP).
- Pursue opportunities and develop a strategy to maximize use of outside sources to fund or finance infrastructure projects throughout the subarea including

federal, state and local grant agencies, private investments and Landscape Conservation and Local Infrastructure Program (LCLIP).

- Monitor traffic impacts associated with redevelopment including cut-through traffic, vehicular speeding and spillover parking. Implement appropriate mitigation measures as needed such as traffic calming, police enforcement or Residential Parking Zones.
- Ensure that developments provide frontage improvements. In areas where the future design/cross section has not been confirmed, require fee-in-lieu-of payments that will fund future City improvements. Once the cross sections have been confirmed, require frontage improvements.

Community Design

- Support Sound Transit's community involvement process during the design phase for stations and other light rail facilities.
- Develop and facilitate a community design process to create and enhance public spaces, including bicycle and pedestrian amenities, art, and other placemaking elements.
- Monitor visual impacts of mixed-uses with regard to nuisance or compatibility with surrounding development. Implement mitigations, such as modifications to signage and design regulations, as necessary.

Economic Development

- Promote redevelopment of properties along the 185th Street/10th Avenue NE/NE 180th Street corridor to create a mixed use, neighborhood-oriented business district that connects Town Center and North City. Strategies may include promoting conversion of single family homes to business uses, expanding opportunities for home based businesses and targeting incentives for redevelopment to encourage catalyst projects and initial growth along this corridor.
- Identify priority nodes along 185th Street in which to target incentives for redevelopment that encourage catalyst projects and initial growth along this corridor.
- Consider incentive program for new buildings to incorporate Combined Heat and Power systems and other innovative energy-saving solutions.

- Study feasibility for non-permanent economic uses, such as food trucks and coffee carts, near complementary uses and during community events. Identify appropriate locations for these types of uses, public health requirements, and the necessary infrastructure to support them.

Land Use

- Promote adaptive reuse of historic structures.
- Consider adoption of a fee-simple administrative subdivision process.
- Reduce the negative environmental impacts associated with construction of new buildings. Options for doing so may include:
 1. Adoption of International Green Construction Code
 2. Encouraging the development of highly energy efficient buildings that produce or capture all energy and/or water used on-site (Net Zero).
 3. Partner with the International Living Future Institute to adopt Living Building Challenge Ordinance and/or Petal Recognition Program. Petal Recognition could include achievement of at least three of the seven petals (site, water, energy, health, materials, equity, and beauty), including at least one of the following petals: energy, water, or materials and all of the following:
 - Reduce total energy usage by 25 percent over comparable building type and/or Shoreline Energy Code
 - Reduce total building water usage by 75 percent, not including harvested rainwater, as compared to baselines estimated by the appropriate utility or other baseline approved by the PCD Director
 - Capture and use at least 50 percent of stormwater on site

Utilities

- Apply recommendations from 145th Street Station Subarea Plan regarding District Energy and Combined Heat and Power to 185th Street Station Subarea.
- Pursue Solarization program, community solar, or other innovative ways to partner with local businesses and organizations to promote installation of photovoltaic systems.
- Coordinate with utility providers to identify and implement upgrades to existing underground utilities to support increased densities. Coordinate this work with

projects included in the City's Capital Improvement Plan as well as in conjunction with right-of-way work performed by private development.

- Develop a strategy for undergrounding overhead utilities.

Parks, Recreation, and Open Space

- Investigate potential funding and master planning efforts to reconfigure and consolidate existing City facilities at or adjacent to the Shoreline Center. Analyze potential sites and community needs, and opportunities to enhance existing partnerships, for a new aquatic and community center facility to combine the Shoreline Pool and Spartan Recreation Center services.
- Consider potential acquisition of sites that are ill-suited for redevelopment due to high water table or other site-specific challenge for new public open space or stormwater function.
- Explore a park impact fee or dedication program for acquisition and maintenance of new park or open space or additional improvements to existing parks.

Natural Environment

- Encourage preservation of stands of trees, and/or significant trees around the perimeter of a site.
- Examine opportunities to use "Green Network" throughout the 145th Street Station Subarea as receiving sites for replacement trees that can't be accommodated on redeveloped parcels in the 185th Street Station Subarea.
- Consider establishing a fee-in-lieu program for private property tree replacement that could be used for reforesting public open spaces.

Housing

- Develop the systems necessary to implement and administer the City's new affordable housing program.
- Investigate financing and property aggregation tools to facilitate creation of affordable housing.