

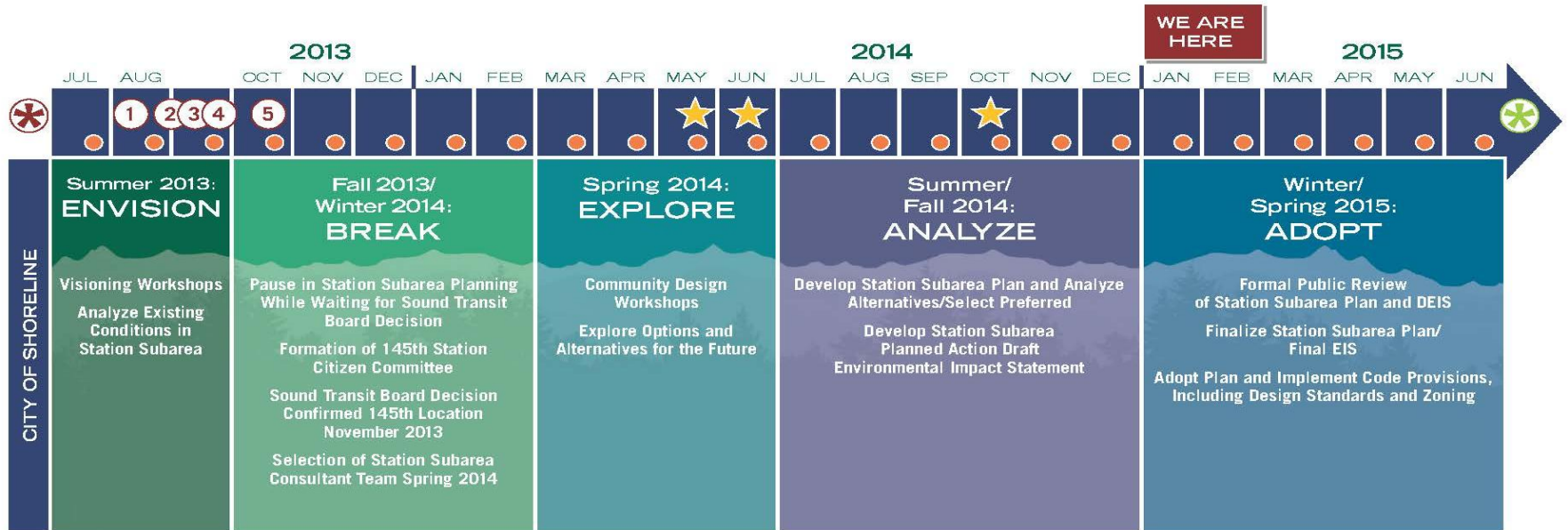
**145th Street Station Subarea Plan
Draft Environmental Impact Statement
Public Hearing**

Planning Commission

February 5, 2015



145th Station Subarea Plan Timeline



● **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

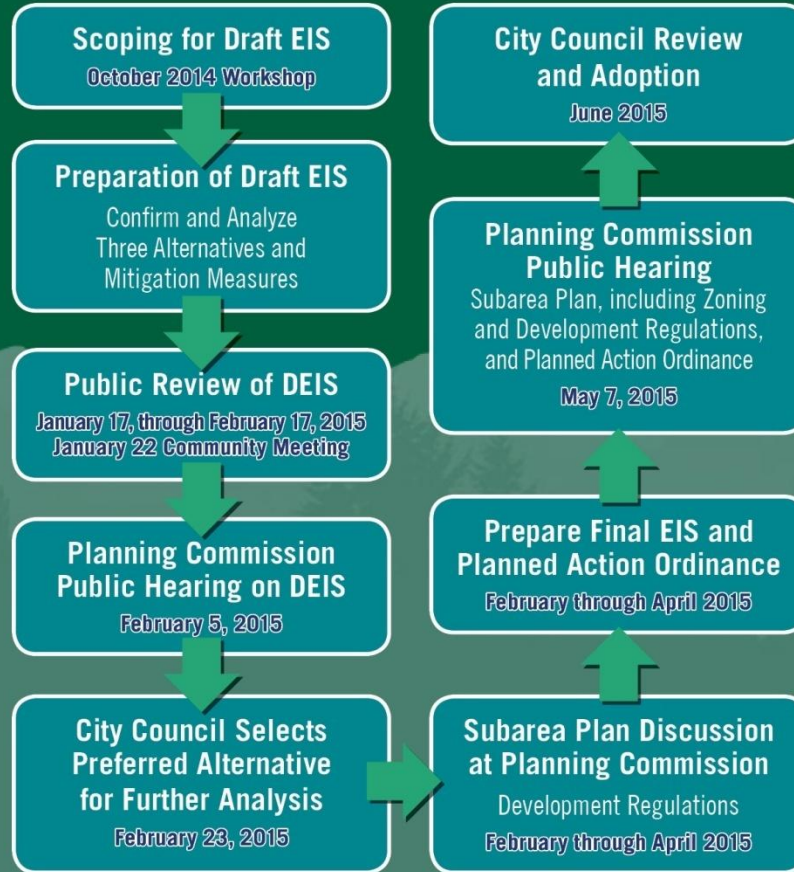
✳ **May 22nd, 2013 Kick-off/Informational Public Meeting**

○ **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.**

Environmental Impact Statement (EIS) and Subarea Plan Adoption Process

Tentative schedule, subject to change.



Alternatives Analyzed in Draft EIS



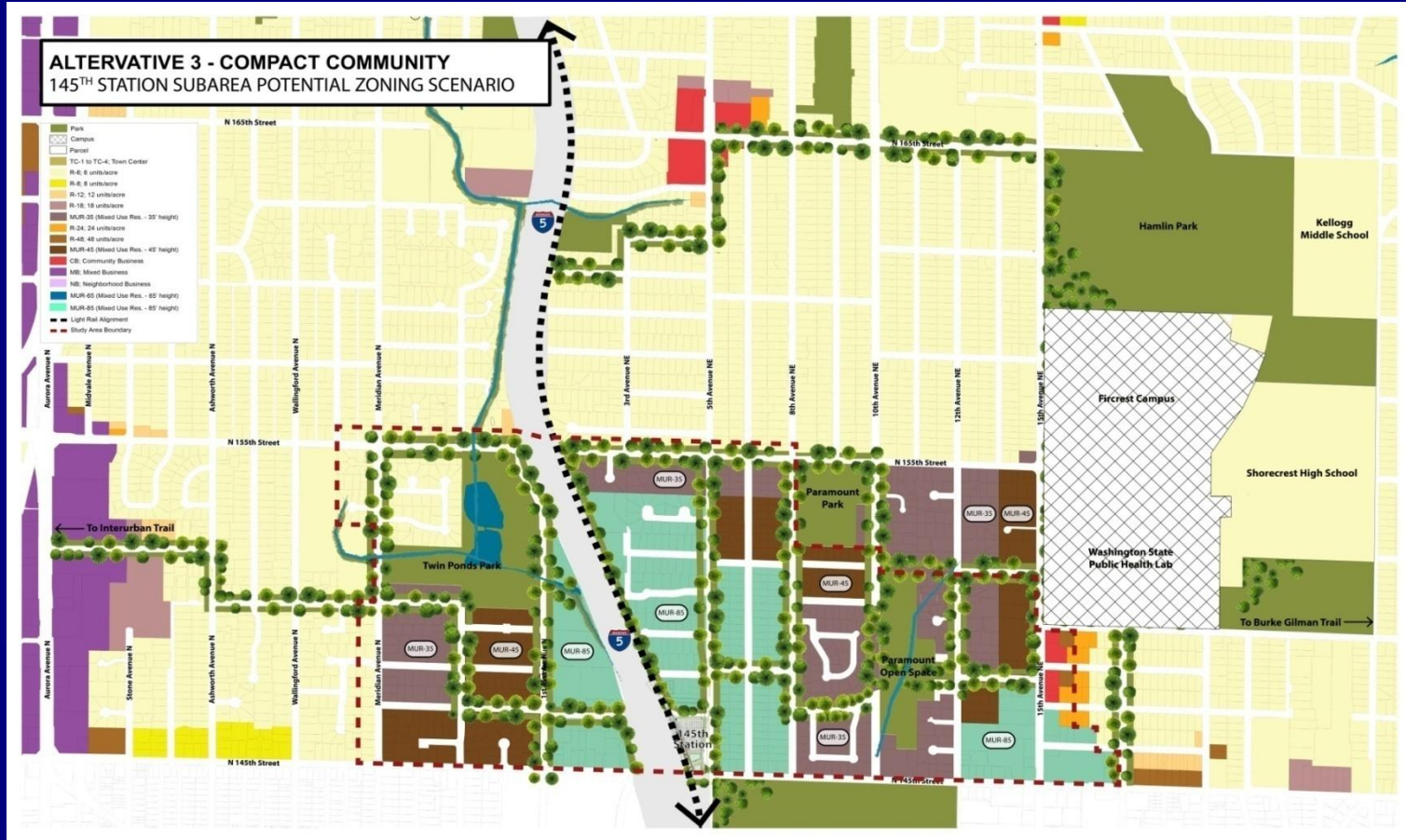
Alternative 1—No Action



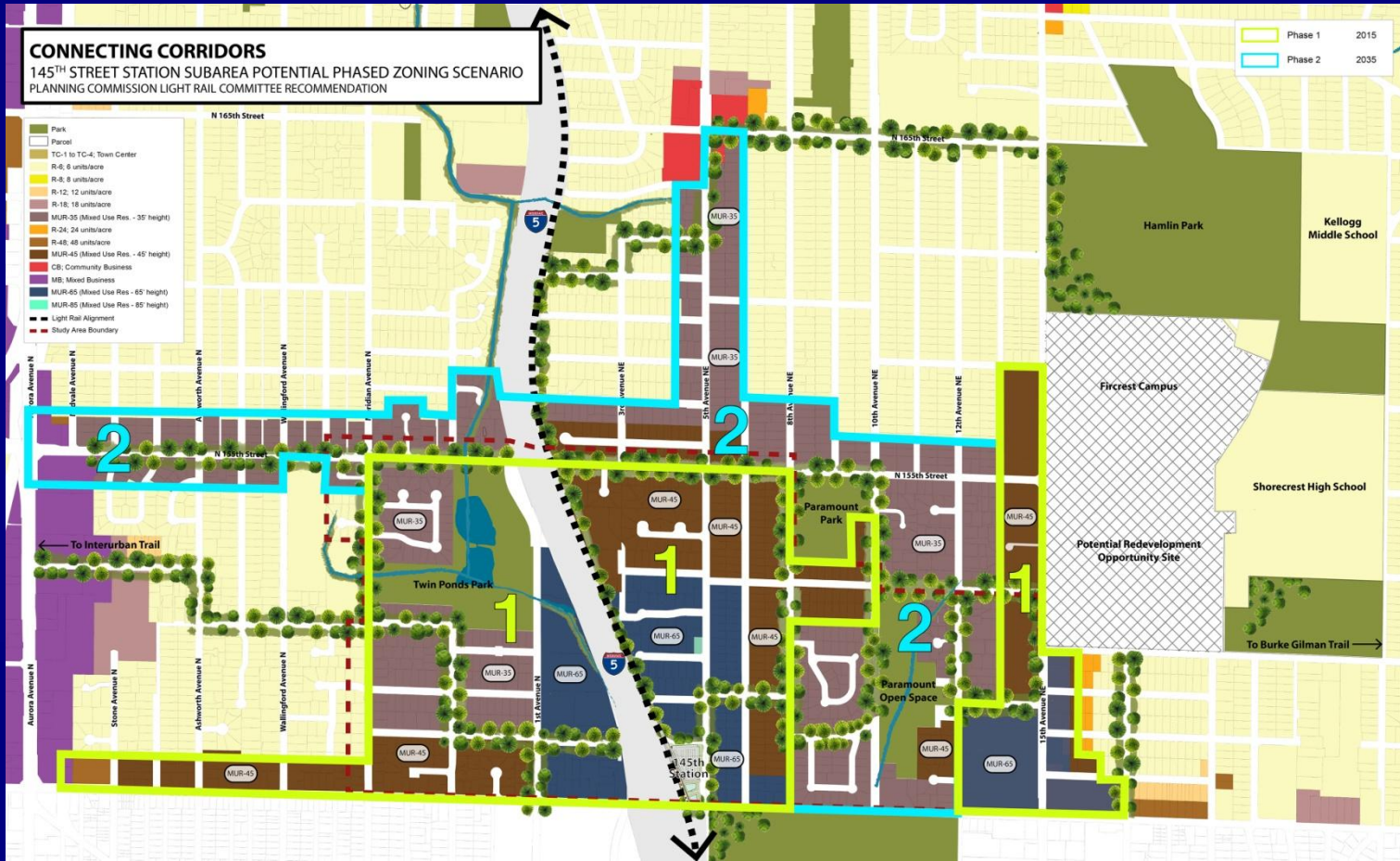
Alternative 2—Connecting Corridors



Alternative 3—Compact Community



Phased Connecting Corridors



Critical Areas Info

Legend

 Wetland

Stream

RegulatoryType

Open Water Course


Piped Water Course

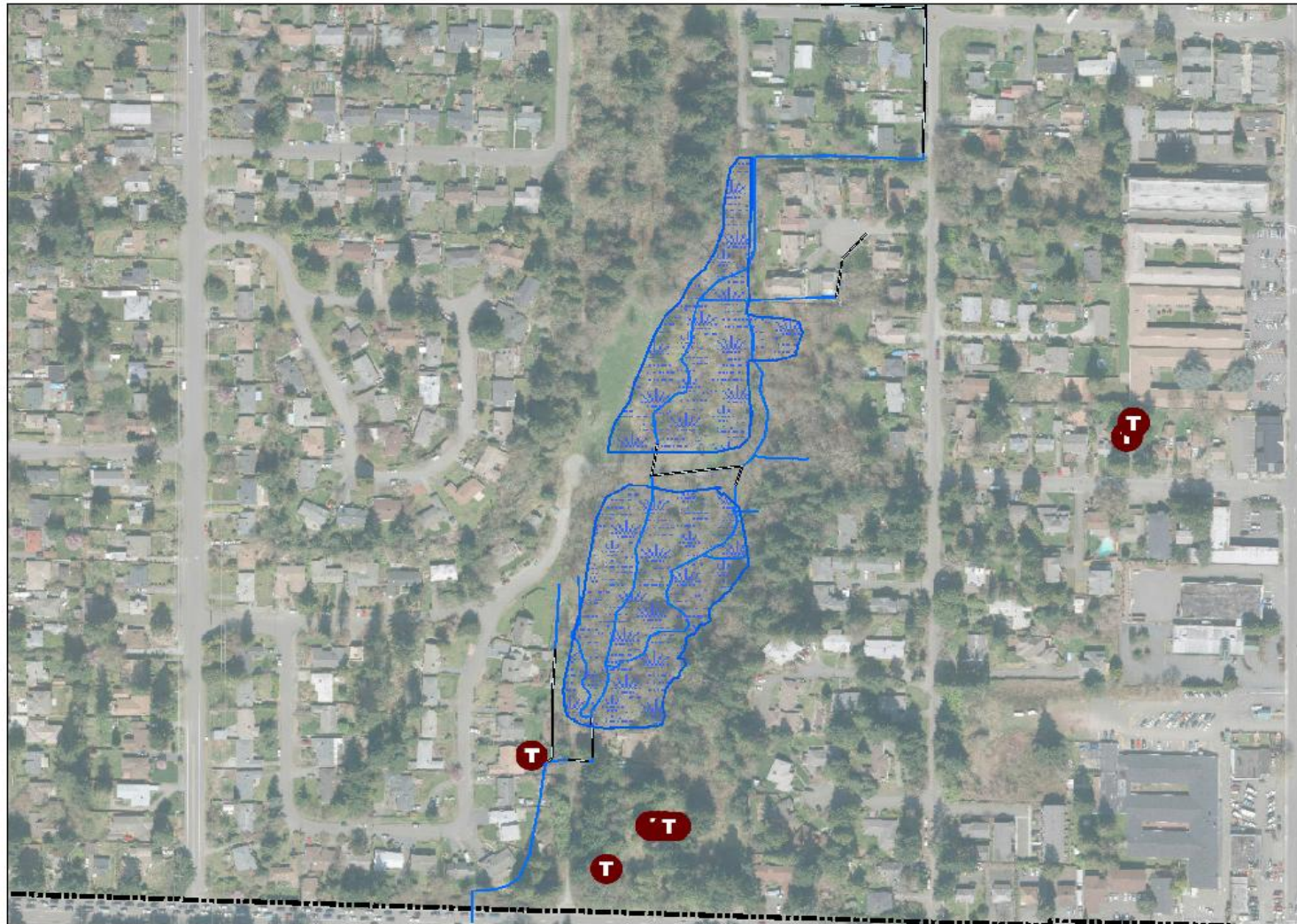
Drainage Only

Flowline

Unclassified

Undocumented

 Technical Report



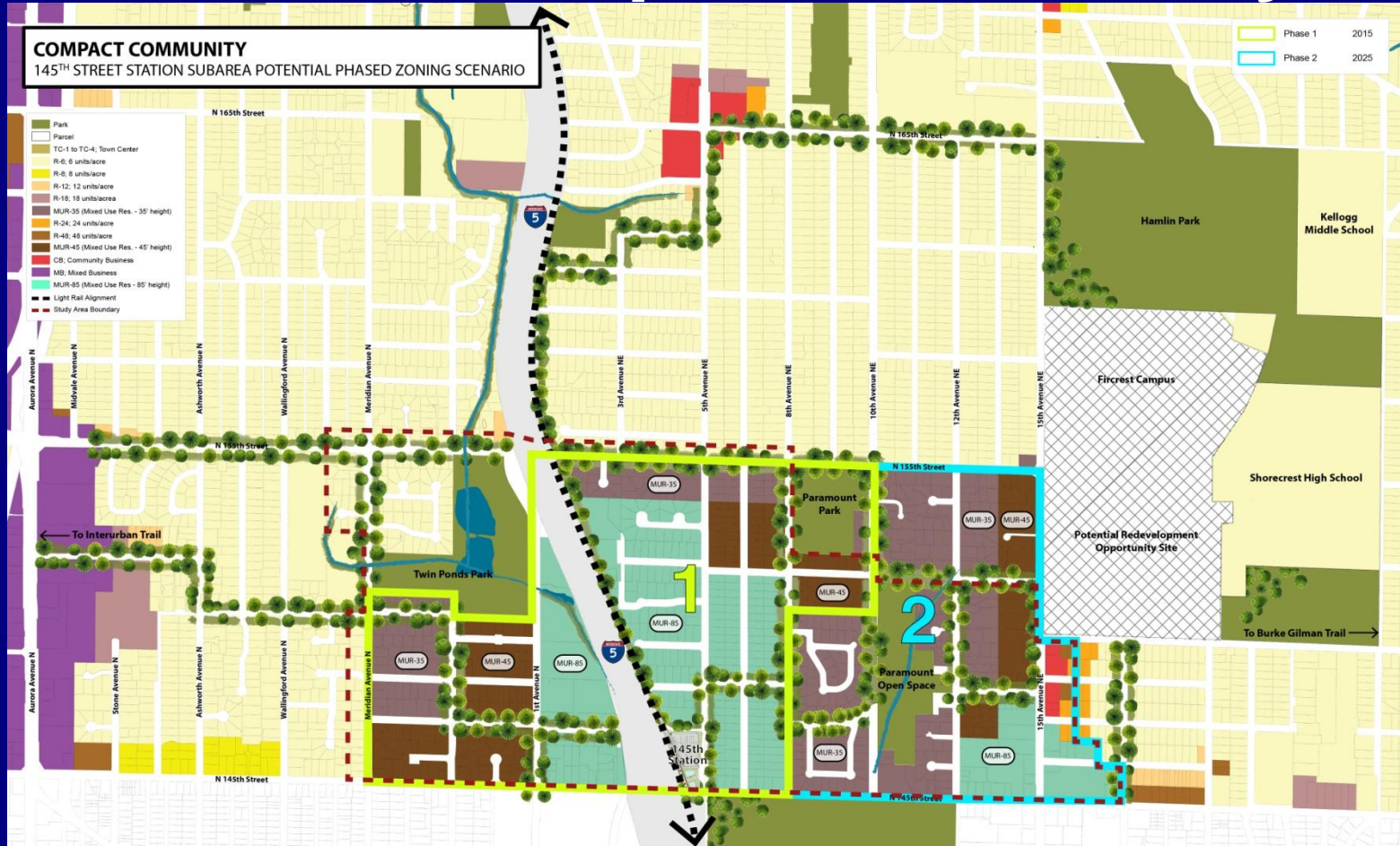
1 inch = 157 feet

0 40 80 160 240 320 Feet

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



Phased Compact Community



Key Questions

- Does the Commission prefer the Compact Community or Connecting Corridor zoning scenario, or a phased version of either?
- Are there other amendments to the full or phased zoning maps presented?
- Are there other questions or amendments to the DEIS?
- Does the Commission feel comfortable making a recommendation to Council tonight or wish to extend the public hearing to February 19?



Next Steps- Option 1

- February 5: Planning Commission Hearing and Recommendation to Council
- February 17: Public Comment Period Closes
- February 23: City Council Selects Preferred Alternative
- FEIS is Prepared/Published



Next Steps- Option 2

- February 17: Public Comment Period Closes
- February 19: Planning Commission Hearing and Recommendation to Council
- March 2: City Council Selects Preferred Alternative
- FEIS is Prepared/Published



How to Get a Copy of the DEIS

- Available for download at: www.shorelinewa.gov/145DEIS or www.shorelinewa.gov/lightrail
- Copies may be reviewed at Shoreline libraries or City Hall
- Copies may be purchased at City Hall for cost of production (estimated at \$50.00 each) or compact disks can be purchased for less cost.



2035 Projections

| | Current Levels in Subarea | Alternative 1—No Action | Alternative 2—Connecting Corridors | Alternative 3—Compact Community |
|-------------------------|----------------------------------|--|---|--|
| Population | 8,321 | Less than 1% Annual Growth Expected | 11,208 to 13,364 | 11,208 to 13,364 |
| Households | 3,467 | | 4,670 to 5,681 | 4,670 to 5,681 |
| Employment/ Jobs | 1,595 | | 2,180 to 2,678 | 2,180 to 2,678 |
| | | | | |

2035 Population Growth Projections

| | Alternative 1—No Action | Average Annual Growth Rates | Alternative 2—Connecting Corridors | Alternative 3—Compact Community |
|---|-----------------------------------|------------------------------------|---|--|
| Low End Projection | Less than 1% Annual Growth | 1.5 Percent | +2,886 | +2,886 |
| High End Projection | | 2.5 Percent | +5,314 | +5,314 |
| CITY WIDE Pop Growth Target for 2035 (per King Co. CPPs) | | | +13,920 | +13,290 |

Build-Out Projections

| | Current Levels in Subarea | Alternative 1— No Action | Alternative 2— Connecting Corridors | Alternative 3— Compact Community |
|------------------------------------|----------------------------------|--|--|---|
| Population | 8,321 | Timeframe Unknown; Not Likely to Reach Full Zoning Capacity | 34,643 | 36,647 |
| Households | 3,467 | | 14,435 | 15,270 |
| Employment/ Jobs | 1,595 | | 11,747 | 9,639 |
| Estimated Build-out Horizon | | | 60 to 94 Years By 2075 to 2109 | 63 to 98 Years By 2078 to 2113 |

Transportation Analysis

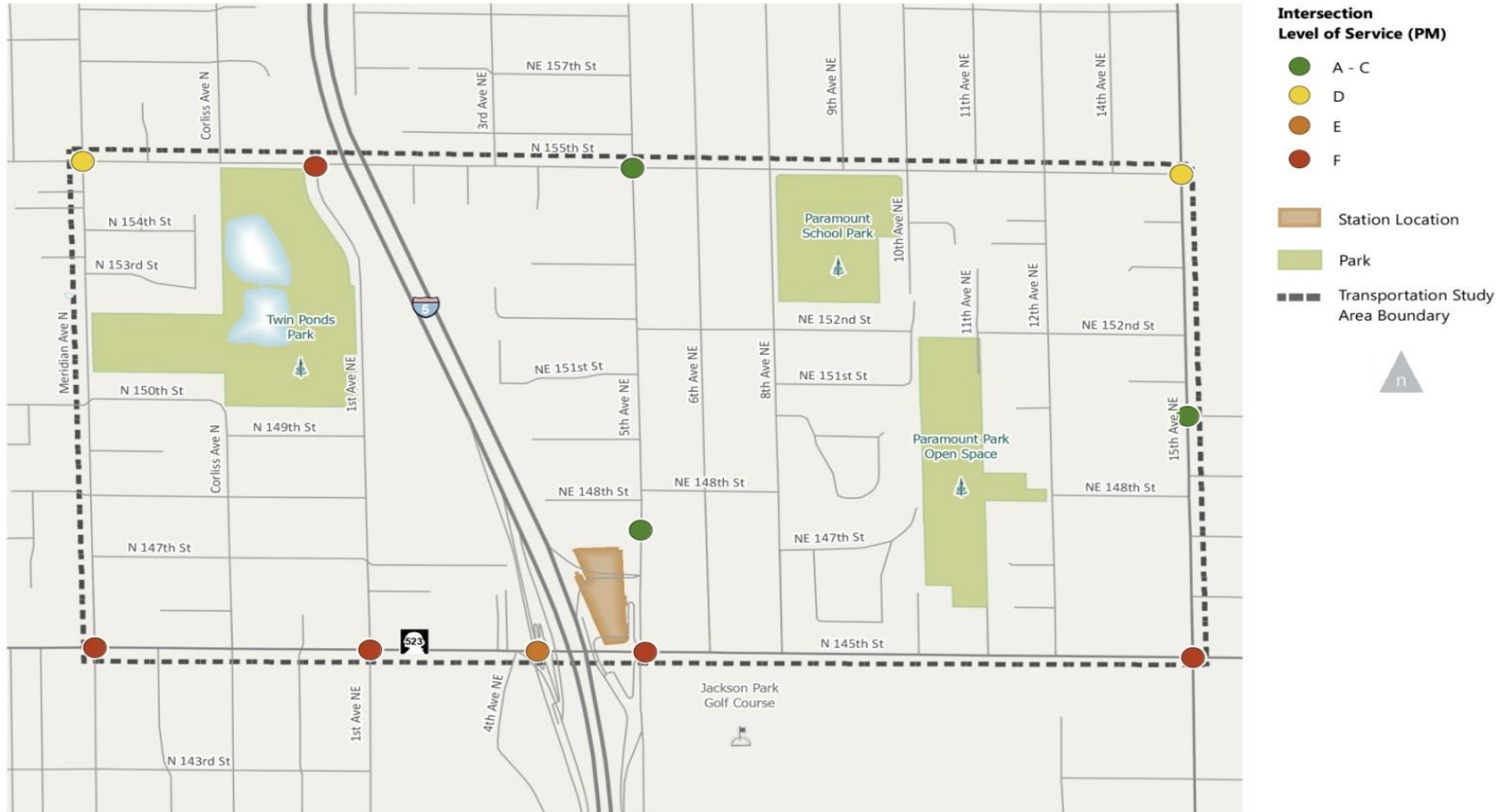
Percentage of Trips by Mode and GHG Emissions

| Alternative: | External Walk/Bike Trips | External Transit Trips | Internal Trips | External Auto Trips | Total PM Peak Trips Generated | External PM Auto Trips Generated | Daily Transportation-Related GHG Emissions (metric tons) |
|--------------------------------------|--------------------------|------------------------|----------------|---------------------|-------------------------------|----------------------------------|--|
| Alternative 1 - No Action | 4% | 5% | 15% | 76% | 6,261 | 4,756 | 164 |
| Alternative 2 - Connecting Corridors | 14% | 10% | 21% | 55% | 20,700 | 11,408 | 240 |
| Alternative 3 - Compact Community | 12% | 10% | 23% | 55% | 17,894 | 9,978 | 213 |
| Non-Transit-Oriented Development | 4% | 5% | 15% | 76% | 17,894 | 13,599 | 328 |

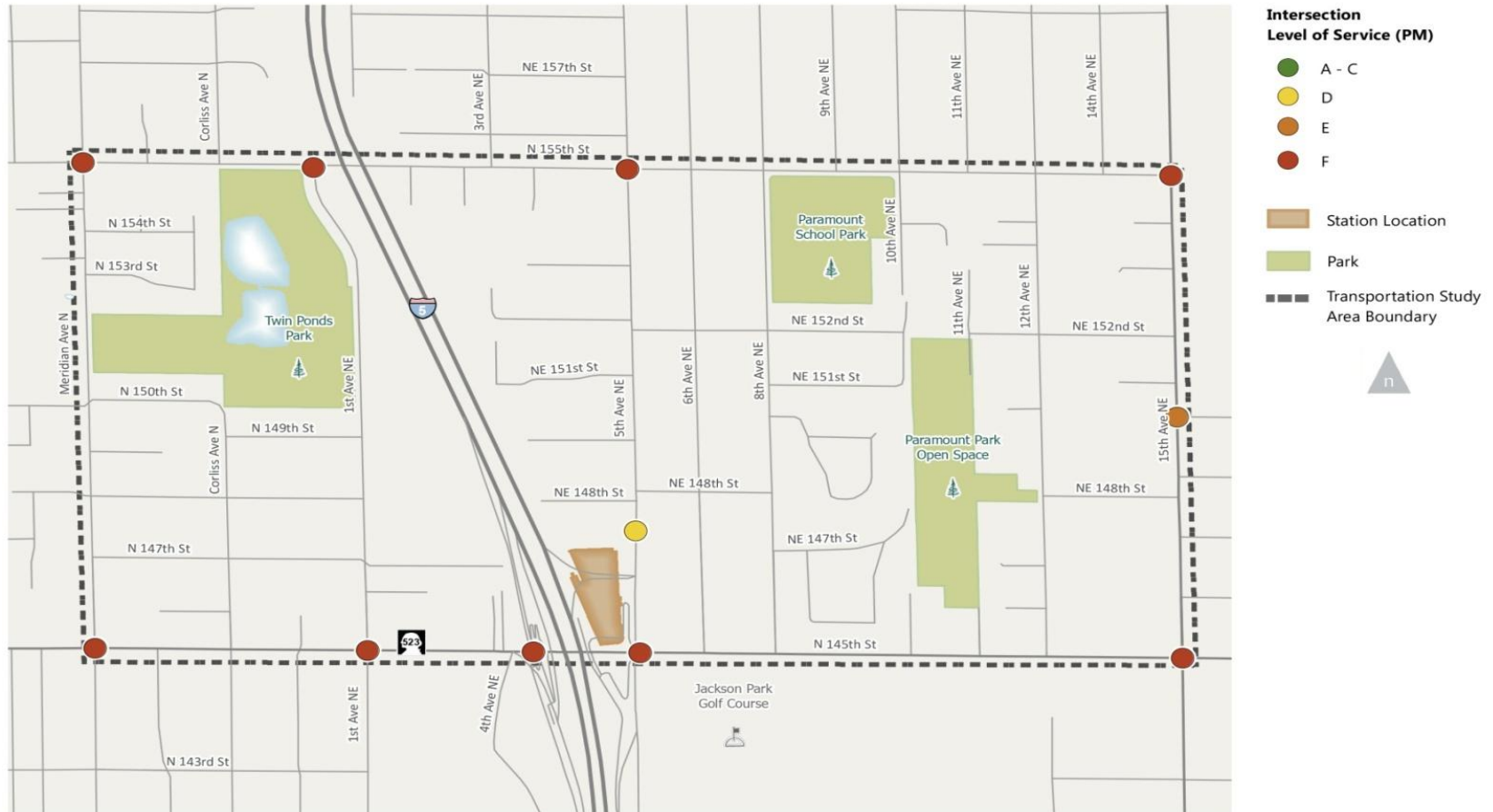


External trips are assumed to start or end outside of the subarea. By contrast, internal trips both start and end within the subarea.

Intersections—First Twenty Years



Intersections—Alternative 2 Build-Out



Intersections—Alternative 3 Build-Out

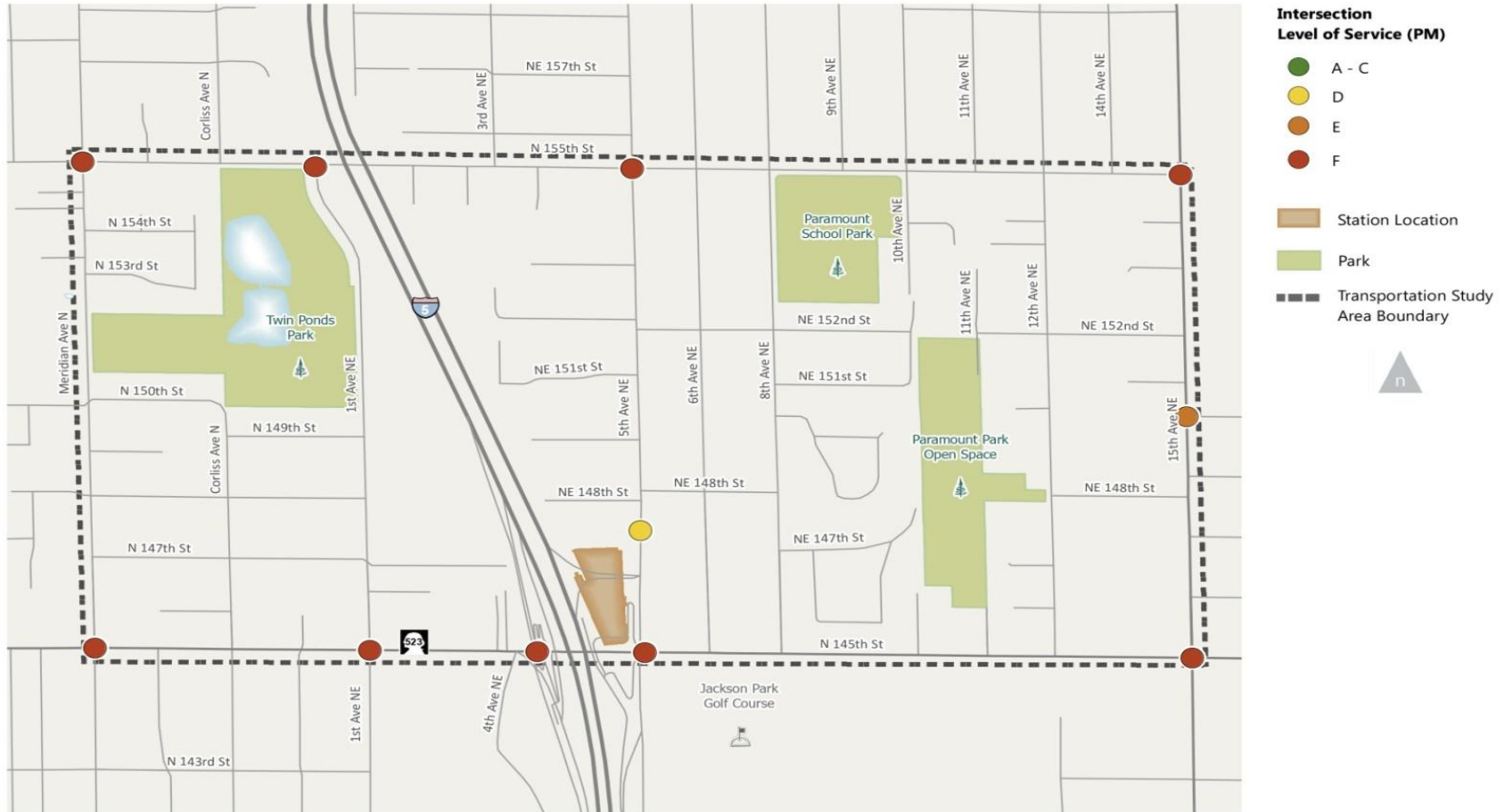
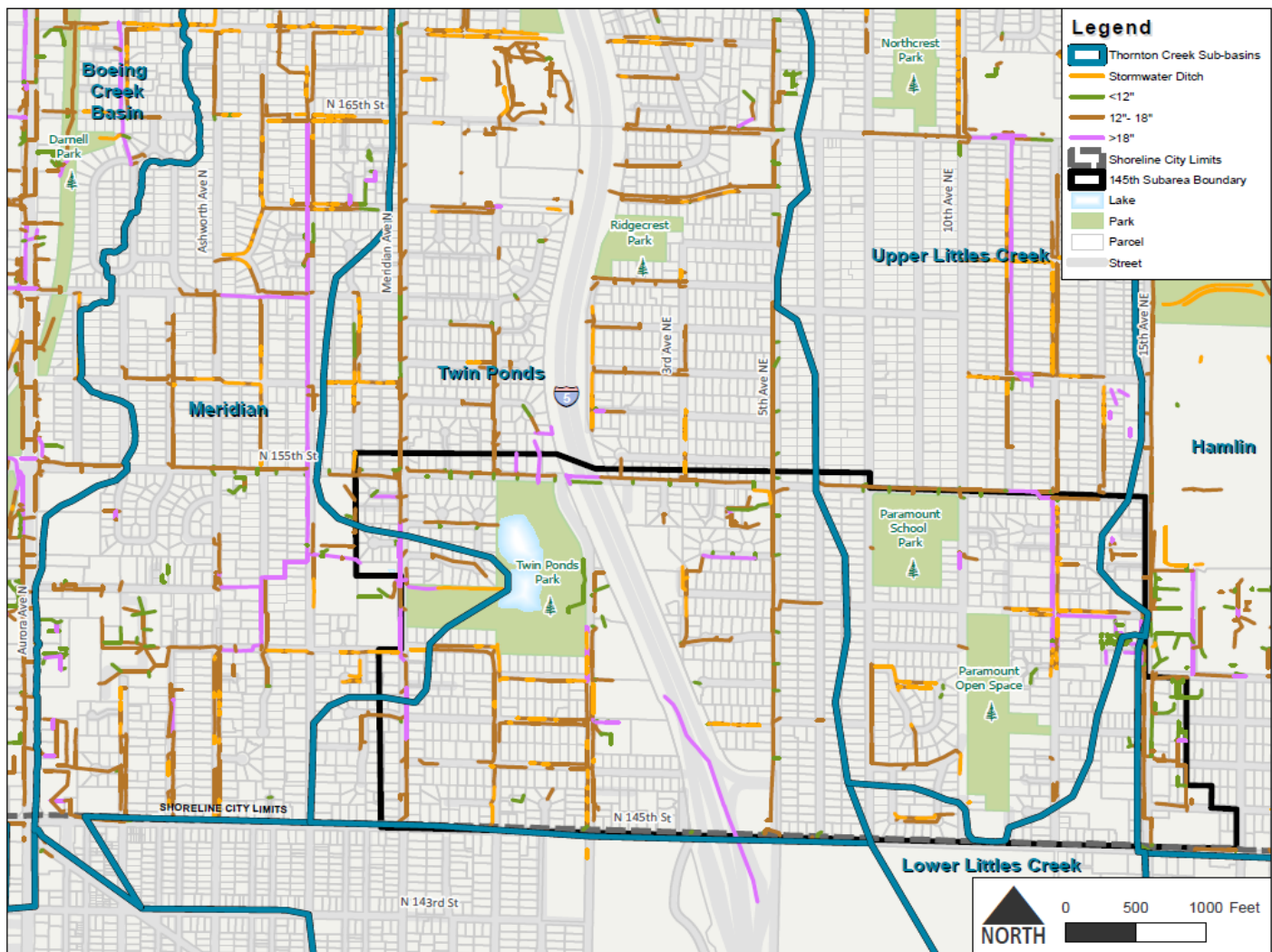


Table 3.4-4—Unmitigated Increase in Stormwater Flow, All Alternatives

* Percent increase in conveyance sizing for unmitigated stormwater flows with zoning revisions.

| | ALTERNATIVE 1— NO ACTION | ALTERNATIVE 2— CONNECTION CORRIDORS | ALTERNATIVE 3— COMPACT COMMUNITY |
|--------------------------------|-------------------------------------|--|---|
| | | % Increase from Existing* | % Increase from Existing* |
| Meridian Sub-Basin | Base Condition | 6% | 1% |
| Twin Ponds Sub-Basin | Base Condition | 16% | 11% |
| Littles Creek Sub-Basin | Base Condition | 14% | 11% |
| Hamlin Sub-Basin | Base Condition | 2% | 2% |



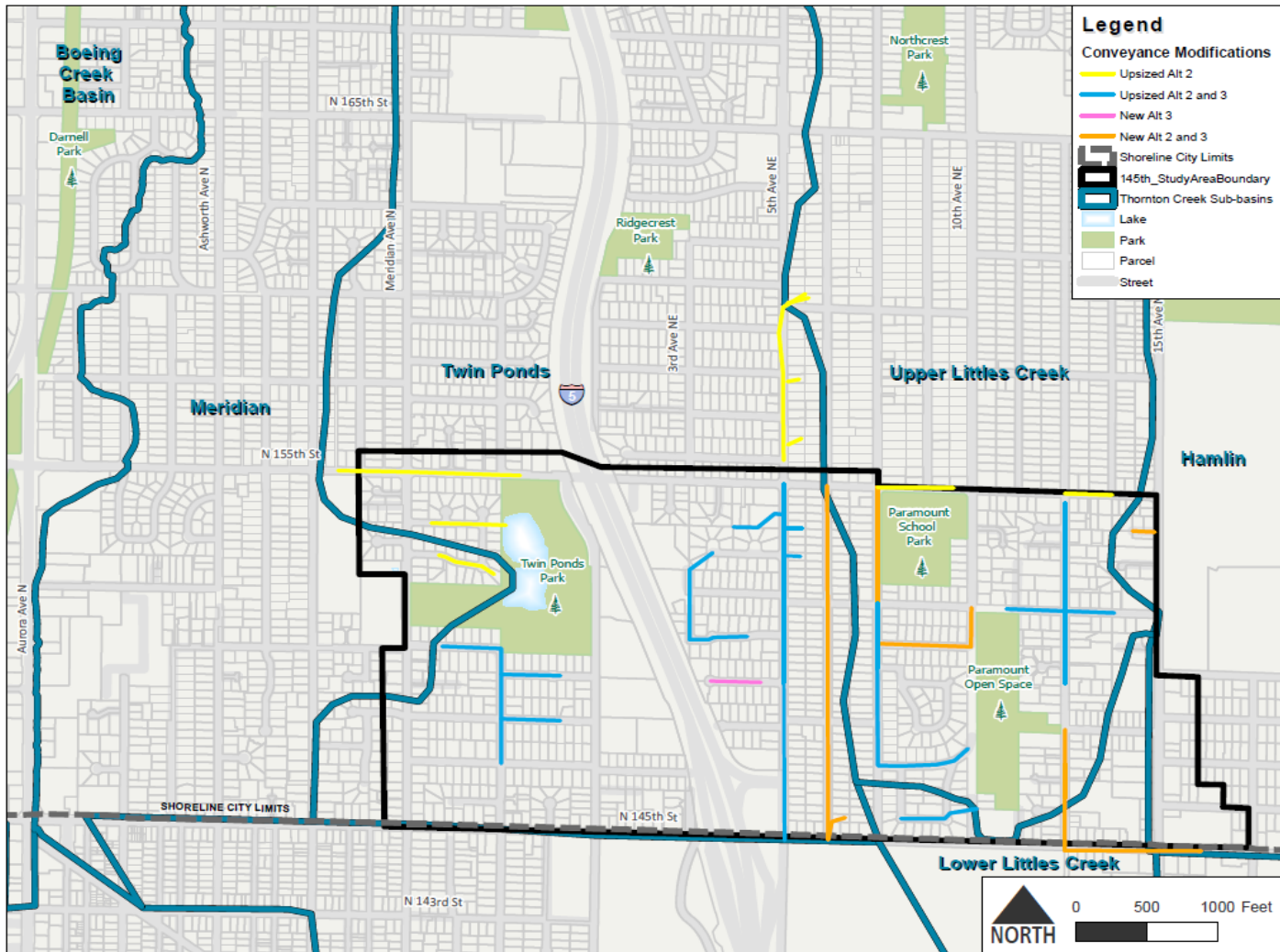
Legend

- Thornton Creek Sub-basins
- Stormwater Ditch
- <12"
- 12" - 18"
- >18"
- Shoreline City Limits
- 145th Subarea Boundary
- Lake
- Park
- Parcel
- Street



0 500 1000 Feet

NORTH

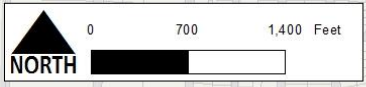
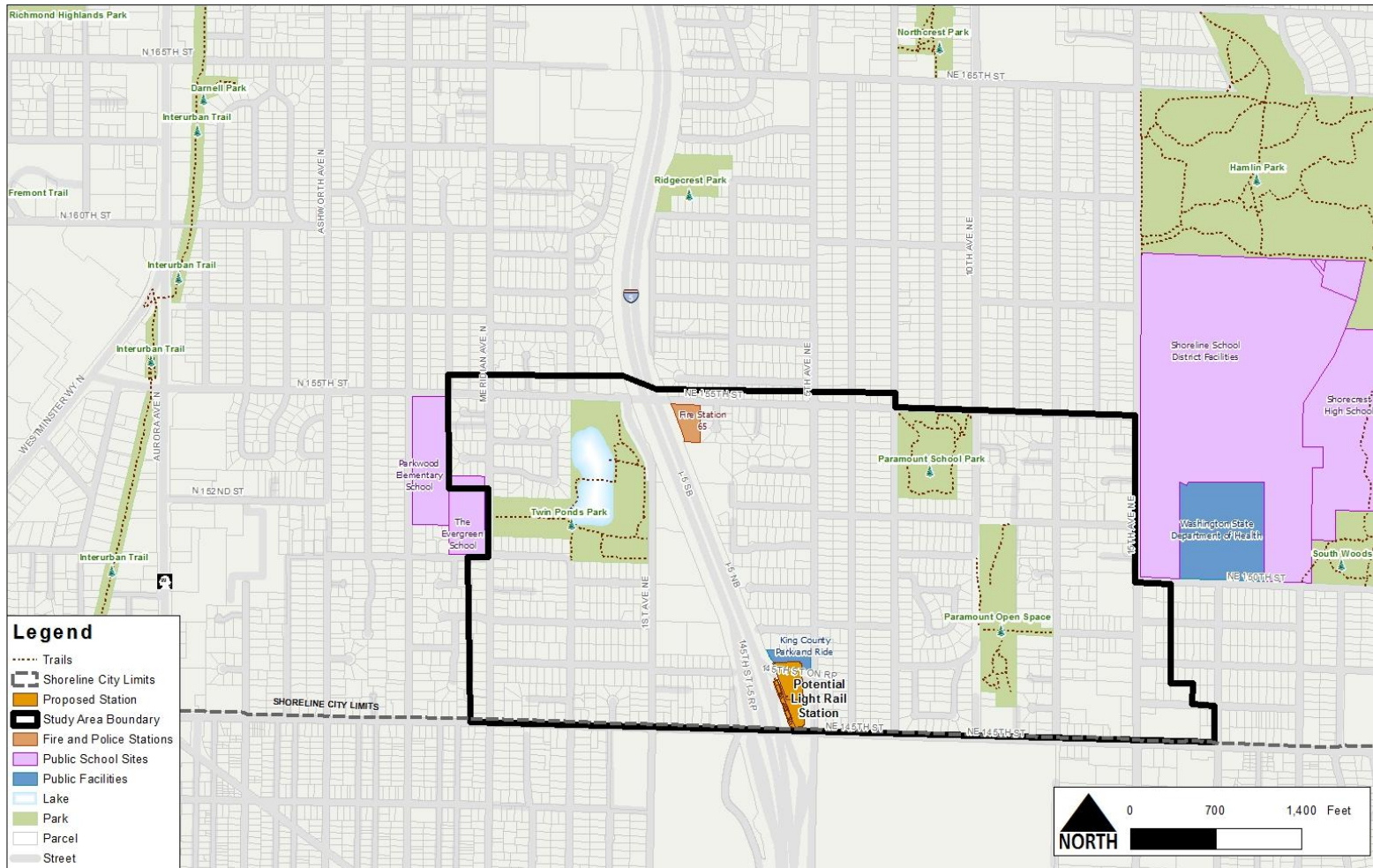


Green Stormwater Infrastructure



Rain Dog Designs





Priority Habitat Areas/Wooded Areas

