

185th Street Station Subarea Plan

City Council

February 23, 2015



Continuation of February 9 Meeting

- Zoning Map- Ordinance 706
- Development Regulations - Ordinance 706 (New Amendments Proposed Since Last Meeting)
- Planned Action- Ordinance 707
- Subarea Plan- Ordinance 702



Ordinance 706

- Adopts
 - Zoning
 - Development Code Regulations



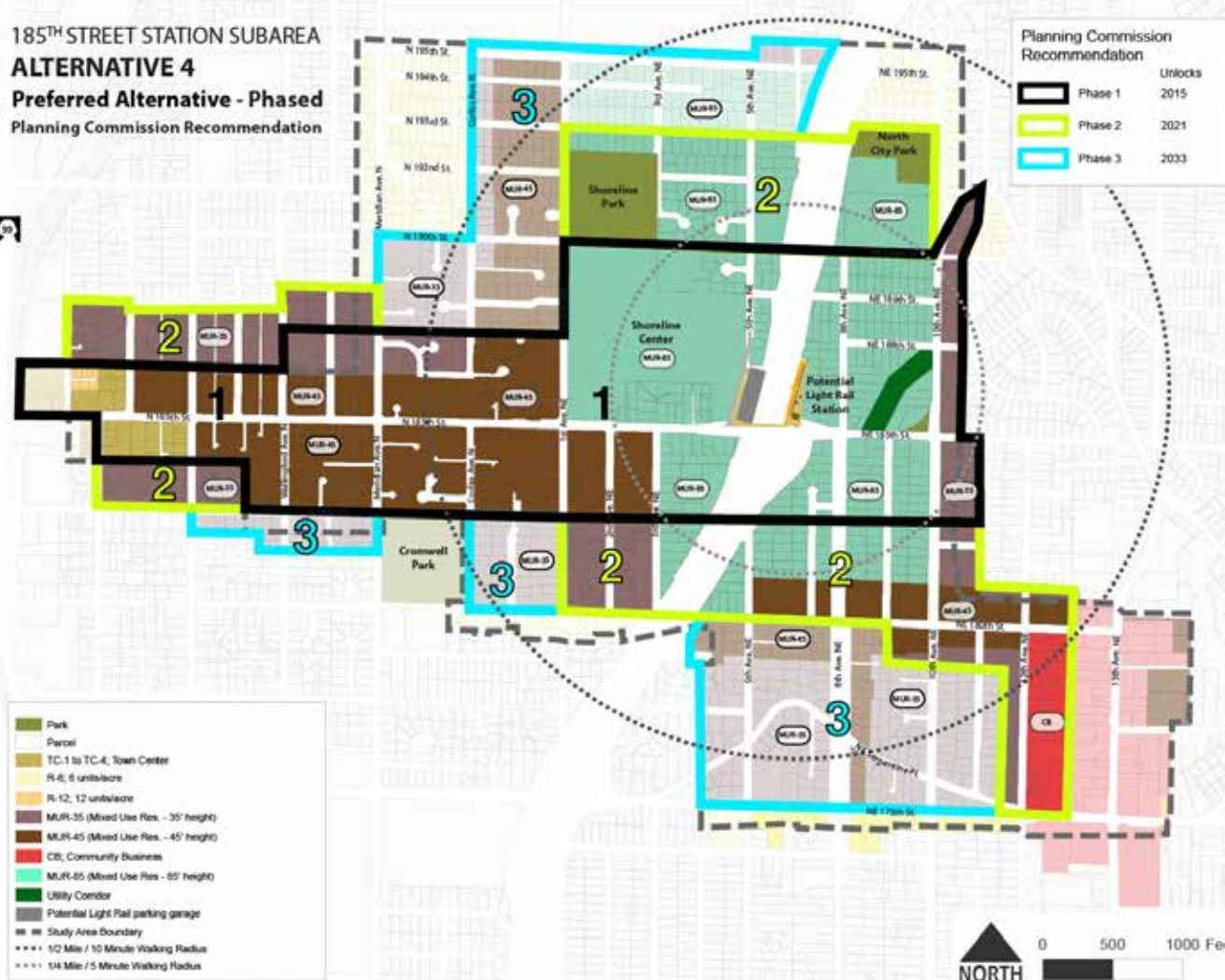
185TH STREET STATION SUBAREA
ALTERNATIVE 4
Preferred Alternative - Phased
 Planning Commission Recommendation



- Park
- Parcel
- TC-1 to TC-4; Town Center
- R-6; 6 units/acre
- R-12; 12 units/acre
- MUR-35 (Mixed Use Res. - 35' height)
- MUR-45 (Mixed Use Res. - 45' height)
- CB; Community Business
- MUR-65 (Mixed Use Res. - 65' height)
- Utility Corridor
- Potential Light Rail parking garage
- Study Area Boundary
- 1/2 Mile / 10 Minute Walking Radius
- 1/4 Mile / 5 Minute Walking Radius

Planning Commission Recommendation

Phase	Unlocks
 Phase 1	2015
 Phase 2	2021
 Phase 3	2033

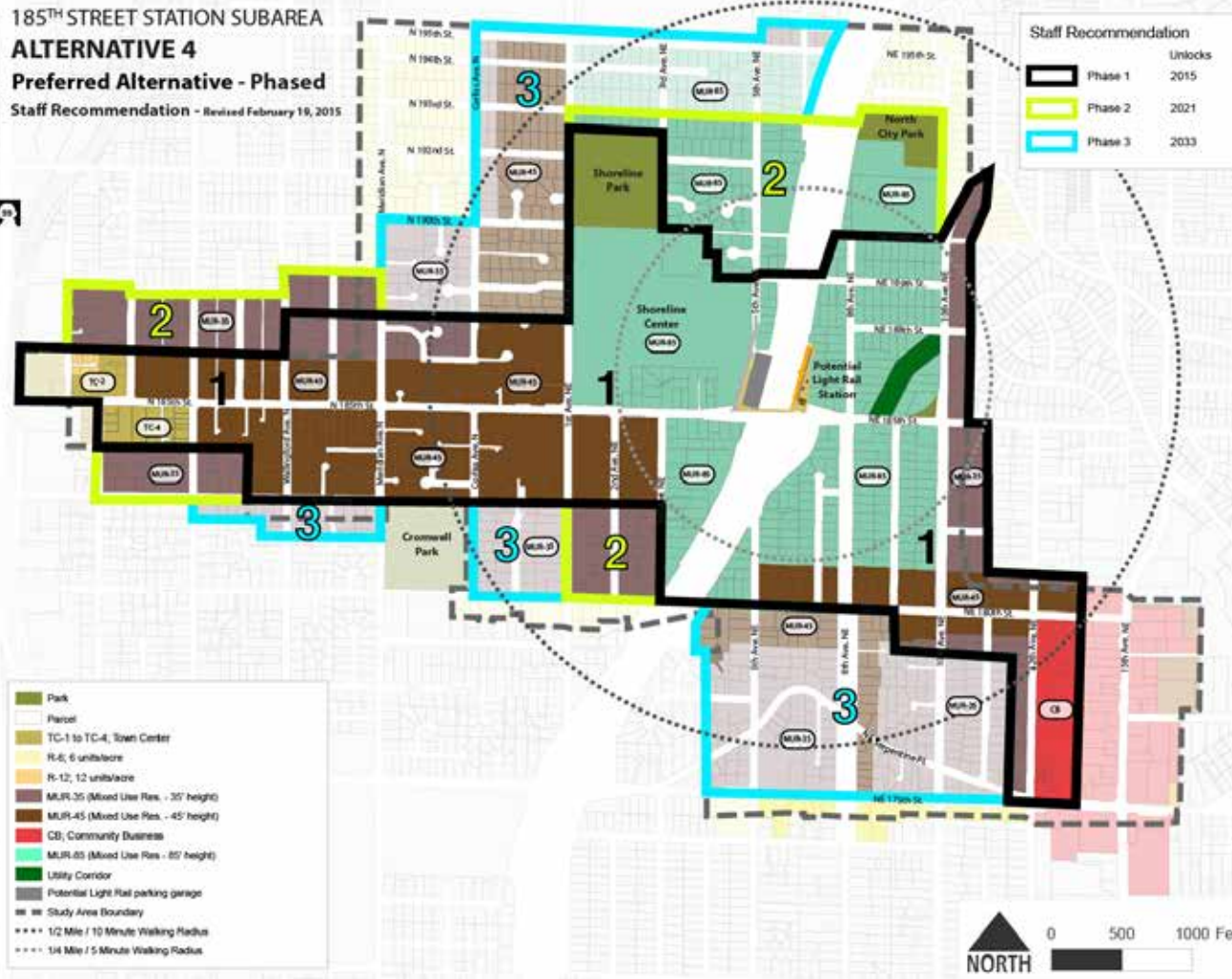


185TH STREET STATION SUBAREA

ALTERNATIVE 4

Preferred Alternative - Phased

Staff Recommendation - Revised February 19, 2015



Staff Recommendation

Phase	Unlocks
Phase 1	2015
Phase 2	2021
Phase 3	2033

- Park
- Parcel
- TC-1 to TC-4, Town Center
- R-6; 6 units/acre
- R-12; 12 units/acre
- MUR-35 (Mixed Use Res. - 35' height)
- MUR-45 (Mixed Use Res. - 45' height)
- CB; Community Business
- MUR-85 (Mixed Use Res - 85' height)
- Utility Corridor
- Potential Light Rail parking garage
- Study Area Boundary
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- 1/4 Mile / 5 Minute Walking Radius



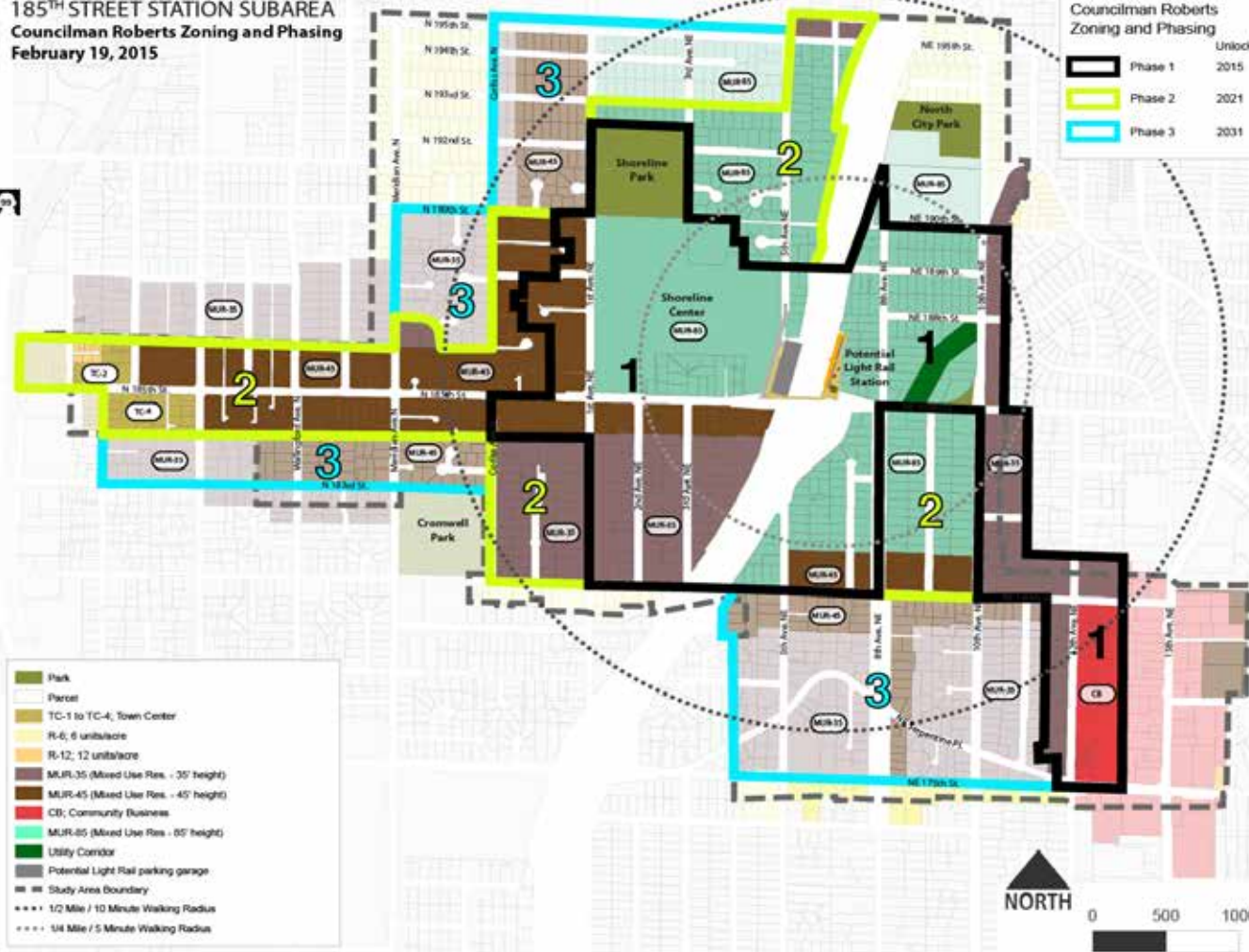
185TH STREET STATION SUBAREA
 Councilman Roberts Zoning and Phasing
 February 19, 2015



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Councilman Roberts
 Zoning and Phasing

- | Unlocks | Year |
|--|------|
| Phase 1 | 2015 |
| Phase 2 | 2021 |
| Phase 3 | 2031 |



185TH STREET STATION SUBAREA
PLANNED ACTION AREA
Preferred Alternative Zoning
 For City Council Consideration
 February 19, 2015

Phasing Schedule

Phase	Unlocks
Phase 1	2015
Phase 2	2021
Phase 3	2033



Ord. 706 Development Code Amendments

Amendment Matrix #3

Delete 20.30.355(A- last sentence), (C), (D); 20.50.020(10) and (11) – Postpone consideration of Development Agreements until 2021. Specifically, this amendment is to postpone *consideration* of passing a Development Agreement until 2021, rather than authorizing a Development Agreement to begin in 2021.



Ordinance 706 Amendments

Amendment Matrix #10

20.40.050(B) - 185th Street Light Rail Station Subarea Plan. Delete Phase 3 in its entirety.



Ordinance 706 Amendments

Amendment Matrix #11

20.40.050(B) Phase zoning at 10 year intervals, i.e. any second phase no earlier than 2025 and any third phase no earlier than 2035.



Ordinance 706 Amendments

Amendment Matrix #30

20.50.240 (F)(6)(f) – Add at the beginning of the sentence, "Amenities such as".



Ordinance 706 Amendments

Amendment Matrix #31

20.50.310(A)(5) - The following activities are exempt from the provisions of this subchapter and do not require a permit - removal of trees from property zoned NB, CB, MB and TC-1, 2 and 3, and MUR-85' unless within a critical area or critical area buffer. Delete "and MUR-85".



Ordinance 706 Amendments

Amendment Matrix #34

20.70.320(C) - Requirement for new construction of single family homes in MUR zones to include frontage improvements.



Ordinance 706 Amendments

Amendment Matrix #35

Amend the MUR-85 zone to MUR-70. Also amend the affordable housing provisions. Keep the ratios the same for affordable housing (20 percent at 70 percent AMI).



Ordinance 707

- Planned Action Ordinance
 - Defines Mitigation Measures
 - Development applications tracked over time with regard to thresholds and mitigations
 - Updated with 20 year threshold



Ordinance 707 Amendments

Amendment Matrix #1

Implementation of any second or third zoning phase requires 1) a detailed plan to implement required mitigations from the FEIS, and 2) certification by Council that necessary progress on required mitigation on transportation, parks, utilities, and other public services has been achieved.



Ordinance 702

- Adopts Subarea Plan
 - Contains Policies, Incremental Implementation Strategies, and Future Land Use Map
 - Amends Comprehensive Plan



185TH STREET STATION SUBAREA PLANNED ACTION AREA Comprehensive Plan

3

- SA1
- SA2
- SA3
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institution/Campus
- Planned Area 3
- Mixed Use 2
- Mixed Use 1
- Town Center District
- Public Facility
- Public Open Space
- Private Open Space
- Planned Action Area

Potential Light Rail Station



Ordinance 702- Council Amendments

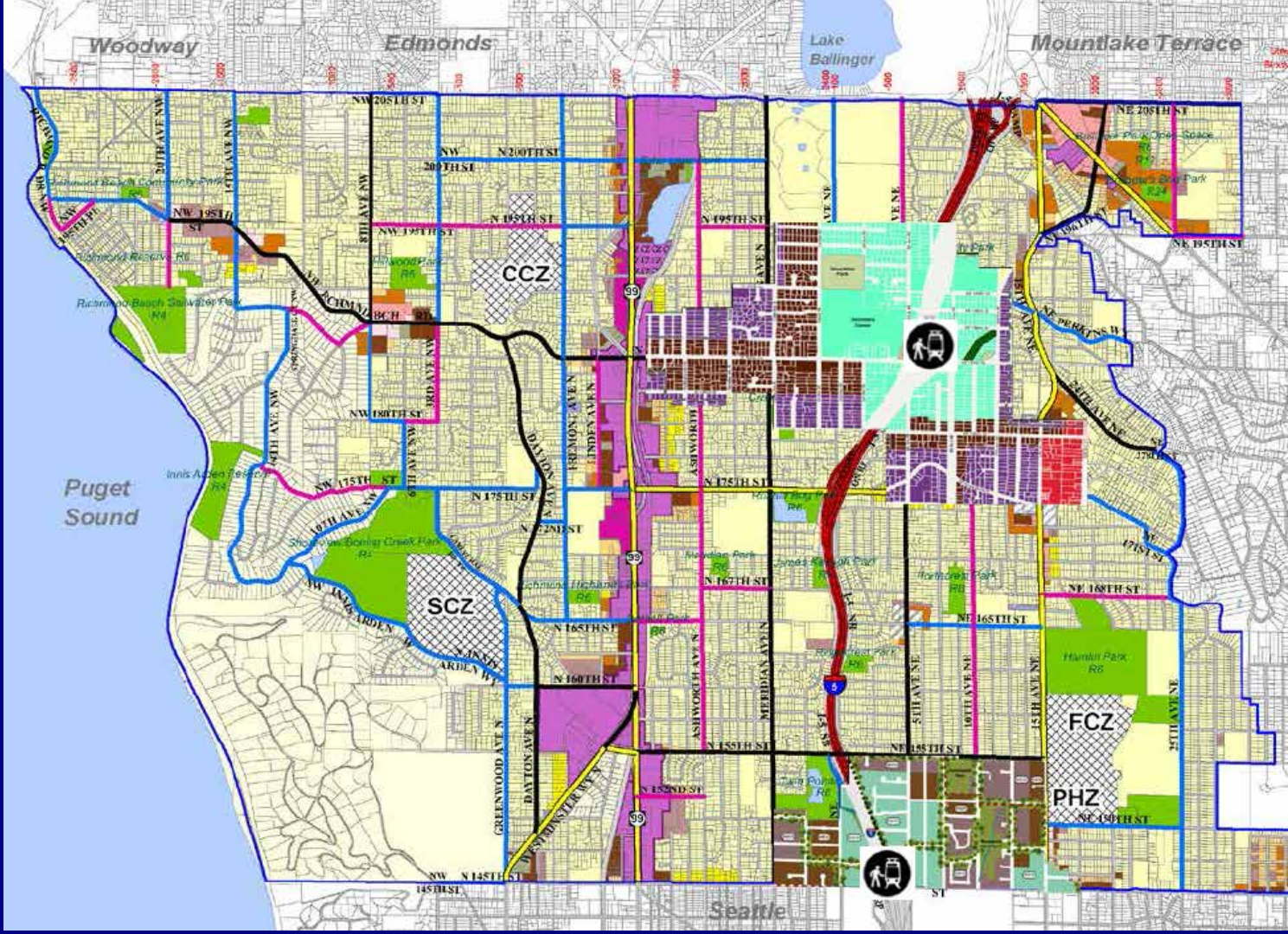
I move to delay the vote for adoption of the 185th Light Rail Station Sub-area Plan, Development Regulations and Planned Action to a date in the future at least two weeks after the final Sound Transit Environmental Impact Statement (FEIS) is issued by Sound Transit. (MCCONNELL)

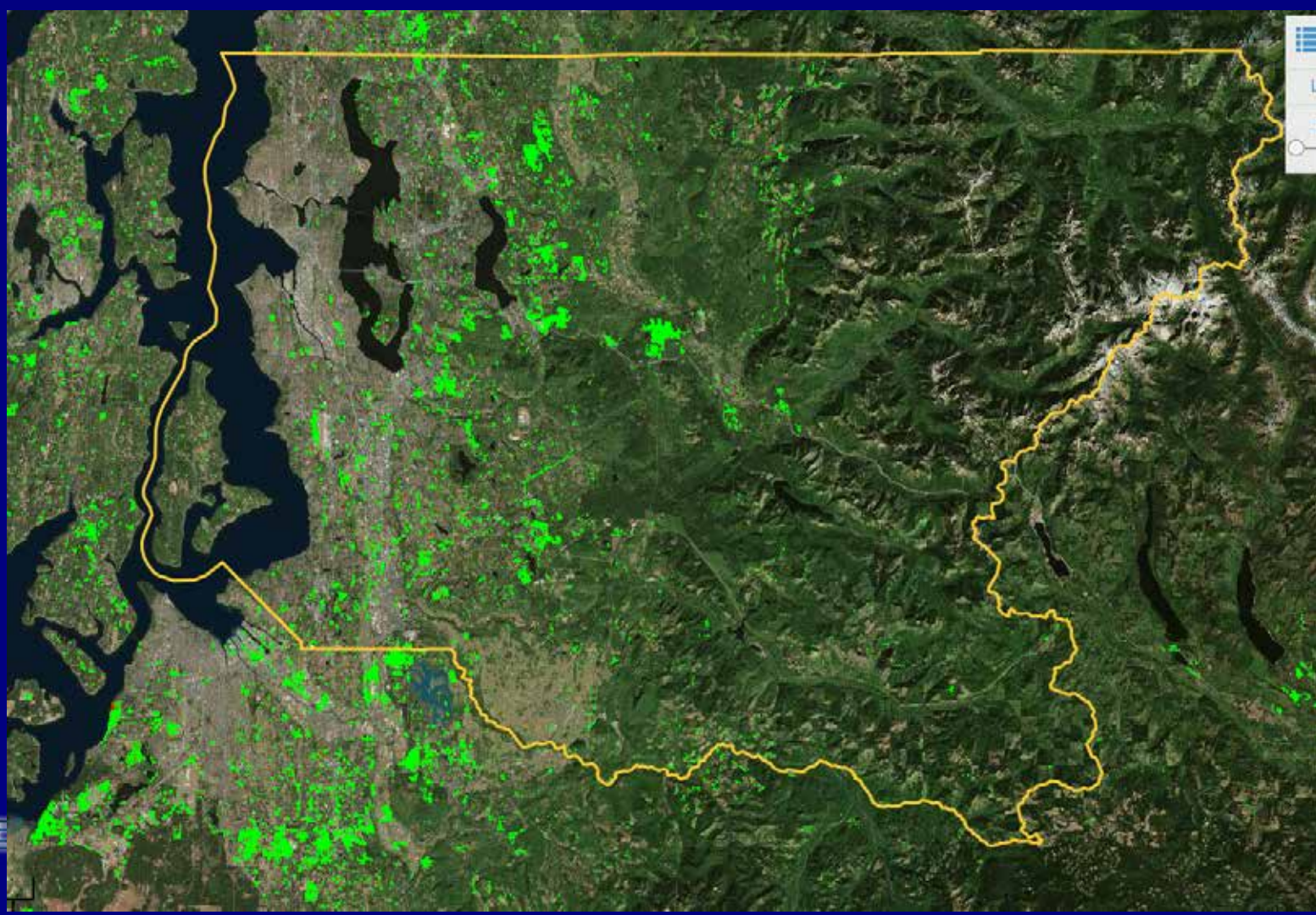


Next Steps

- Council scheduled to adopt 185th Station Subarea Plan Ordinances 702, 706 & 707 on March 16th







185th Street Station Subarea Plan Calculations

Planning Commission Recommendation

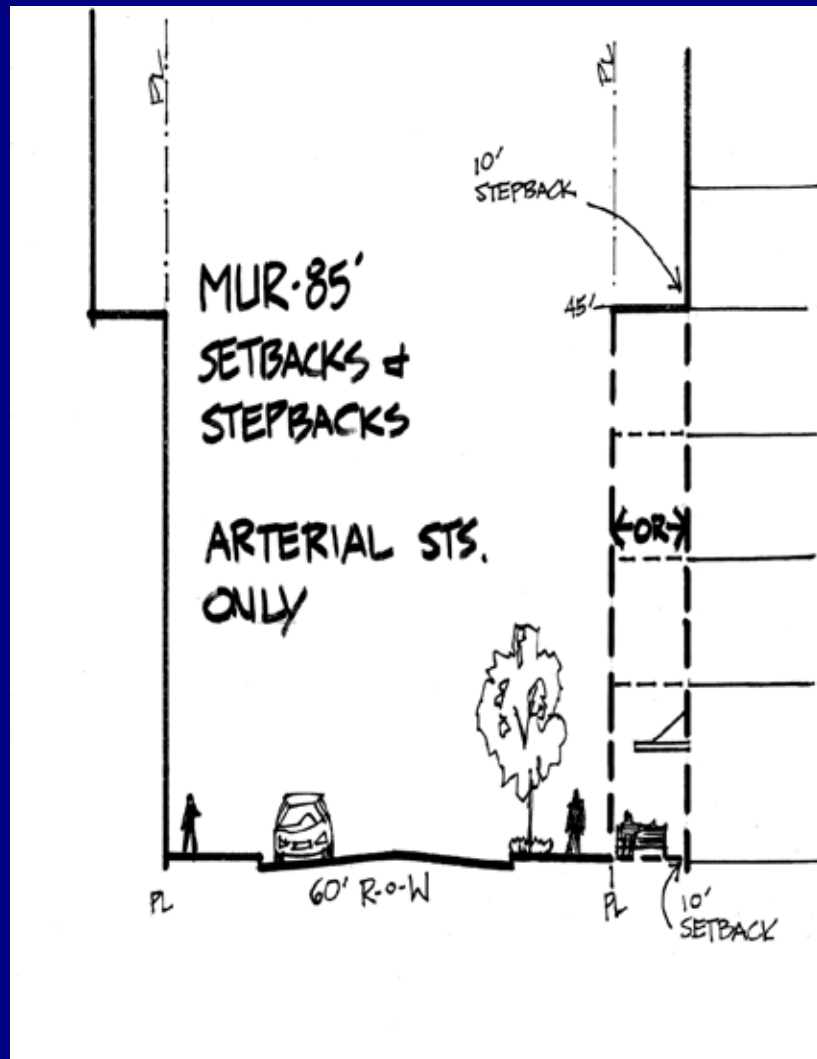
	Acres
Phase 1:	
MUR-35	16.60
MUR-45	60.58
MUR-85	74.09
Subtotals	151.27
Phase 2	
MUR-35	39.65
MUR-45	12.79
MUR-85	39.54
Subtotals	91.98
Phase 3	
MUR-35	79.67
MUR-45	9.74
MUR-85	14.30
Subtotals	103.71
Totals	346.96

Councilman Roberts Recommendation

	Acres
Phase 1:	
MUR-35	38.27
MUR-45	18.83
MUR-85	64.58
Subtotals	121.68
Phase 2	
MUR-35	15.45
MUR-45	34.54
MUR-85	34.99
Subtotals	84.98
Phase 3	
MUR-35	56.86
MUR-45	33.96
MUR-85	10.75
Subtotals	101.57
Totals	308.23

Staff Recommendation

	Acres
Phase 1:	
MUR-35	25.18
MUR-45	77.75
MUR-85	85.30
Subtotals	188.23
Phase 2	
MUR-35	31.06
MUR-45	0.00
MUR-85	27.79
Subtotals	58.85
Phase 3	
MUR-35	80.76
MUR-45	8.72
MUR-85	14.30
Subtotals	103.78
Totals	350.86





L09

0607



0789



789

