

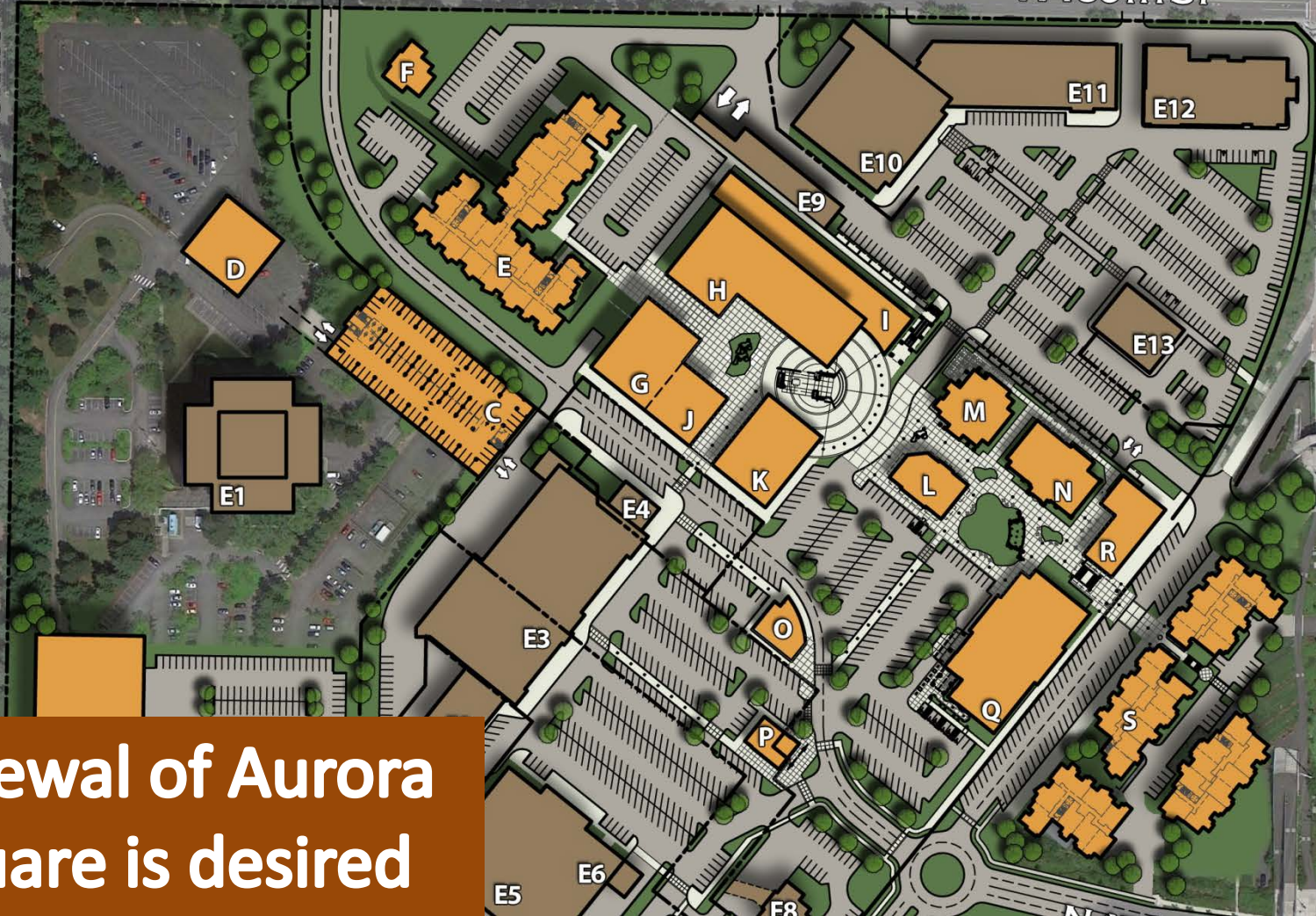
Planned Action DEIS and Ordinance No. 705 Aurora Square Community Renewal Area

March 19, 2015
Planning Commission



N 160TH ST

DAYTON AVE NORTH



Renewal of Aurora Square is desired



WSDOT

SEARS

ROIC

ABRAMS

ROIC

Shoreline

LOKJ

TSANG

DESIMONE

ZHANG

NW SCHOOL

Problem of
Multiple Owners

Growth alternatives studied

1. No growth (“Same as it ever was”)
2. 500 units + 250,000sf commercial
3. 1,000 units + 500,000sf commercial

NOTE: Studied comp plan growth

NOTE: Zoning already in place

Primary areas studied

1. Transportation projects and priorities
2. Light, glare and noise
 - Signage
 - Noise ordinance
3. Stormwater management

DEIS Process

- December 12: Published DEIS
- December 18: Community meeting
- December 18: Introduced to PC
- January 29: Unrecorded Public Hearing
- March 19: Comment period ended

Tonight

- Public Hearing on DEIS
- Recommendation to Council
- Staff recommends:
 - Preferred Alternative 3
 - Proposed Changes to the Sign Code
 - Adoption of Planned Action Ordinance No. 705

Scheduled Council Action

- April 13: Discuss FEIS and Ordinance No. 705
 - Sign Code amendment

- April 29: Consider Adoption

Planned Action Alternative

- Results same for Alternatives 2 and 3
- CRA established for economic renewal
- Therefore, Alternative 3 recommended

Planned Action Public Comments

- *Generally support Aurora Square redevelopment*
- *Support of Alternative 2*
- *Support of either Alternative 2 or 3*

Transportation

1. Road network won't be broken by growth
2. Prioritized frontage improvements
 - Encourage renewal
 - Increase safety
 - Connect bicyclists and pedestrians

Transportation Public Comments

- *WSDOT classifications*
- *Multifamily parking in neighborhoods*
- *All Shoreline impacts should be considered*
- *Westminster Triangle in, out and through traffic*
- *Concerns over closing section of Westminster Way*
- *Pedestrian access to site from west and east*

Light, glare and noise

1. Master sign program
2. Electronic entry signs
 - Aurora
 - Westminster
 - N 160th St

Concerns re: noise ordinance



Stormwater findings

1. Detention a deterrent to renewal
2. Regional detention system
 - Shoreline Community College collaboration
 - Enlarged facility at fraction of cost

NOTE: until regional facility, follow manual

TOWN CENTER POTENTIAL REDEVELOPMENT AREA APPROX. 43 ACRES

OTHER AURORA AVENUE POTENTIAL REDEVELOPMENT APPROX. 53 ACRES



SHOREWOOD HIGH SCHOOL

AURORA SQUARE 44 AC

TOTAL TRIBUTARY AREA TO REGIONAL POND 685 AC

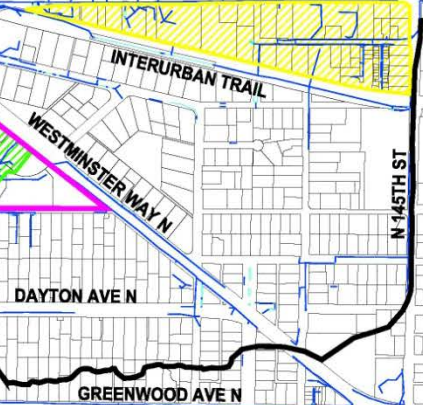
CONCEPTUAL REGIONAL FLOW CONTROL POND APPROX. MITIGATION CAPACITY:
ALT 1 - 76 AC
ALT 2 - 130 AC

M1 DAM



SHORELINE COMMUNITY COLLEGE 31.8 AC

GREENWOOD AVE N



Regional stormwater facility

COMMUNITY COLLEGE

TRIBUTARY AREAS



Stormwater/Soils Public Comments

- *Unfair to provide regional facility*
- *Better stormwater solutions exist*
- *No geotechnical studies completed*
- *Triangle property unsuitable for development*

Other Public Comments

- *Police, fire, utility infrastructure*
- *Use Planned Action to lock in building orientation*
- *Surrounding private parks threatened*
- *Concerns re: WSDOT property development*
- *Need Westminster sidewalk south of CRA*
- *Transition area on wide arterials*



Zhang



WESTMINSTER WAY N
N 168TH ST
SR 20 (AURORA AVE N)
Tsang



**Transition area
concern**

Staff Recommendation

- Select preferred Alternative 3
- Proposed Changes to the Sign Code
 - Attachment B of Staff Report
- Adoption of Planned Action Ord. No. 705

Discussion

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DEIS Consultant, Lisa Grueter, BERK

