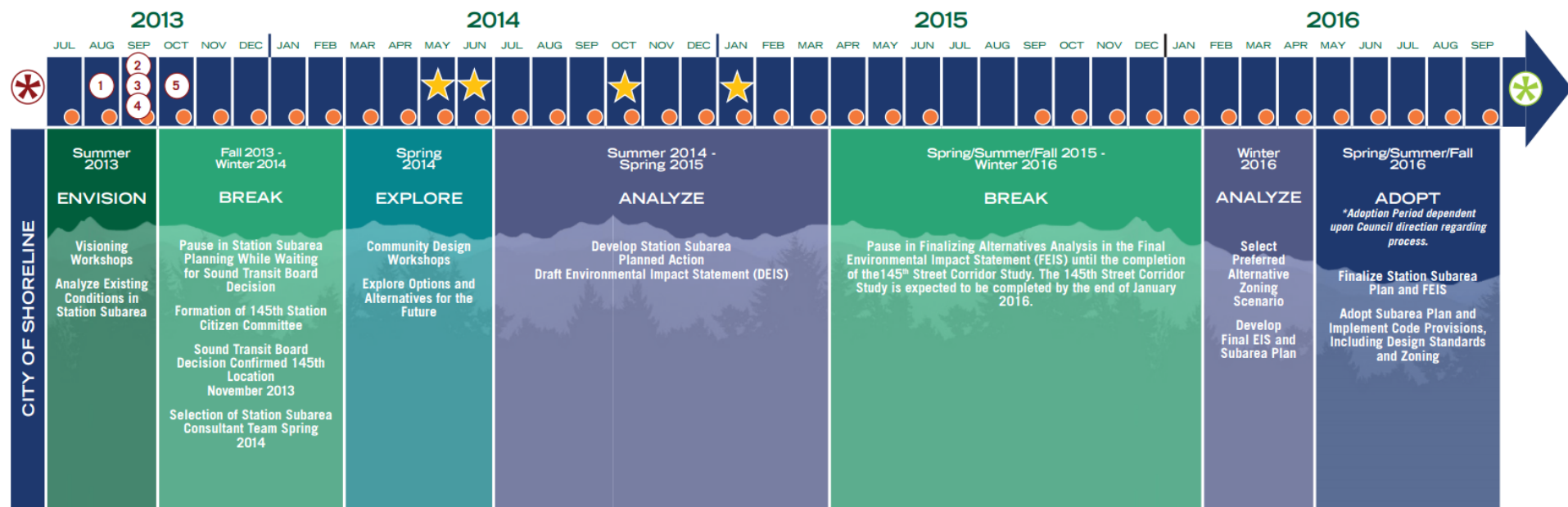


145th Street Station Subarea Plan: Selection of Preferred Alternative Zoning Scenario for Final EIS

City Council
May 2, 2016



145th Street Station Subarea Plan Schedule



**City begins Subarea Planning
process for 145th Street Station**
May 2013



**Council suspends Subarea
Planning**
March 2015



**Subarea Plan discussion at
Planning Commission**
Zoning Scenarios
February - March 2016



**Planning Commission
Public Hearing to recommend
Preferred Alternative**
April 7, 2016



**City Council selects Preferred
Alternative for Final EIS**
May 2, 2016



**Prepare Final EIS and
Subarea Plan**
May - June 2016



**Subarea Plan discussion at
Planning Commission**
Adopting Ordinances
July - August 2016



**City Council review
and adoption**
September 2016



Purpose of Tonight's Meeting

- To select a Preferred Alternative Zoning Scenario for further study in Final EIS

NOT to make decisions about:

- Adopting zoning
- Planned Action Ordinance
- Overlays
- Development Code Amendments



Basis for Revisions Considered

- Wetlands and Streams Assessment or Geotechnical Considerations for High Groundwater or Peat Conditions
- 145th Street Corridor Study- Preferred Design Concept
- Regulations from 185th Street Station Subarea Plan
- Public Comment
- Planning Commission Committee Proposals
 - Phased Zoning



Compact Community Hybrid

COMPACT COMMUNITY - HYBRID 145TH STATION SUBAREA POTENTIAL ZONING SCENARIO Planning Commission Recommendation April 7, 2016

- 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-70 (Mixed Use Res - 70' height)

- Light Rail Alignment
- Study Area Boundary
- Existing Separated Bike Lane
- Existing Sharrow
- Proposed Bike Lane
- Potential Trail in Sound Transit ROW
- Planning Commission Bike Lane Rec.

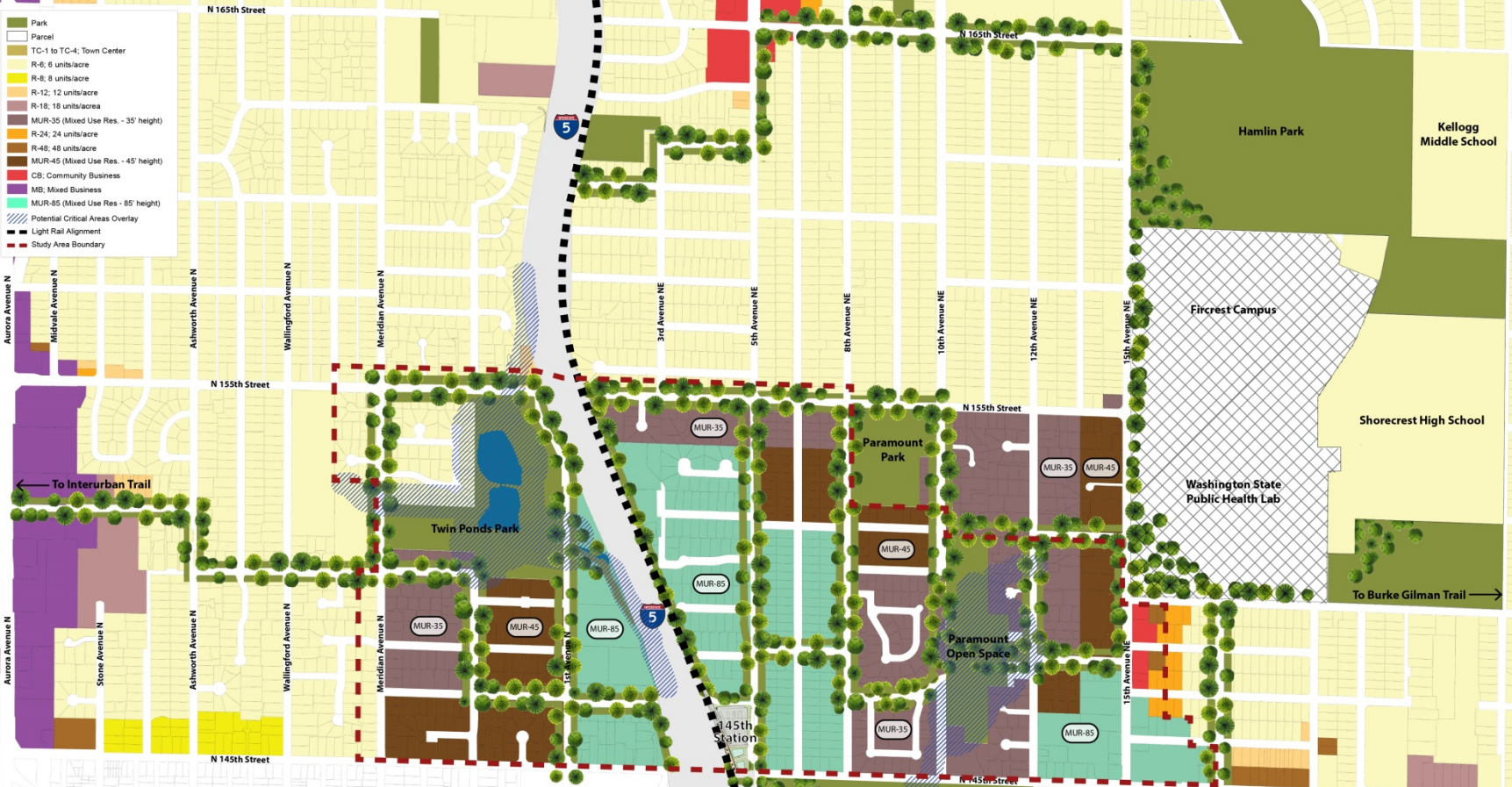
- Aurora Ave
- Aurora A
- Aurora B
- Aurora C
- Aurora D
- Aurora E
- Aurora F
- Aurora G
- Aurora H
- Aurora I
- Aurora J
- Aurora K
- Aurora L
- Aurora M
- Aurora N
- Aurora O
- Aurora P
- Aurora Q
- Aurora R
- Aurora S
- Aurora T
- Aurora U
- Aurora V
- Aurora W
- Aurora X
- Aurora Y
- Aurora Z

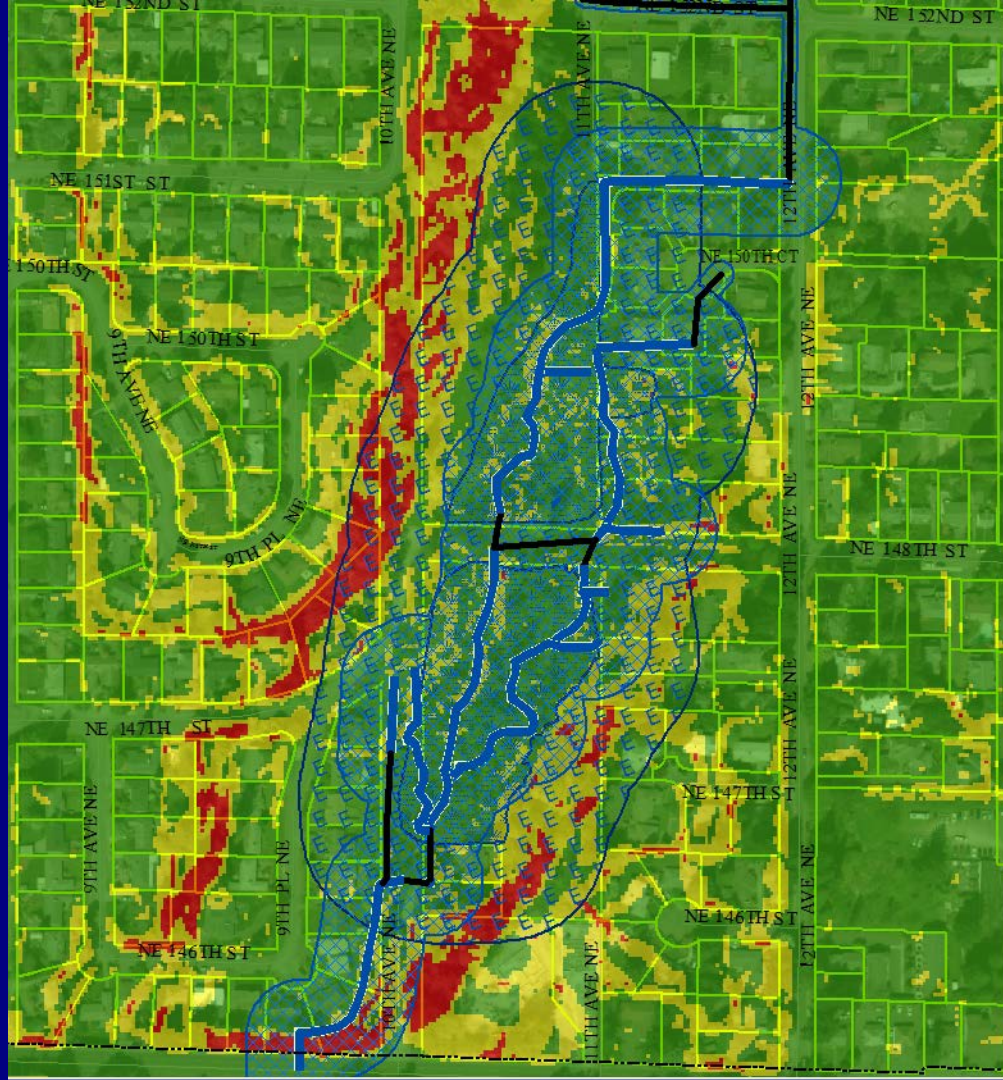


COMPACT COMMUNITY

145TH STREET 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-85 (Mixed Use Res. - 85' height)
- Potential Critical Areas Overlay
- Light Rail Alignment
- Study Area Boundary





Tonight's Agenda

- Council questions
- Motion to select Preferred Alternative Zoning Scenario for Final EIS
 - Planning Commission Recommendation (Compact Community Hybrid)
- Council motions to amend Preferred Alt.



COMPACT COMMUNITY - HYBRID 145TH STATION SUBAREA POTENTIAL ZONING SCENARIO Councilmember Scully Amendments May 2, 2016

- 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-70 (Mixed Use Res. - 70' height)
- Light Rail Alignment
- Study Area Boundary
- Existing Separated Bike Lane
- Existing Sharrow
- Proposed Bike Lane
- Potential Trail in Sound Transit ROW
- Planning Commission Bike Lane Rec.



← To Interurban Trail

Twin Ponds Park

Paramount Park

Paramount Open Space

Jackson Park Golf Course

Hamlin Park

Kellogg Middle School

Fircrest Campus

Shorecrest High School

Washington State Public Health Lab

To Burke Gilman Trail →

Potential 147th Street Non-Motorized Bridge

145th STREET LIGHT RAIL STATION

COMPACT COMMUNITY - HYBRID 145TH STATION SUBAREA POTENTIAL ZONING SCENARIO Councilmember McConnell Amendments May 2, 2016

- 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
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- CB; Community Business
- MB; Mixed Business
- MUR-70 (Mixed Use Res. - 70' height)
- Light Rail Alignment
- Study Area Boundary
- Existing Separated Bike Lane
- Existing Sharrow
- Proposed Bike Lane
- Potential Trail in Sound Transit ROW
- Planning Commission Bike Lane Rec.

- Aurora Ave
- Midstrate A
- Ashworth Avenue N
- Wallingford Avenue N
- Meridian Avenue N
- 3rd Avenue NE
- 5th Avenue NE
- 8th Avenue NE
- 10th Avenue NE
- 12th Avenue NE
- 15th Avenue NE
- N 155th Street
- N 153th Street
- N 151st Street
- N 149th Street
- N 147th Street
- N 145th Street
- Stone Avenue N
- Ashworth Avenue N
- Wallingford Avenue N
- Meridian Avenue N
- Corbis Avenue N
- 1st Avenue N



3

2

1

Potential 147th Street Non-Motorized Bridge

145th STREET LIGHT RAIL STATION

Jackson Park Golf Course

N 145th Street

Shorecrest High School

Washington State Public Health Lab

Fircrest Campus

Kellogg Middle School

Hamlin Park

Twin Ponds Park

Paramount Park

Paramount Open Space

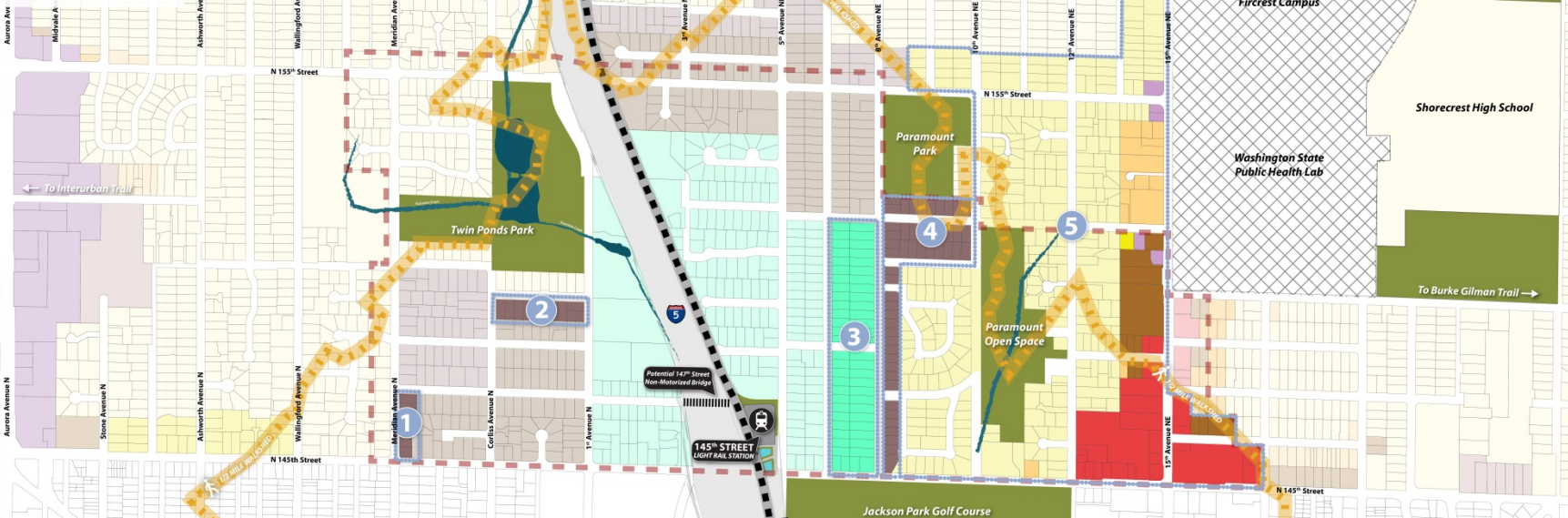
To Burke Gilman Trail →

← To Interurban Trail

COMPACT COMMUNITY - HYBRID 145TH STATION SUBAREA POTENTIAL ZONING SCENARIO

Mayor Roberts Map Request
May 2, 2016

- 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
- R-24; 24 units/acre
- R-48; 48 units/acre
- MUR-35 (Mixed Use Res. - 35' height)
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Alternative 2—Connecting Corridors






Alternative 3—Compact Community



CONNECTING CORRIDORS

145TH STREET STATION SUBAREA POTENTIAL PHASED ZONING SCENARIO
PLANNING COMMISSION LIGHT RAIL COMMITTEE RECOMMENDATION

	Phase 1	2015
	Phase 2	2035

-  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

