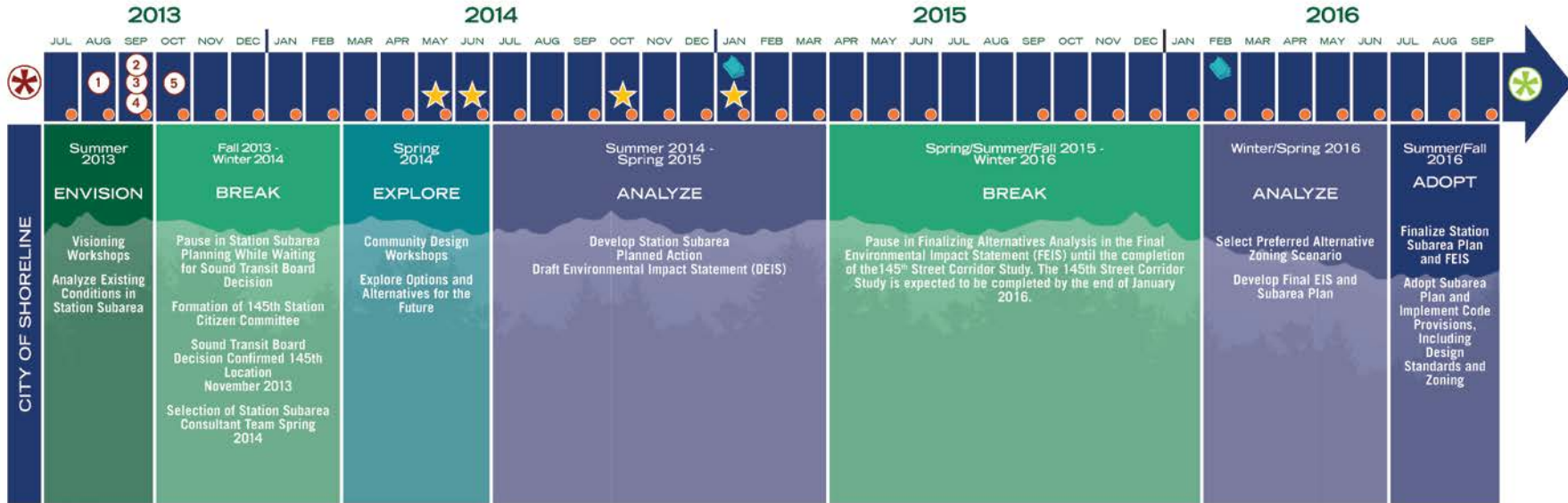


145th Street Station Subarea Plan: Ordinances 750, 751, 752, and 756

City Council Meeting
September 12, 2016



Planning Timeline:



Visioning Workshops, Meetings, and Events:

- May 22nd, 2013 Kick-off/Informational Public Meeting
- 1) July 1st 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

- 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:**
 - 1) May 22, 2014: 145SCC Workshop
 - 2) June 12, 2014: Design Workshops, Part I—Brainstorming Ideas
 - 3) October 9, 2014: Design Workshops, Part II—Alternatives and Possibilities
 - 4) January 22, 2015: Draft EIS Community Meeting

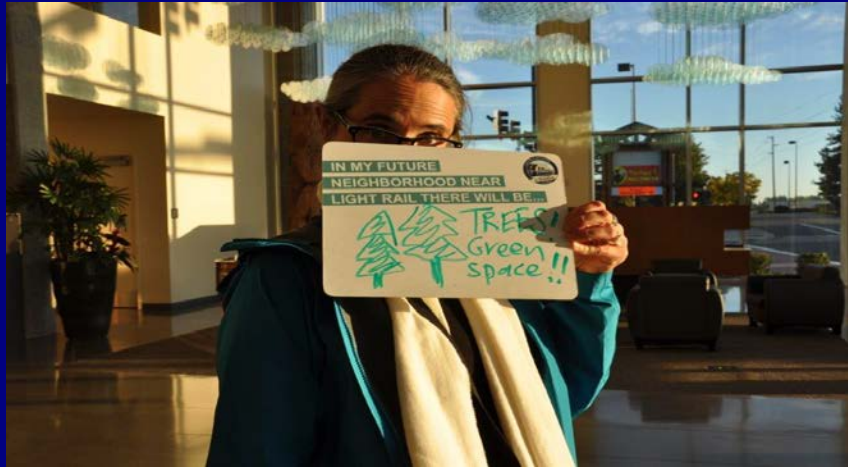
- Draft Environmental Impact Statement (DEIS) Publishing**
 - 1) January 2015: DEIS Published
 - 2) February 2016: Addendum to DEIS Published

- Through adoption of a subarea plan, which will include zoning and development regulations, the City will only set the stage for how the neighborhood could possibly transition over time. Market forces and homeowner decision-making about how/when to redevelop or sell properties will determine the pace and degree of transformation in the subarea.**

Public Participation



Public Participation



WHAT'S IN YOUR FUTURE NEIGHBORHOOD NEAR LIGHT RAIL?



Issues Raised During Public Hearing

Station location move

- Should additional analysis be performed?

Southeast Neighborhoods Subarea Plan

- Relationship to 145th Street Station Subarea Plan



Commission Process

Discussion of potential zoning scenarios:

- February 5 and 19, 2015; March 17, April 7, and August 4, 2016

Discussion of potential Development Code regulations and Subarea Plan policies:

- May 5, May 19, June 2, and July 21, 2016



Commission Process

Study Session on Subarea Plan:

- July 21

Study Session on Planned Action Ordinance:

- August 4

Public Hearing on full Subarea Plan package

- August 18 continued to August 22

*Ordinances before Council represent
Planning Commission recommendation



Ordinances

- Ordinance No. 750- Adopting the 145th Street Station Subarea Plan and Amending the Comprehensive Plan Future Land Use Map
- Ordinance No. 751- Amending the Official Zoning Map to Implement the 145th Street Station Subarea Plan
- Ordinance No. 752- Planned Action for the 145th Street Station Subarea Pursuant to SEPA
- Ordinance No. 756- Amending the Unified Development Code, Shoreline Municipal Code Title 20, for light rail station subareas



Ordinance 750

- Adopts Subarea Plan (Exhibit A) and Amends Comprehensive Plan Future Land Use Map (Exhibit B)
- Council may want to amend/adopt Ord. Nos. 750 & 751 in same motion



Subarea Plan Organization

- Introduction
- Community and Stakeholder Engagement
- Existing Conditions and Population Forecasts
- Market Outlook
- Long Term Vision
- Sustainability and Livability Benefits
- Incremental Implementation Strategy



**145TH STREET STATION SUBAREA PLAN
DRAFT COMPREHENSIVE PLAN FUTURE LAND USE MAP
AUGUST 18, 2016**



LEGEND

- Study Area Boundary
- No Change Proposed
- Station Area 1
(Correlates to MUR-70' Zoning)
- Station Area 2
(Correlates to MUR-45' Zoning)
- Station Area 3
(Correlates to MUR-35' Zoning)
- Public Open Space

Ordinance 751

- Adopts Zoning Map (Exhibit A)
- Planning Commission recommended that Development Code regulations be separated out into Ordinance 756 because they will apply to both station subareas



145th STREET STATION SUBAREA PLAN: POTENTIAL ZONING SCENARIO PLANNING COMMISSION RECOMMENDATION AUGUST 18, 2016

ZONING TYPES

-  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
-  Critical Areas Buffer



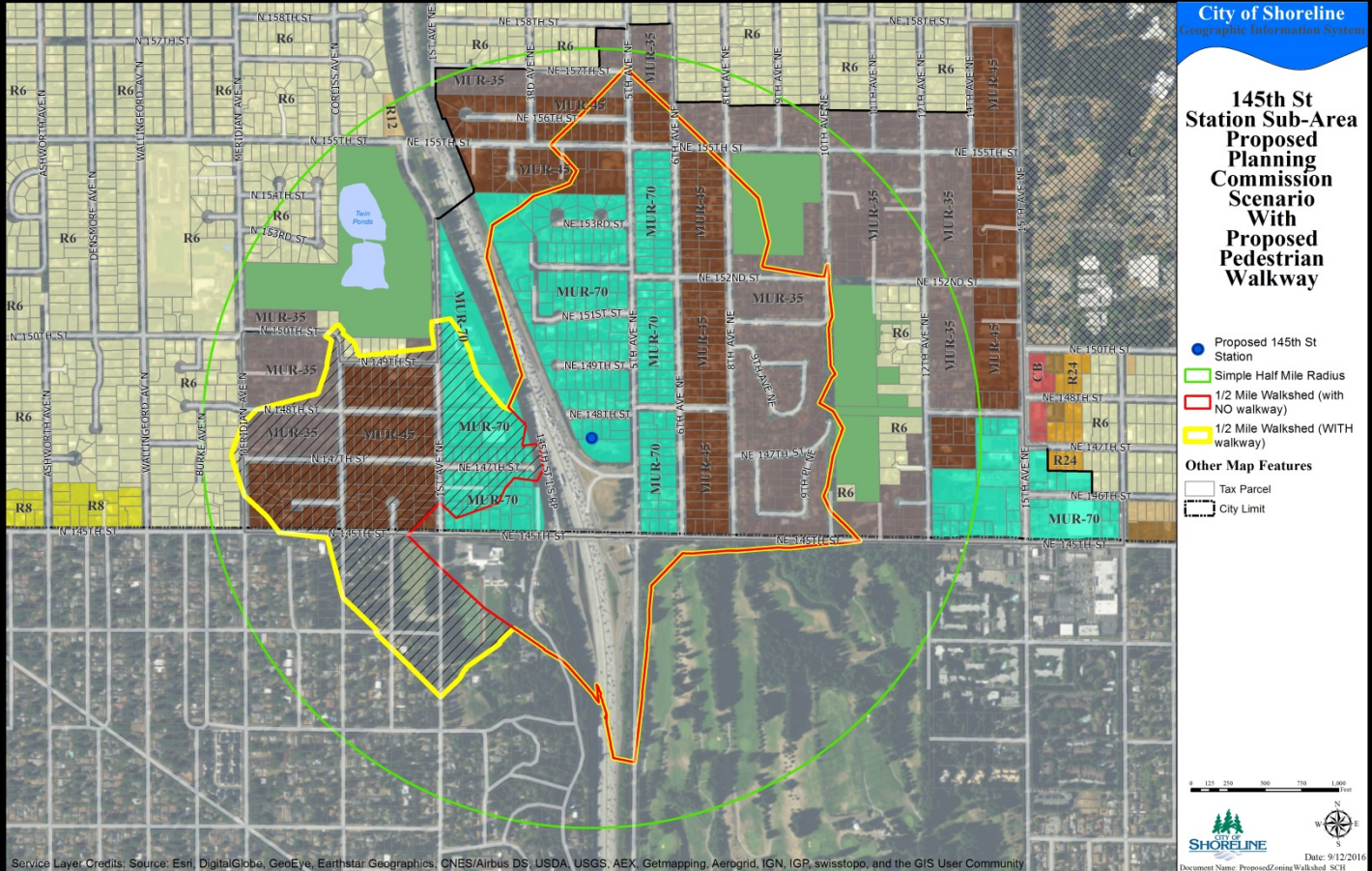
Potential Amendment

Planning Commission Recommendation



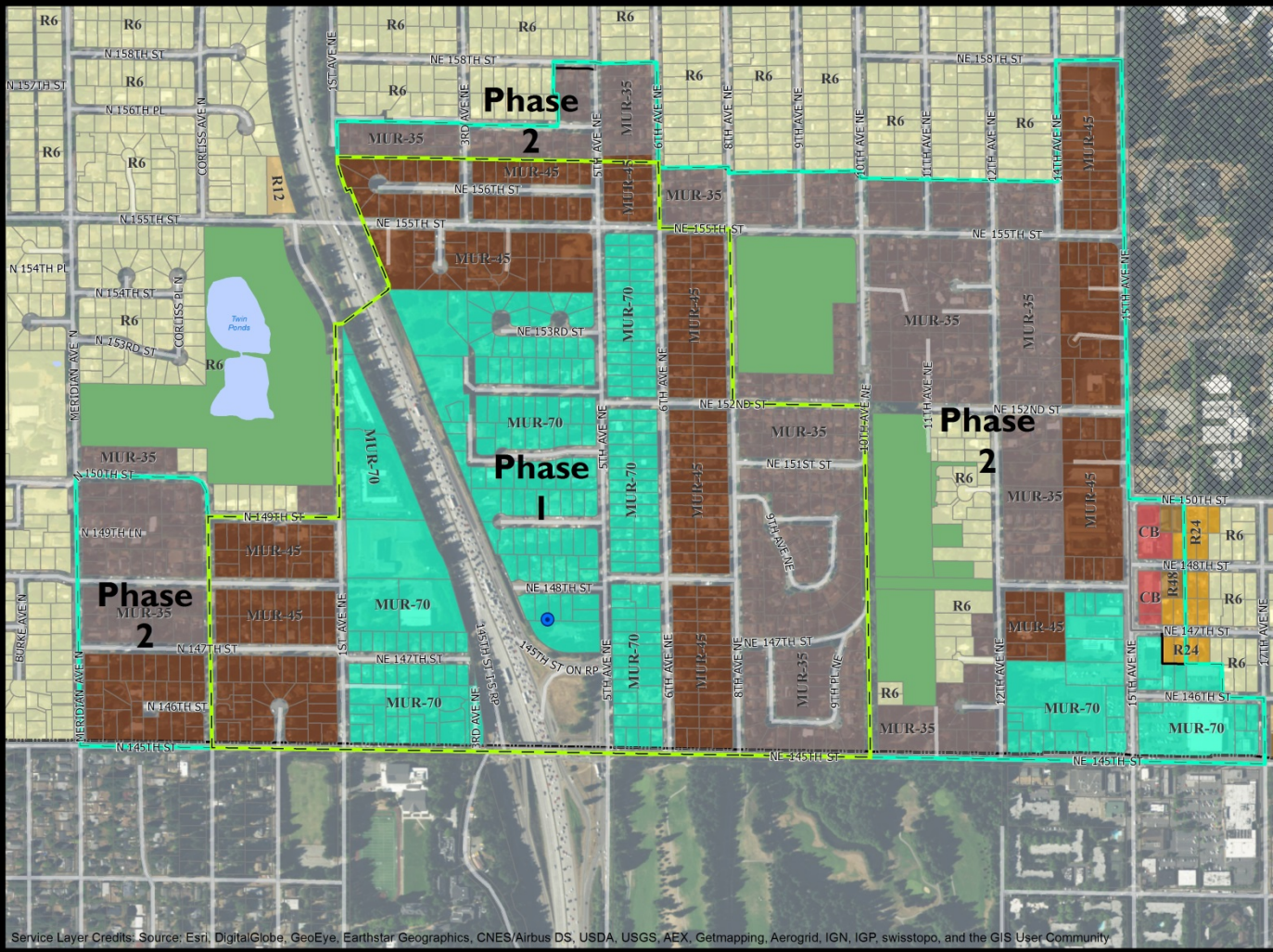
Councilmember may propose amendment to change blocks between 6th & 8th Avenues and 145th & 152nd Streets from MUR-45' to MUR-70'. This area was analyzed as MUR-85' in the Compact Community zoning scenario in FEIS.

Walksheds



145th St Station Sub-Area Proposed Planning Commission Scenario With Phases

- Proposed 145th St Station
 - Phase 1
 - Phase 2
- Other Map Features**
- Tax Parcel
 - City Limit



Ordinance 756

- Amends Development Code regulations, SMC Title 20, for 185th and 145th Street Station Subareas (Exhibit A)
- Council may wish to amend/adopt this ordinance prior to Ordinance 752



- Critical Areas Reasonable Use Permit
- Station Area Uses
- Single-family detached in MUR-35' and MUR-45' zones
- Minimum density in MUR-35'
- Minimum density in MUR-70'
- Maximum setback on 145th and 185th Streets
- Additional height for rooftop amenities
- Minimum density calculations
- Townhouse design standards in MUR-45'
- Site and frontage improvement thresholds for change of land use
- Access to development from 5th Avenue NE



Regulations Adopted through 185th Street Station Subarea Plan would also apply to 145th Subarea Plan

Including:

- Standards for MUR zones (height, setbacks, stepbacks)
- Vehicular access from side streets
- Streetscape improvements and landscaping requirements
- Affordable housing and green building requirements



Minimum Lot Size vs. Minimum Density in MUR-70'

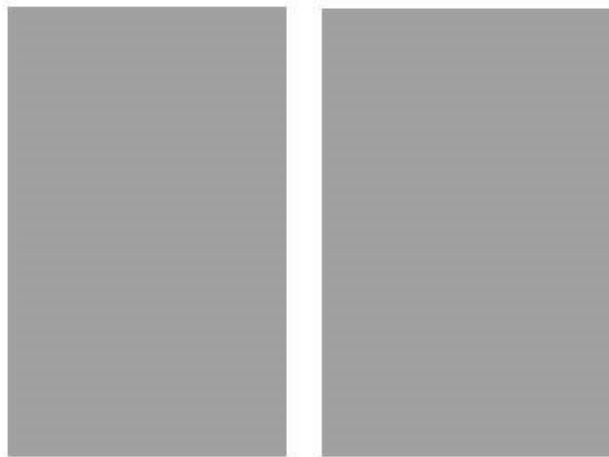
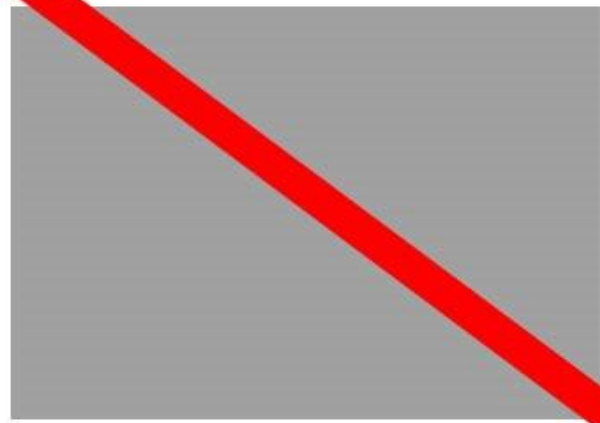
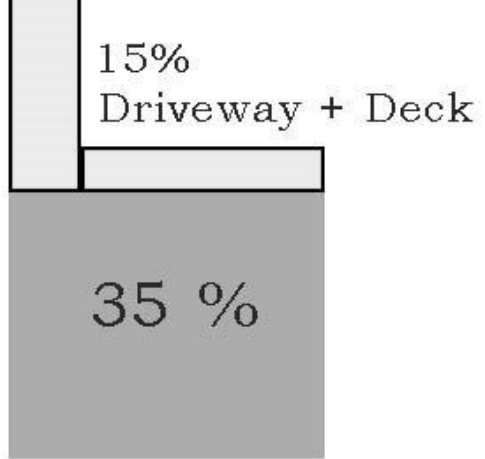
Planning Commission recommended against minimum lot size, but did recommend:

Increasing minimum density in MUR-70' from 48 to 80

Minimum Density in MUR-35' Zone

Planning Commission recommended:
Minimum density of 12 units per acre in
MUR-35'





Ordinance 752

Planned Action Ordinance

- Exhibit A- Mitigation measures
- Exhibit B- Development Code regulations
- Exhibit C- Planned Action Boundary map



Purpose of PAO

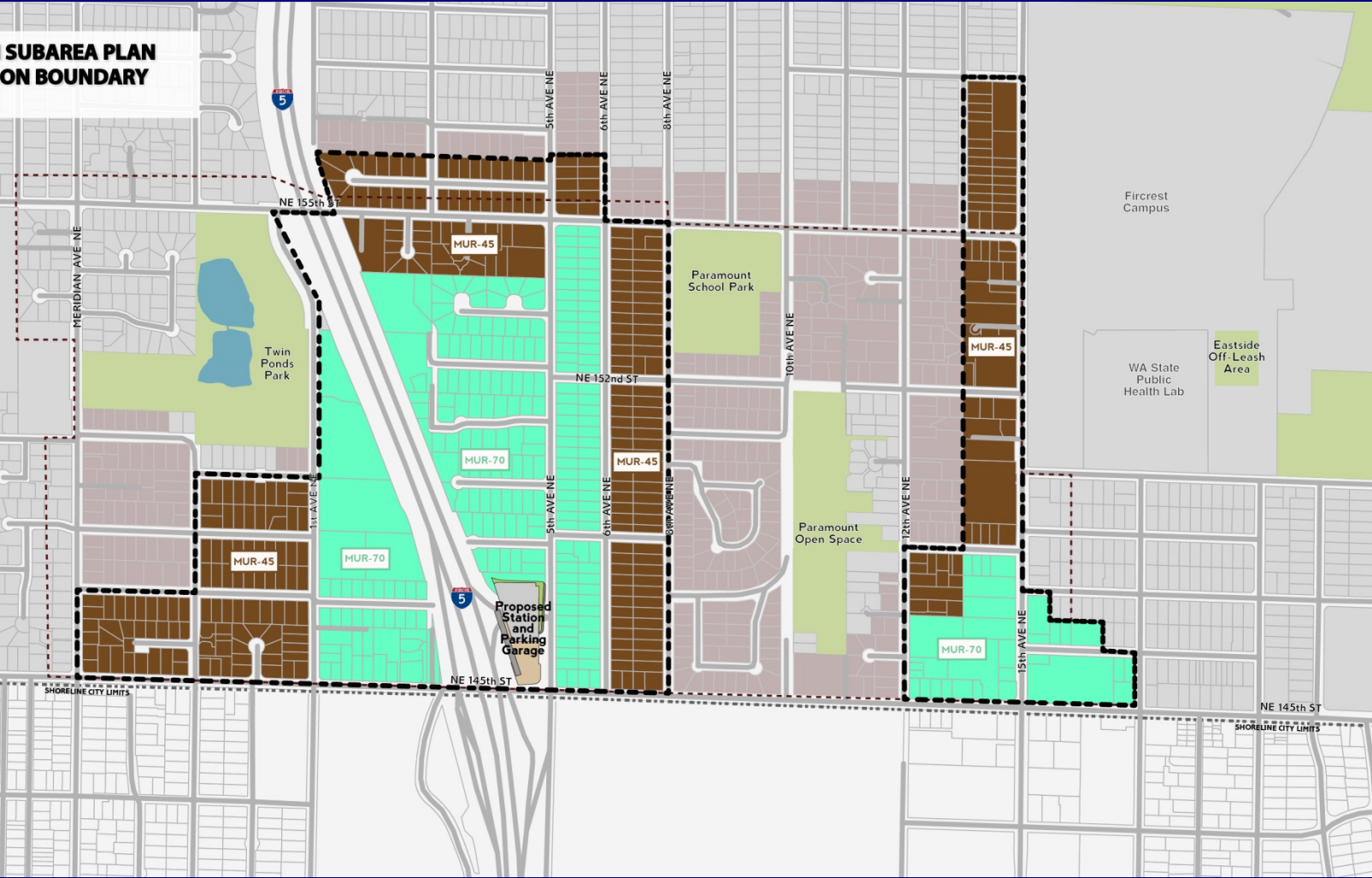
- Addresses cumulative impacts for 20 year growth scenario
- Identifies mitigations
- Tracks actual growth against projected
- Provides for streamlined environmental review



**145TH STREET STATION SUBAREA PLAN
DRAFT PLANNED ACTION BOUNDARY
AUGUST 22, 2016**

LEGEND

-  Planned Action Boundary
-  Study Area Boundary
-  Not Subject to Planned Action Ordinance
-  MUR-70
-  MUR-45
-  MUR-35
-  Public Open Space



Notice?

Commission discussed whether or not notice should be provided when Determination of Consistency is issued

- Vote to provide notice failed 3:4
- Staff recommends that notice be provided via website and on-site signage, but that this be codified through separate process so PAO for 185th Street Station Subarea (Ord. No. 707) may be revised for consistency

Next Steps

- Council will discuss Planning Commission recommendation and propose potential amendments
- Staff will revise documents for potential adoption on September 26



Next Steps- September 26

Potential Adoption of Ordinances

- Council could amend and adopt Ordinances
- Staff recommends that Council consider Ord. Nos. 750 & 751 together, followed by Ord. No. 756, then Ord. No. 752



www.shorelinewa.gov/145FEIS