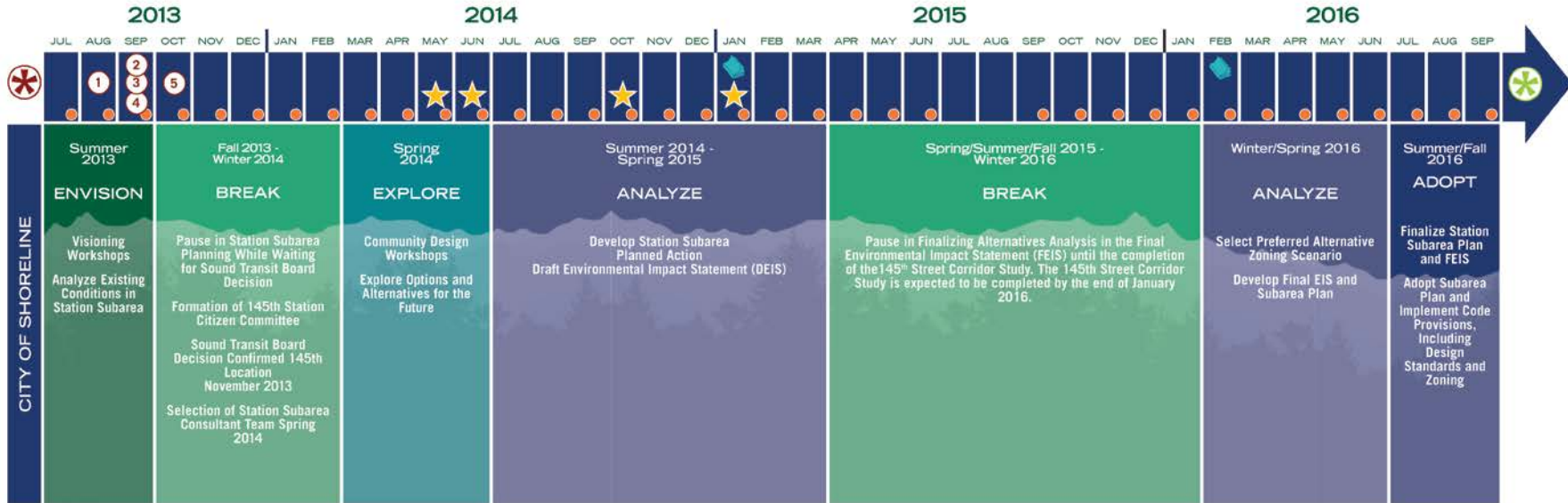


# **145<sup>th</sup> Street Station Subarea Plan: Adopting Ordinances 750, 751, 752, and 756**

City Council Meeting  
September 26, 2016



# Planning Timeline:



## Visioning Workshops, Meetings, and Events:

- May 22nd, 2013 Kick-off/Informational Public Meeting
- 1) July 1<sup>st</sup> Korean Community Event
- 2) August 1<sup>st</sup> Visioning Workshop for 145th/155th
- 3) August 7<sup>th</sup> Event for Folks of Modest Means
- 4) August 22<sup>nd</sup> 185SCC Visioning Workshop for 185th
- 5) September 19<sup>th</sup> 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.**

# Ordinances

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



# Next Steps- Implementation

- Assist in development of PROS, Surface Water, and Transportation Master Plans
- Work with partners (grant agencies, utilities, School District, non-profits)
- Communicate with homeowners and monitor development activities
- Work with Sound Transit and community through station design process
- Develop affordable housing and TDR programs

# Ordinance 751

- Attachment A- Adopts Zoning Map (Exhibit A)
- See Attachments G1, G2, and G3 for descriptions of potential amendments proposed by Council



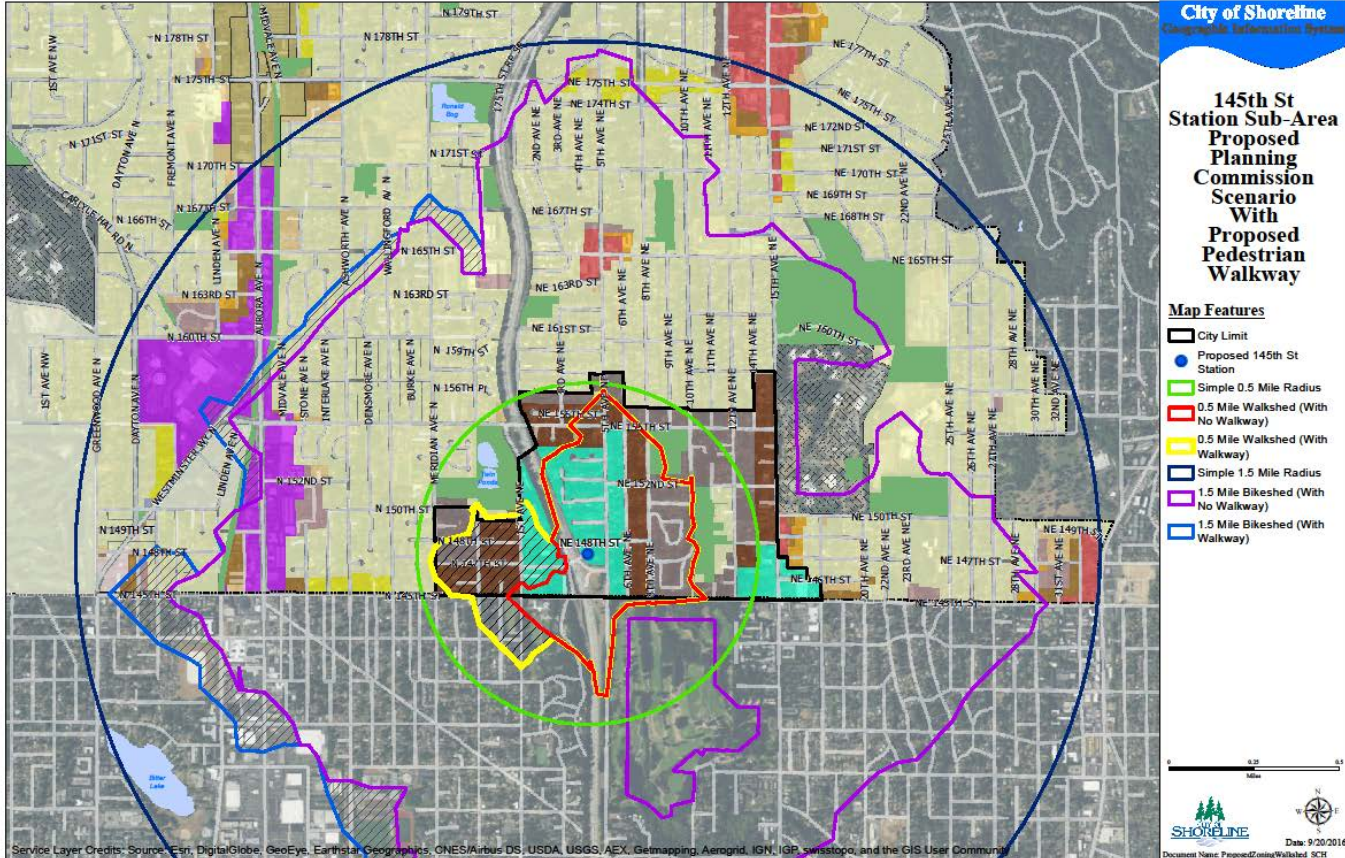
# 145th STREET STATION SUBAREA PLAN: POTENTIAL ZONING SCENARIO PLANNING COMMISSION RECOMMENDATION AUGUST 18, 2016

## 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



# Updated Walk- and Bike-sheds



# 145<sup>th</sup> STREET STATION SUBAREA PLAN: POTENTIAL COUNCIL AMENDMENTS TO PLANNING COMMISSION RECOMMENDATION SEPTEMBER 26, 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
- NB; Neighborhood Business
- MUR-70 (Mixed Use Res. - 70' height)
- Light Rail Alignment
- Study Area Boundary



← To Interurban Trail

Potential 135<sup>th</sup> Street Non-Motorized Bridge

145<sup>th</sup> STREET LIGHT RAIL STATION

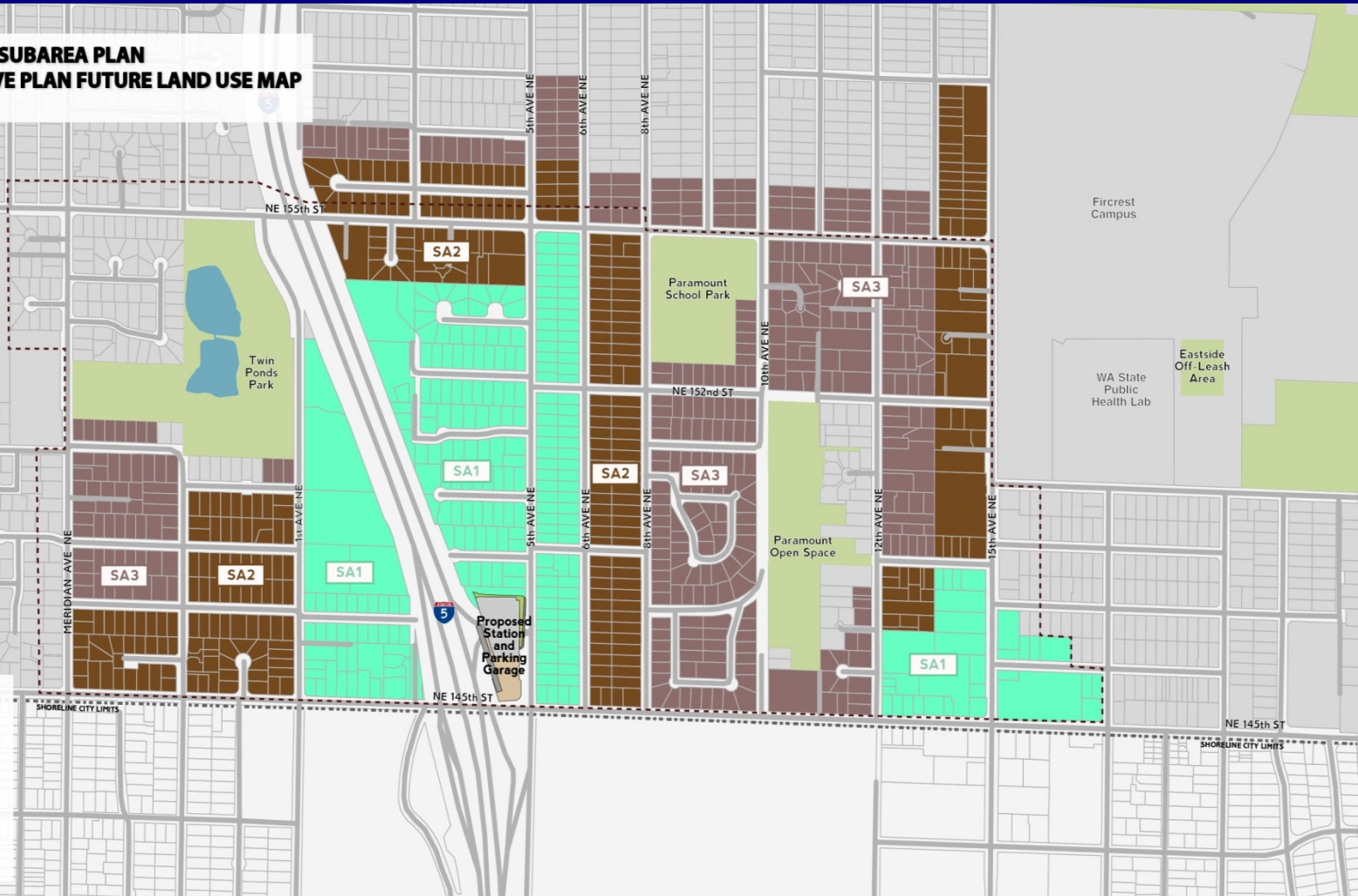
To Burke Gilman Trail →









# Ordinance 750

- Attachment A- Adopts Subarea Plan (Exhibit A) and Amends Comprehensive Plan Future Land Use Map (Exhibit B)
- See Attachment F for potential amendments

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



**LEGEND**

-  Station 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

# Discussion/Adoption Process

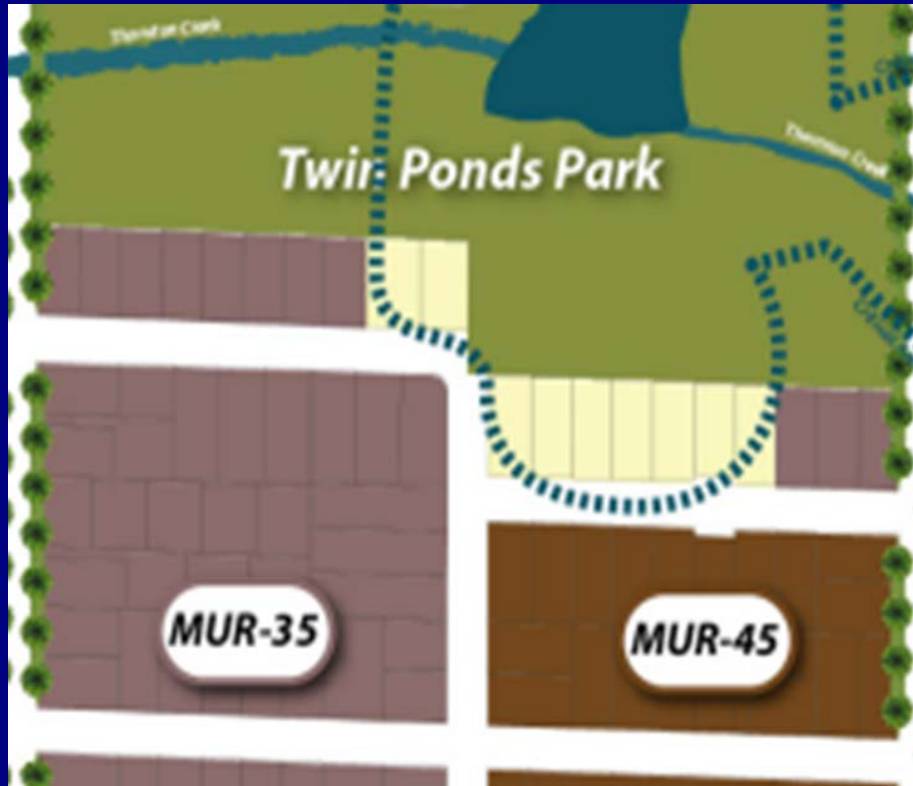
Motion to open discussion:

- *I move to adopt Ordinance No. 750, adopting the 145<sup>th</sup> Street Station Subarea Plan and amending the Comprehensive Plan and Future Land Use Map, and Ordinance No. 751, amending the official zoning map to implement the 145<sup>th</sup> Street Station Subarea Plan.*

# Potential Amendment-A

Commission Recommendation

Salomon/Roberts Proposal

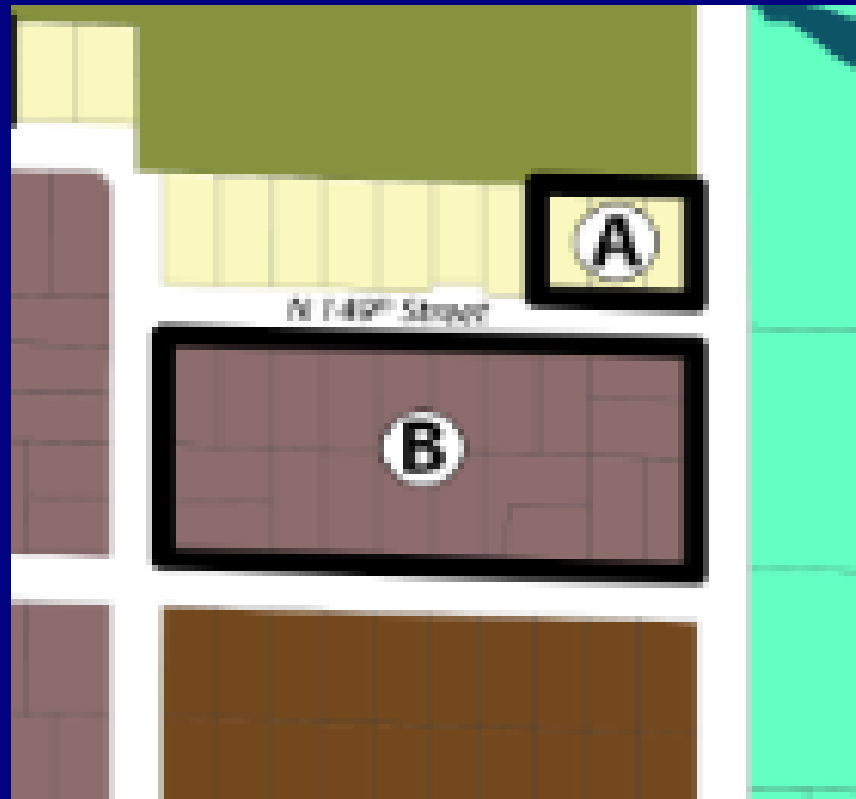


# Potential Amendment-B

Commission Recommendation



McConnell Proposal

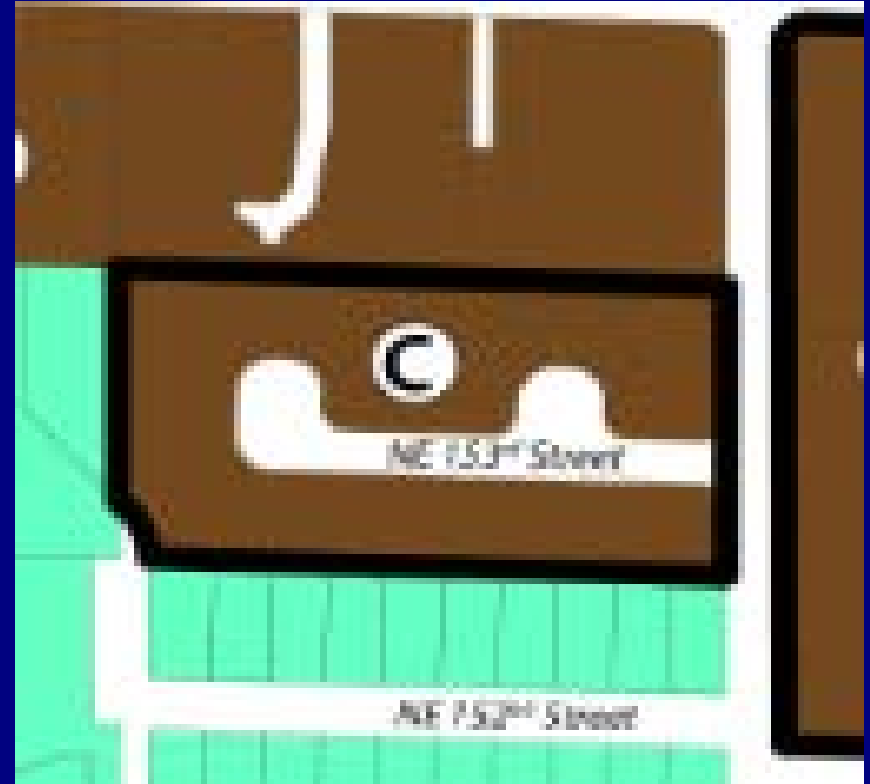


# Potential Amendment-C

Commission Recommendation

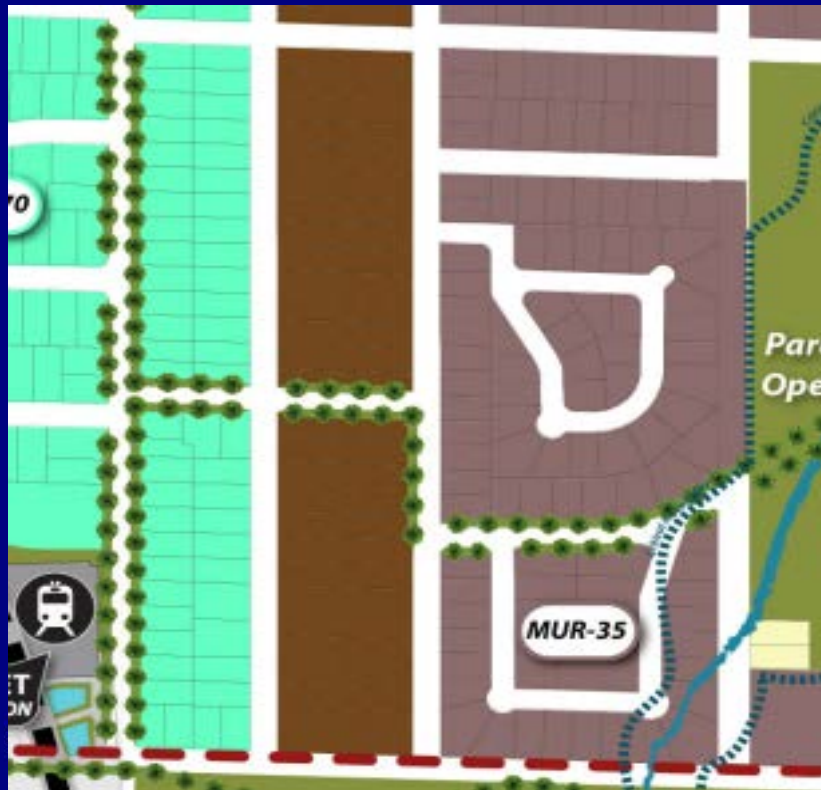


McGlashan Proposal



# Potential Amendment-D

Commission Recommendation



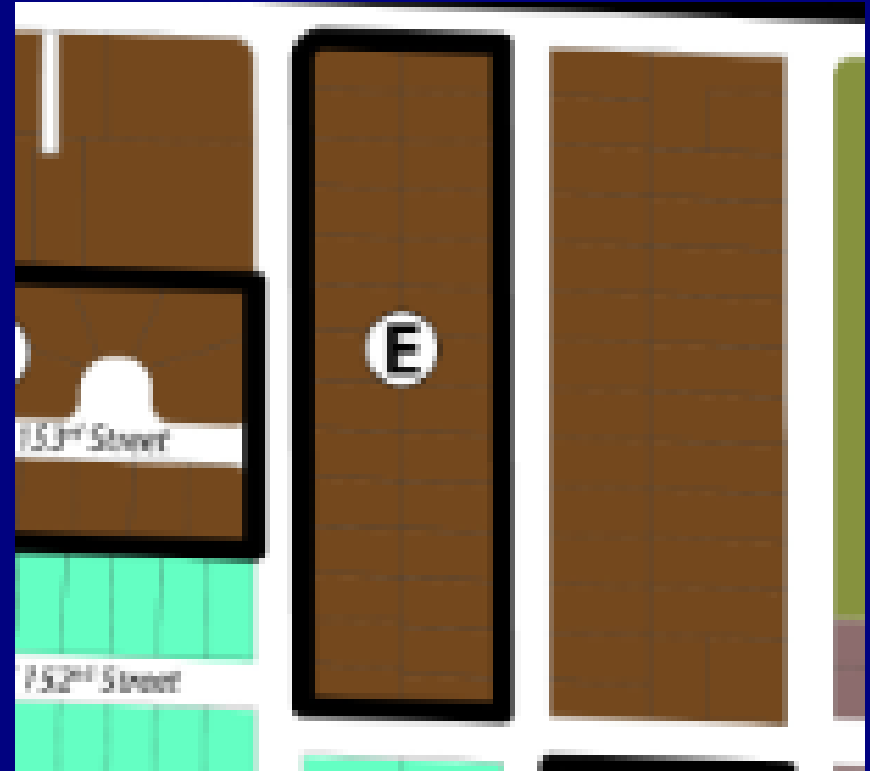
Hall/McGlashan Proposal



# Potential Amendment-E

Commission Recommendation

Hall/McGlashan Proposal

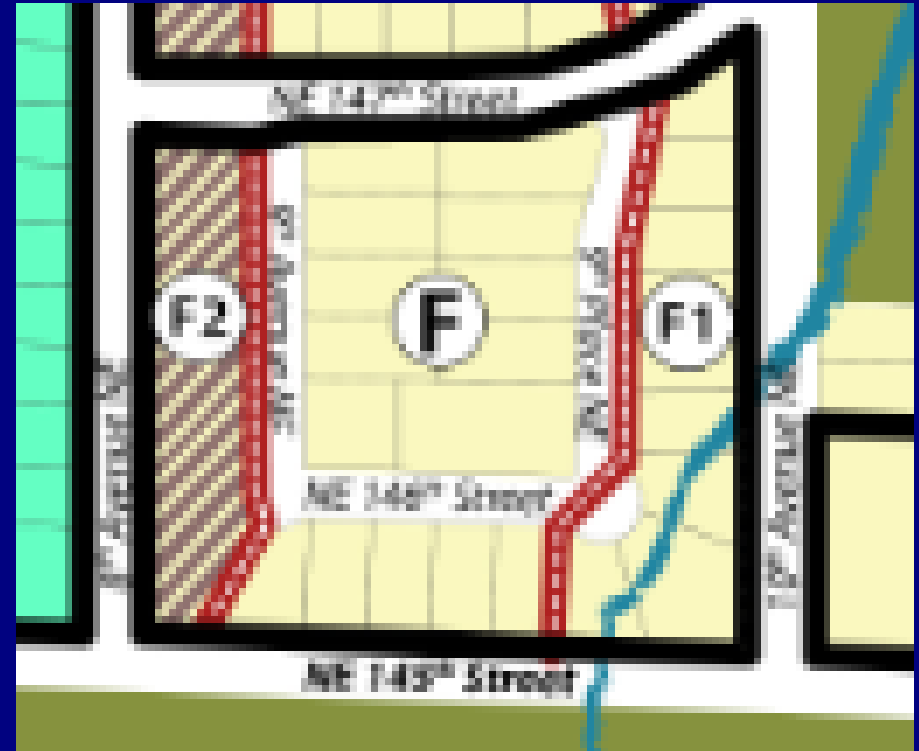
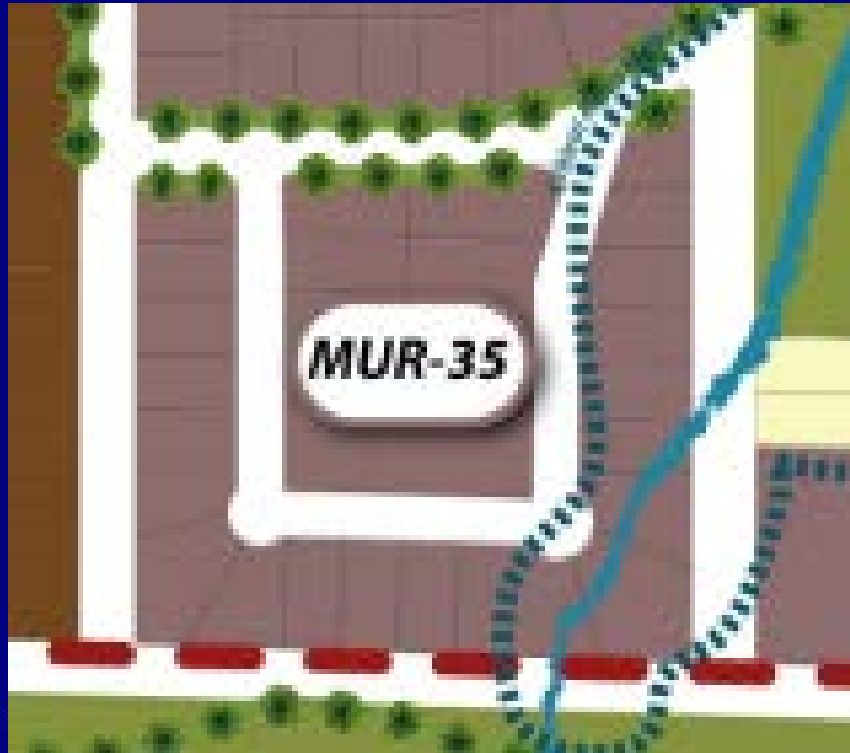




# Potential Amendment-F

Commission Recommendation

F, F1- Scully/McConnell Proposal  
F2- Roberts Proposal



# Potential Amendment-G

Commission Recommendation

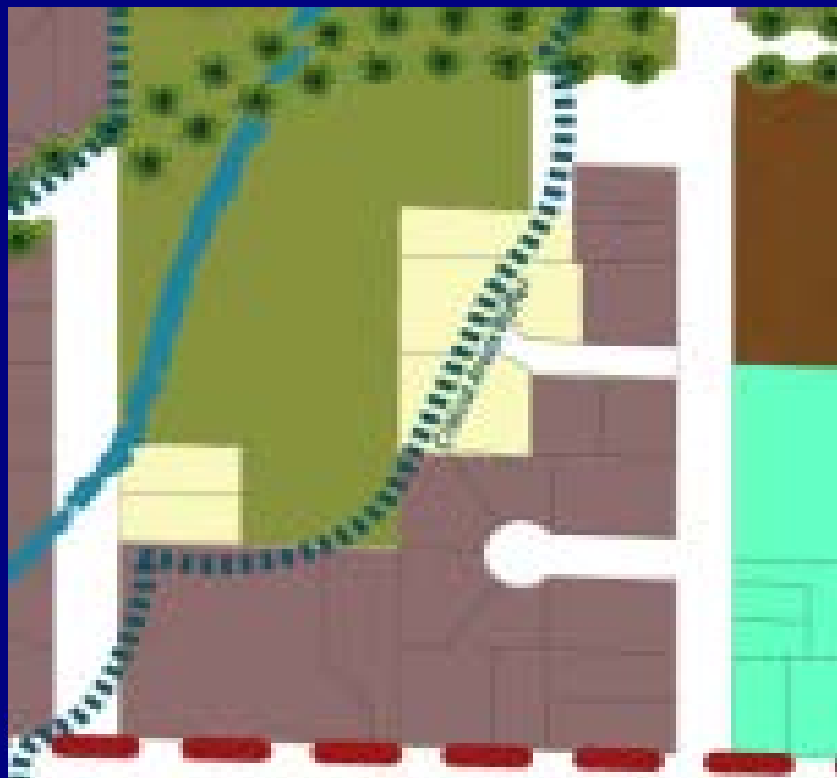
G, G1- Scully/McConnell Proposal

G2- Roberts Proposal



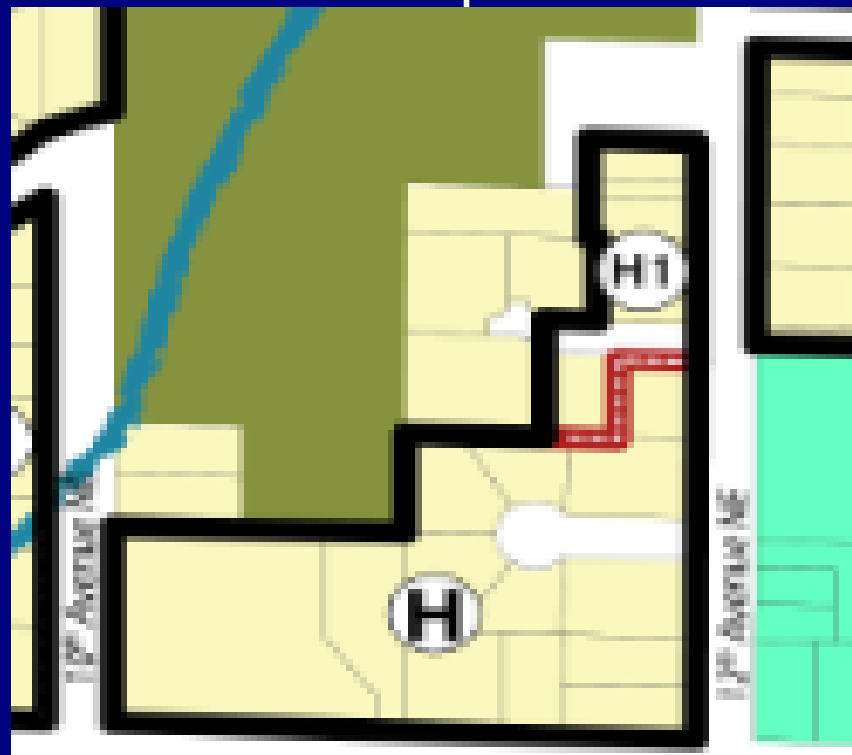
# Potential Amendment-H

Commission Recommendation



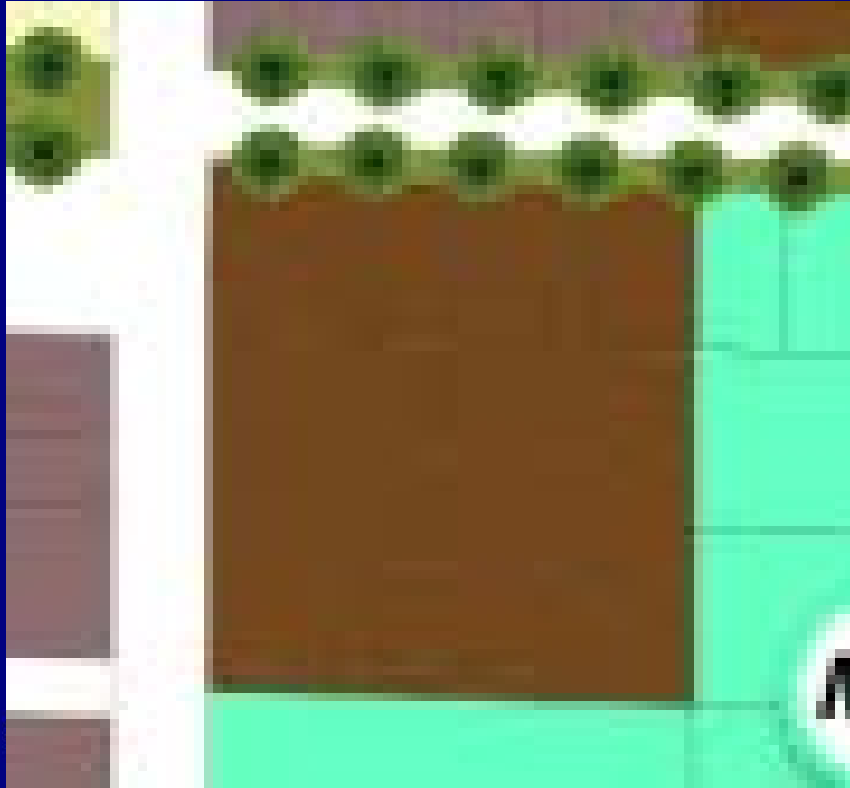
H- Scully/McConnell Proposal

H1- Roberts Proposal

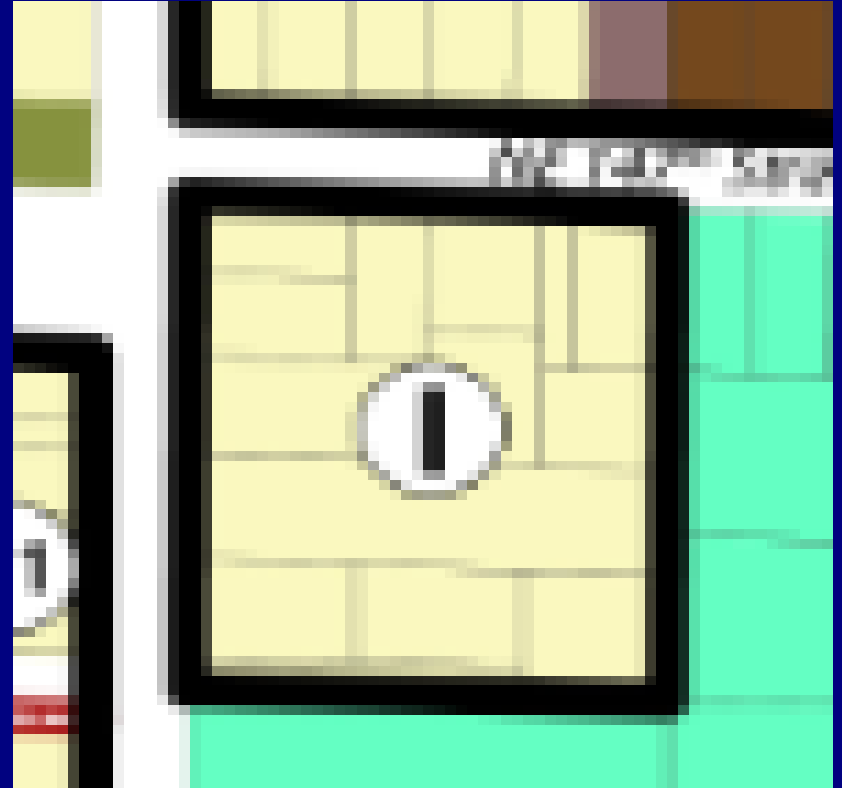


# Potential Amendment-I

Commission Recommendation



Roberts Proposal

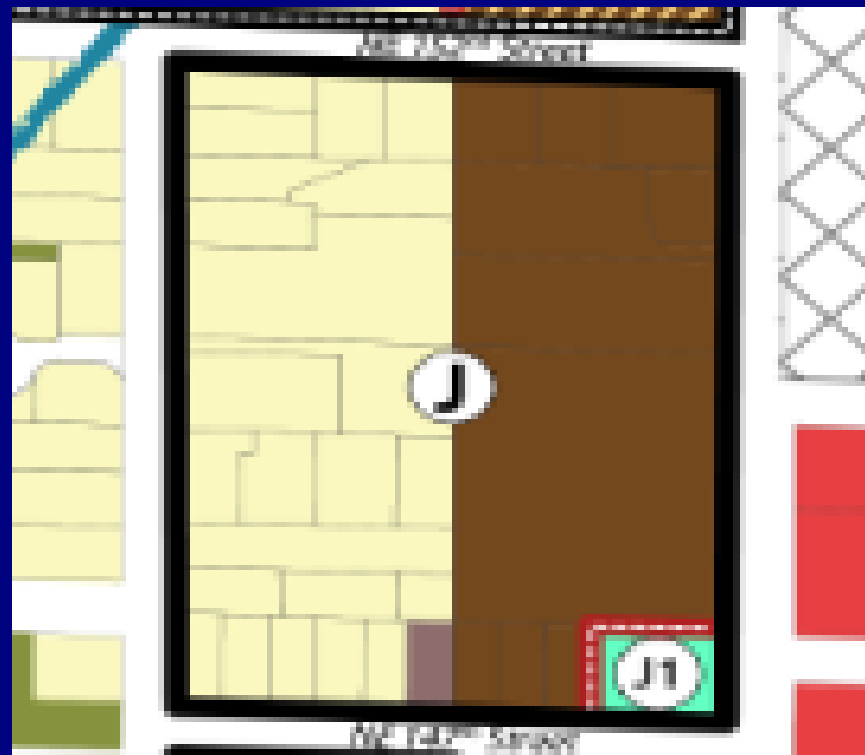


# Potential Amendment-J

J- Roberts Proposal

J1- Staff Proposal

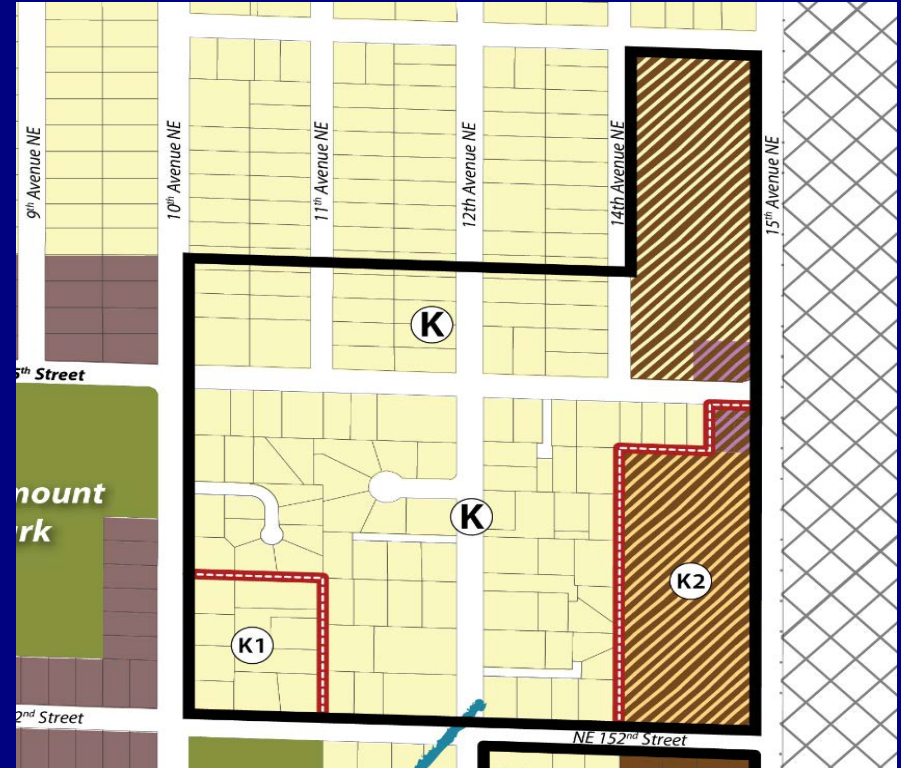
Commission Recommendation



# Potential Amendment-K

Commission Recommendation

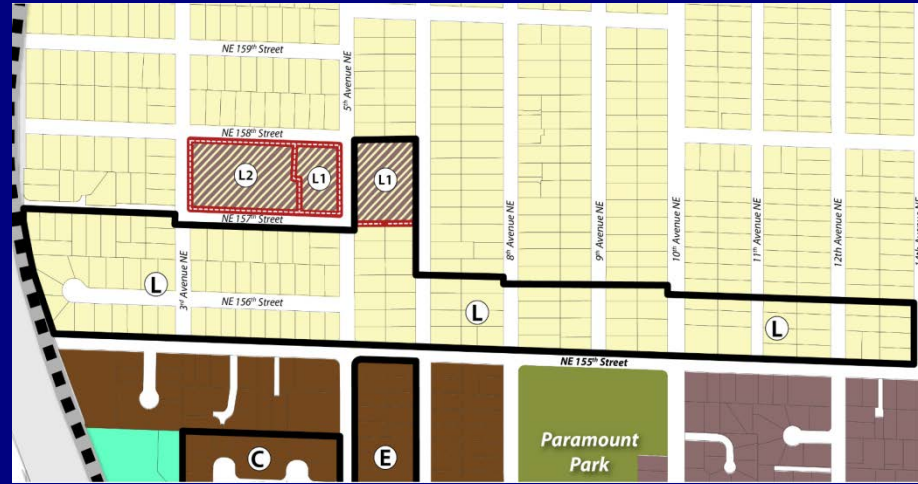
K- Roberts; K1- Salomon;  
K2- Hall



# Potential Amendment-L

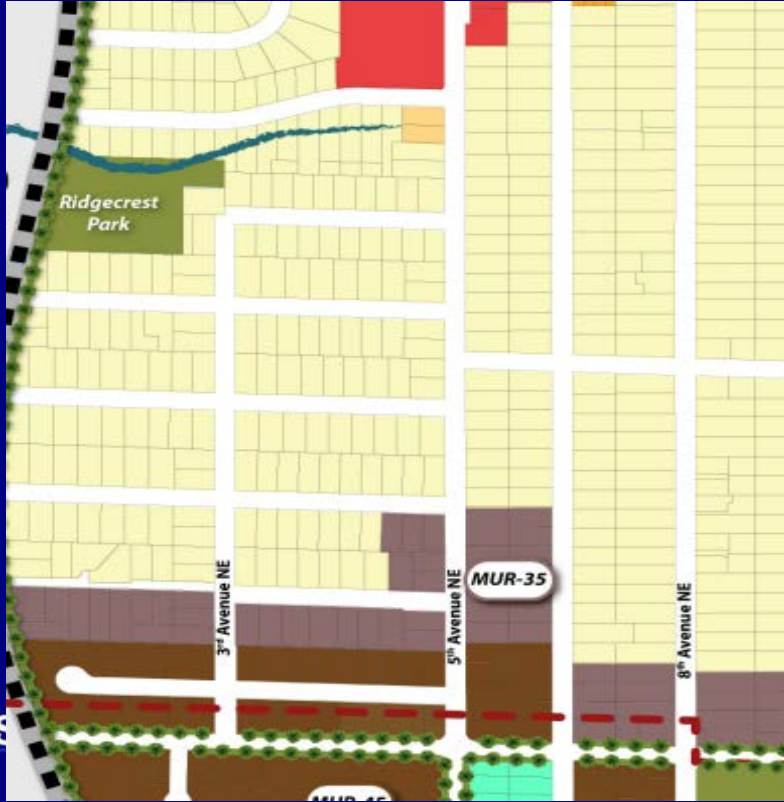
Commission Recommendation

Scully Proposals

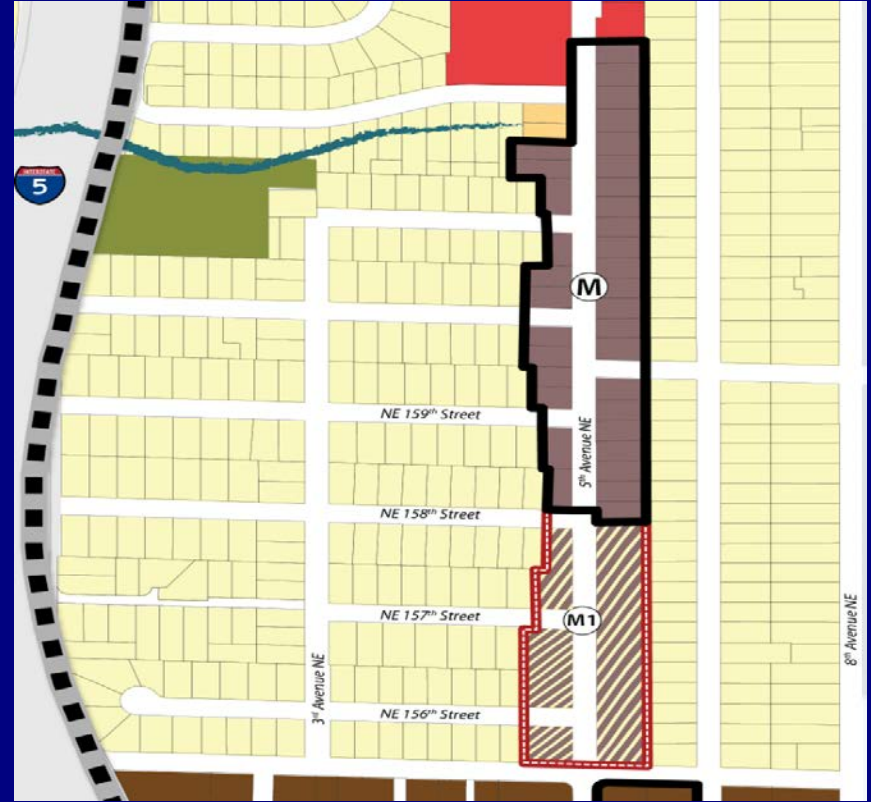


# Potential Amendment-M

Commission Recommendation

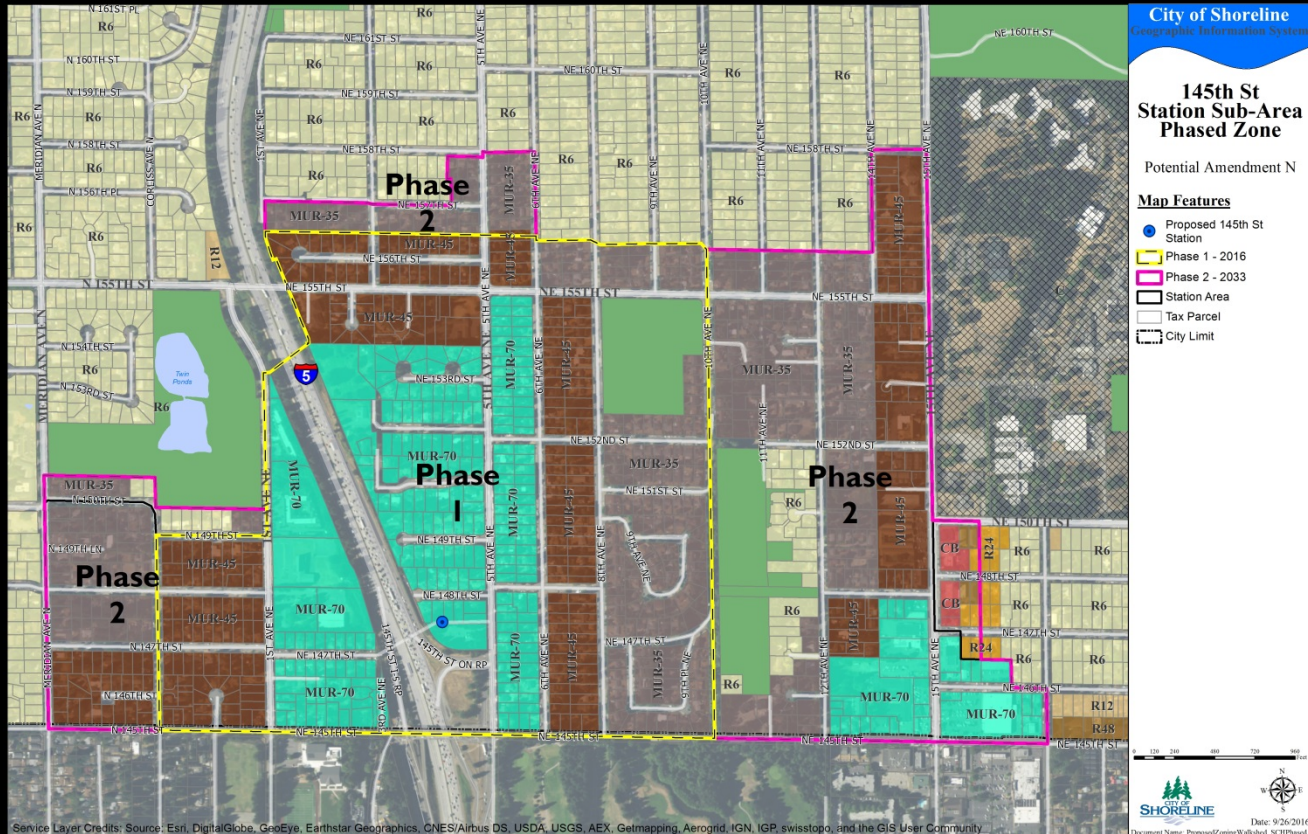


Winstead/McGlashan Proposals





# Potential Amendment N- Salomon Proposal



# Motion to Adopt

- Add “as amended” to motion, include other changes based on:
  - Decisions regarding phased zoning
  - Amendments to FLUM and PAO maps based on zoning
  - Need to remove language appropriate for draft subarea plan, but not final



# Ordinance 756

- Attachment D- Amends Development Code regulations, SMC Title 20, for 185<sup>th</sup> and 145<sup>th</sup> Street Station Subareas (Exhibit A)



# Discussion/Adoption Process

Motion to open discussion:

- *I move to adopt Ordinance No. 756, amending the City's Light Rail Station Subarea regulations set forth in the Unified Development Code, Shoreline Municipal Code Title 20, relating to both the 145<sup>th</sup> and 185<sup>th</sup> Subareas.*

# Process, continued

- Council questions and discussion
- Sub-motions
- Move to adopt
  - Add “as amended” to motion

# Ordinance 752

## Attachment C- Planned Action Ordinance

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

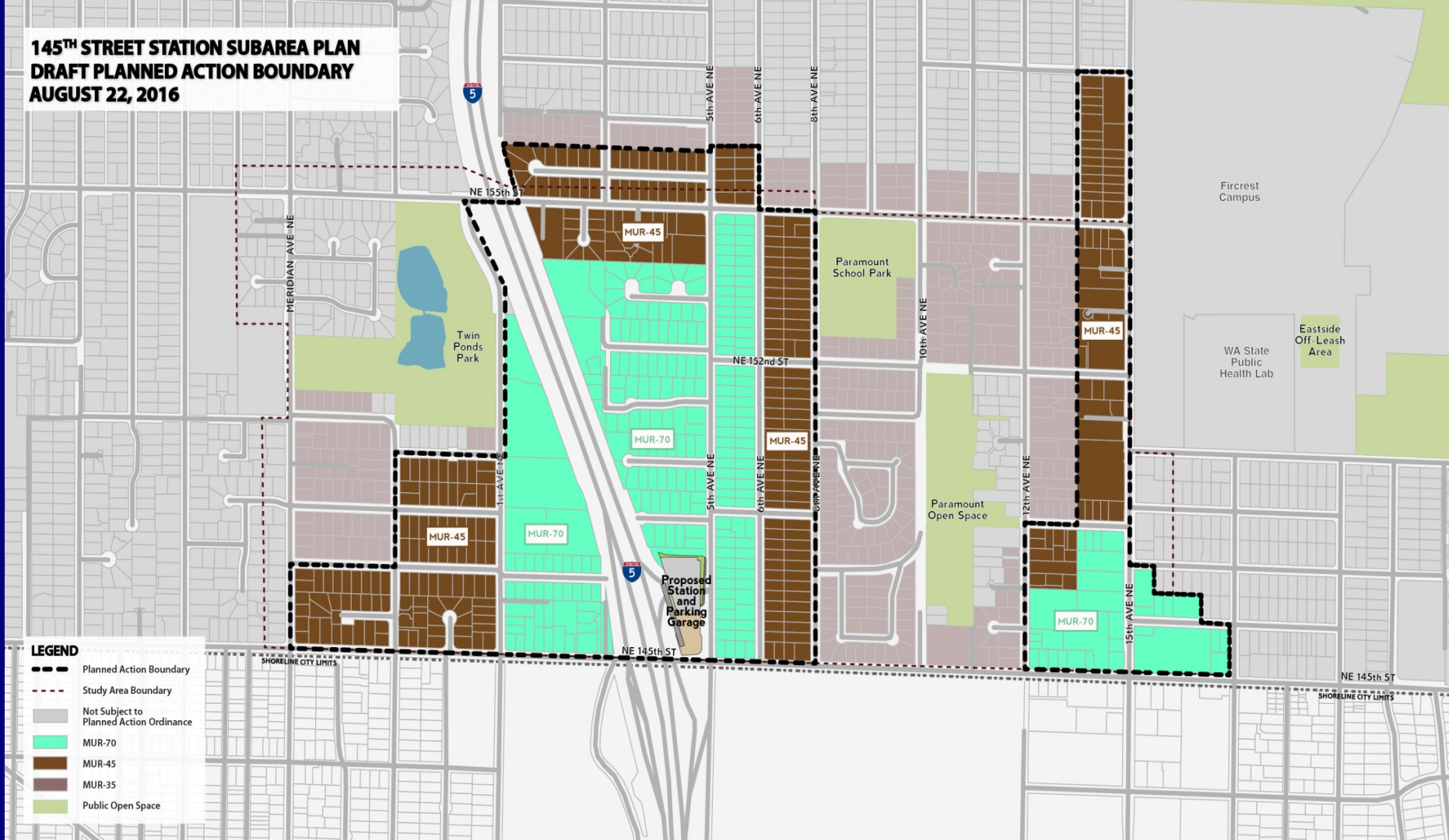


# Purpose of PAO








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



**145<sup>TH</sup> 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



# Discussion/Adoption Process

Motion to open discussion:

- *I move to adopt Ordinance No. 752, adopting a Planned Action Ordinance for the 145<sup>th</sup> Street Station Subarea pursuant to the State Environmental Policy Act.*



# Process, continued

- Council questions and discussion
- Sub-motions
- Move to adopt
  - Add “as amended” to motion

# Thank You

[www.shorelinewa.gov/lightrail](http://www.shorelinewa.gov/lightrail)

