

# Transportation Efficient Communities

Miranda Redinger, Senior Planner

How Local Agencies Can Plan for Transit

February 18, 2016



Shoreline anticipates 2 light rail stations in 2023 at NE 145<sup>th</sup> and 185<sup>th</sup> Streets, east of I-5





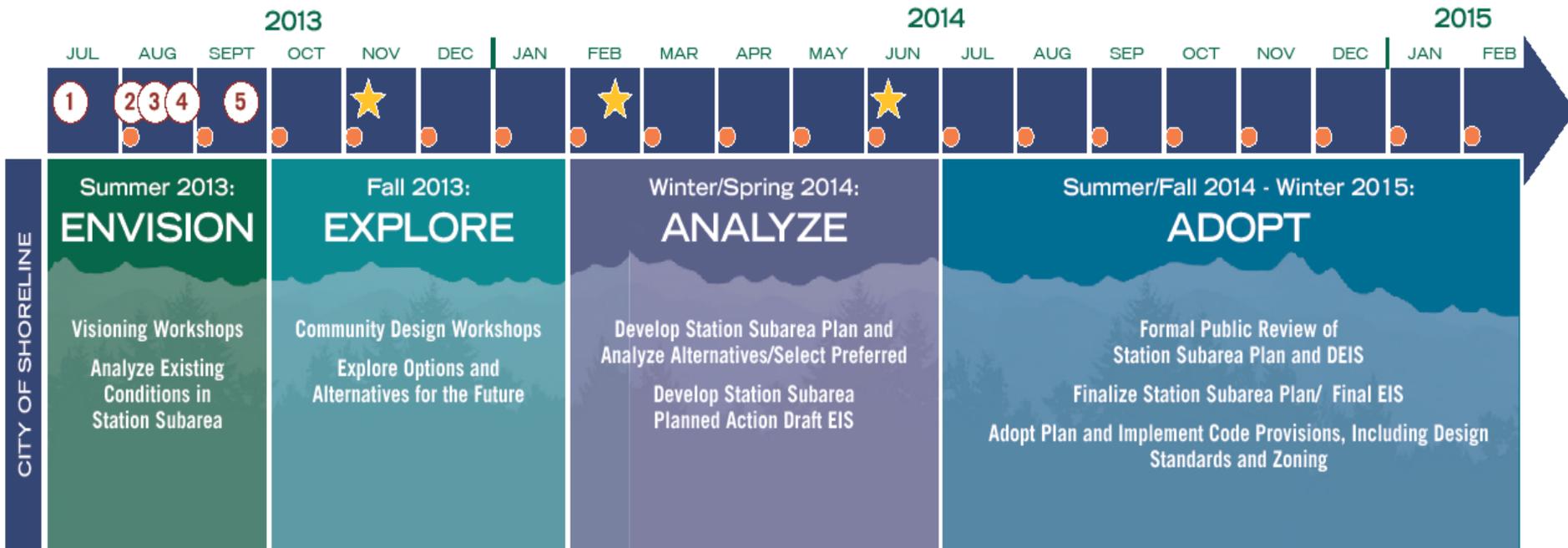
## Light Rail Station Areas



- LU20:** Collaborate with regional transit providers to design transit stations and facilities that further the City's vision by employing superior design techniques, such as use of sustainable materials; inclusion of public amenities, open space, and art; and substantial landscaping and retention of significant trees.
- LU21:** Work with Metro Transit, Sound Transit, and Community Transit to develop a transit service plan for the light rail stations. The plan should focus on connecting residents from all neighborhoods in Shoreline to the stations in a reliable, convenient, and efficient manner.
- LU22:** Encourage regional transit providers to work closely with affected neighborhoods in the design of any light rail transit facilities.
- LU23:** Work with neighborhood groups, business owners, regional transit providers, public entities, and other stakeholders to identify and fund additional improvements that can be efficiently constructed in conjunction with light rail and other transit facilities.
- LU24:** Maintain and enhance the safety of Shoreline's streets when incorporating light rail, through the use of street design features, materials, street signage, and lane markings that provide clear, unambiguous direction to drivers, pedestrians, and bicyclists.
- LU25:** Evaluate property within a  $\frac{1}{2}$  mile radius of a light rail station for multi-family residential choices (R-18 or greater) that support light rail transit service, non-residential uses, non-motorized transportation improvements, and traffic and parking mitigation.
- LU26:** Evaluate property within a  $\frac{3}{4}$  mile radius of a light rail station for multi-family residential housing choices (R-48 or greater) that support light rail transit service, non-residential uses, non-motorized transportation improvements, and traffic and parking mitigation.
- LU27:** Evaluate property along transportation corridors that connects light rail stations and other commercial nodes in the city, including Town Center, North City, Fircrest, and Ridgecrest for multi-family, mixed-use, and non-residential uses.
- LU28:** Implement a robust community involvement process that develops tools and plans to create vibrant, livable, and sustainable light rail station areas.
- LU29:** Create and apply innovative methods and tools to address land use transitions in order to manage impacts on residents and businesses in a way that respects individual property rights. Develop mechanisms to provide timely information so residents can plan for and respond to changes.
- LU30:** Encourage and solicit the input of stakeholders, including residents; property and business owners; non-motorized transportation advocates; environmental preservation organizations; and transit, affordable housing, and public health agencies.
- LU31:** Create a strategy in partnership with the adjoining neighborhoods for phasing redevelopment of current land uses to those suited for *Transit-Oriented Communities (TOCs)*, taking into account when the city's development needs and market demands are ready for change.

	2013	2014 - 2015	2016 - 2023	Beyond 2023
SHORELINE	Station Subarea Planning Work Begins, Including Visioning and Design Workshops	Develop and Adopt Subarea Plans and Environmental Analyses for Station Subareas  Update Land Use and Zoning Maps and Development Code Regulations  Record of Decision Issued  <b>145th Street Route Development Plan</b>	Adopt and Implement Supportive Plans and Policies for Station Subarea Redevelopment	Implementation of Adopted Plans and Policies
			Changes in Land Use and Redevelopment Will Occur Incrementally Over Decades  Market Forces and Property Owner Decisions Will Influence How and Where Redevelopment Occurs  It is Anticipated that Redevelopment Will Provide: <ul style="list-style-type: none"> <li>• A Variety of Housing Types</li> <li>• Mixed-Use Development</li> <li>• Complete Streets and Enhanced Connectivity in the Station Subareas</li> </ul>	
<b>Implementation</b>				
SOUND TRANSIT	Lynnwood Link Extension DEIS Review and Comment Period through September 23, 2013  Public Meeting: August 22, 2013  Open House/Public Hearings August 14, 20, 21 & 22 (Shoreline)  Board Will Identify Preferred Alternative	Final EIS Published	Final Design, Permitting, and Construction <ul style="list-style-type: none"> <li>• Light Rail Transit Trackway</li> <li>• Stations</li> <li>• Parking Structures</li> </ul>	Light Rail Service Operating

# 185th Station Subarea Plan Schedule



CITY OF SHORELINE

## Summer 2013: ENVISION

Visioning Workshops  
Analyze Existing Conditions in Station Subarea

## Fall 2013: EXPLORE

Community Design Workshops  
Explore Options and Alternatives for the Future

## Winter/Spring 2014: ANALYZE

Develop Station Subarea Plan and Analyze Alternatives/Select Preferred  
Develop Station Subarea Planned Action Draft EIS

## Summer/Fall 2014 - Winter 2015: ADOPT

Formal Public Review of Station Subarea Plan and DEIS  
Finalize Station Subarea Plan/ Final EIS  
Adopt Plan and Implement Code Provisions, Including Design Standards and Zoning

● 185th SCC Meetings—1st Monday of Each Month, City Hall 7:30 to 8:30 pm



### Station Subarea Public Meetings:

- 1) November 6, 2013: Strengths, Weaknesses, Opportunities, and Constraints
- 2) February 20, 2014: Alternatives Development
- 3) June 3, 2014: DEIS Public Meeting
- 4) July 10, 2014: DEIS Public Hearing (7:00PM - 9:00PM, City Council Chambers)



### Visioning Workshops, Meetings, and Events:

- 1) July 11th, 2013 - Korean Community Event
- 2) August 1st, 2013 - Visioning Workshop for 145th/155th
- 3) August 7th, 2013 - Event for Folks of Modest Means
- 4) August 22nd, 2013 - 185th SCC Visioning Workshop for 185th
- 5) September 19th, 2013 - City of Shoreline Final Visioning Workshop

# SMART GROWTH BENEFITS



## **Planet**

- Reduce carbon footprints and greenhouse gas emissions
- Mitigate climate change



## **Region**

- Preserve recreational and environmental functions of natural resource areas
- Reduce traffic congestion



## **Community**

- Promote access and connectivity
- Increase livability, employment, and housing options
- Encourage more affordable housing



## **Neighborhood**

- Enhance complete streets and walkability
- Encourage vitality and development of "third places"
- Provide opportunities for neighborhood-serving businesses



# Public Participation

## WHAT'S IN YOUR FUTURE NEIGHBORHOOD NEAR LIGHT RAIL?



# Walk-shops



# Walkshops



**THIS WILL BRING CHANGE TO YOUR NEIGHBORHOOD**  
Now is the Time to Get Involved and Help Plan for the Future!

## JOIN US!

City Staff will lead "Walk Shop" tours of the 145th Street Station Subarea on the 4th Friday of each month from 2:00-4:00 p.m.

## Upcoming Dates:

- June 27<sup>th</sup>
- July 25<sup>th</sup>
- August 22<sup>nd</sup>
- September 26<sup>th</sup>

Tour Groups will meet at the Park & Ride on 5th Ave, north of 145th street & follow a route outlined in the walking tour map available at [shorelinewa.gov/lightrail](http://shorelinewa.gov/lightrail)  
**Rain or Shine!**



# TAKE A TOUR OF YOUR NEIGHBORHOOD AND... ...HELP SHAPE ITS FUTURE BY SHARING YOUR OPINION

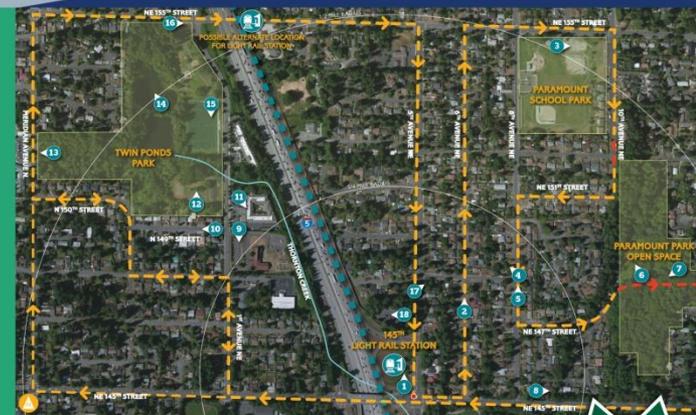


### What is Your Vision for the NE 145th Street Station Subarea?

The City of Shoreline wants your input and ideas to help shape the future of the neighborhoods surrounding proposed light rail stations. This self-guided tour map will direct you through the area surrounding a potential light rail station at NE 145th Street. As light rail service begins, some land uses surrounding the station could possibly transition to mixed use development and a greater variety of housing choices. This will likely occur incrementally over decades, but now is the time to plan ahead. By participating in a tour of the station subarea and providing your insights, you can help shape the vision for the long-range possibilities, in a way that also supports Shoreline's commitment to maintain a healthy city.

### Walk, Bicycle, or Drive—Your Choice!

You can walk, bicycle, or drive the routes shown on the 145th Street Station Subarea Tour Map. If you walk or bicycle, you may be able to see more details and provide more meaningful input about the future of the neighborhood. Depending on the route you take, the entire tour covers approximately 4.5 miles and will take 1-1/2 to 2 hours to complete.



### How to Submit Your Input

Email your answers to [mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov). You may also go online to take this tour and answer the questions.

Or Take the Tour Online. Go to: [www.shorelinewa.gov/lightrail](http://www.shorelinewa.gov/lightrail) OR



**GET YOUR TOUR BROCHURE HERE!**

# Design Workshops

Stakeholder groups:

- Chamber of Commerce
- Environmental Advocates
- Alternative Transportation Advocates
- Affordable Housing Advocates
- Large Property Owners
- Shoreline High School Students
- Station Citizen Committees
- Master Builders/Developers



# Visualization of 185<sup>th</sup> Street

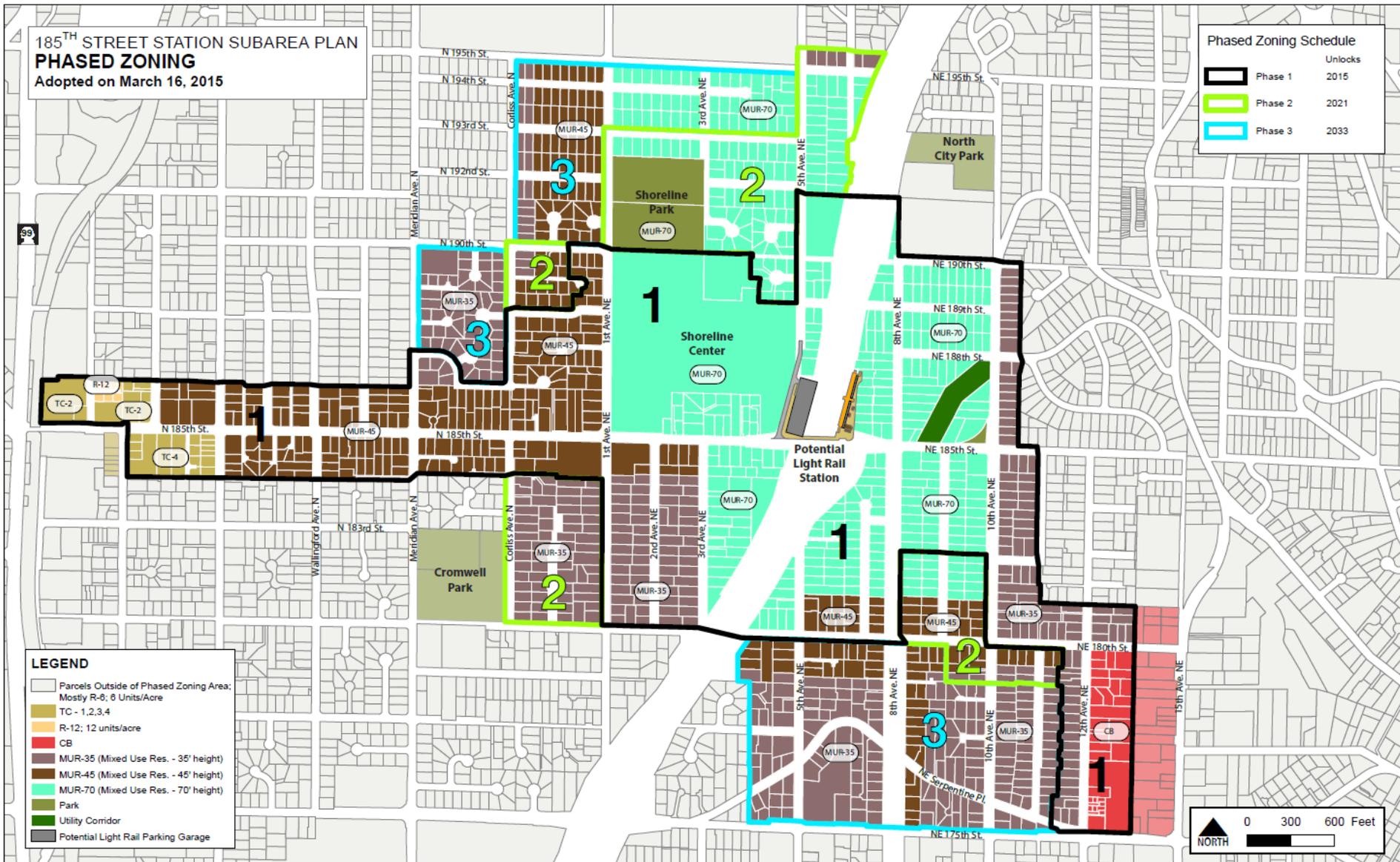


**185<sup>TH</sup> STREET STATION SUBAREA PLAN**  
**PHASED ZONING**  
 Adopted on March 16, 2015

Phased Zoning Schedule	
	Phase 1 2015
	Phase 2 2021
	Phase 3 2033
	Unlocks

**LEGEND**

- Parcels Outside of Phased Zoning Area: Mostly R-6; 6 Units/Acre
- TC - 1,2,3,4
- R-12: 12 units/acre
- CB
- MUR-35 (Mixed Use Res. - 35' height)
- MUR-45 (Mixed Use Res. - 45' height)
- MUR-70 (Mixed Use Res. - 70' height)
- Park
- Utility Corridor
- Potential Light Rail Parking Garage



## **MEDIUM DENSITY**

**(MUR-35')**

This zone would allow multi-family and single-family attached housing styles such as row houses and townhomes. The height limit is 35 feet (the same as single family housing), which equates to a three-story building. MUR-35' would allow commercial uses along "arterial" streets, including conversion of existing homes to businesses. Other types of buildings might include live/work lofts, offices, and mixed-use.



## **MEDIUM DENSITY**

**(MUR-45')**

This zone would allow multi-family building types with a height limit of 45 feet, which equates to a four-story building, including mixed-use buildings with three levels of housing over an active ground floor/commercial level. Buildings such as row houses, townhomes, live/work lofts, apartments, etc. could be developed, and single family homes along arterials could be converted to businesses.



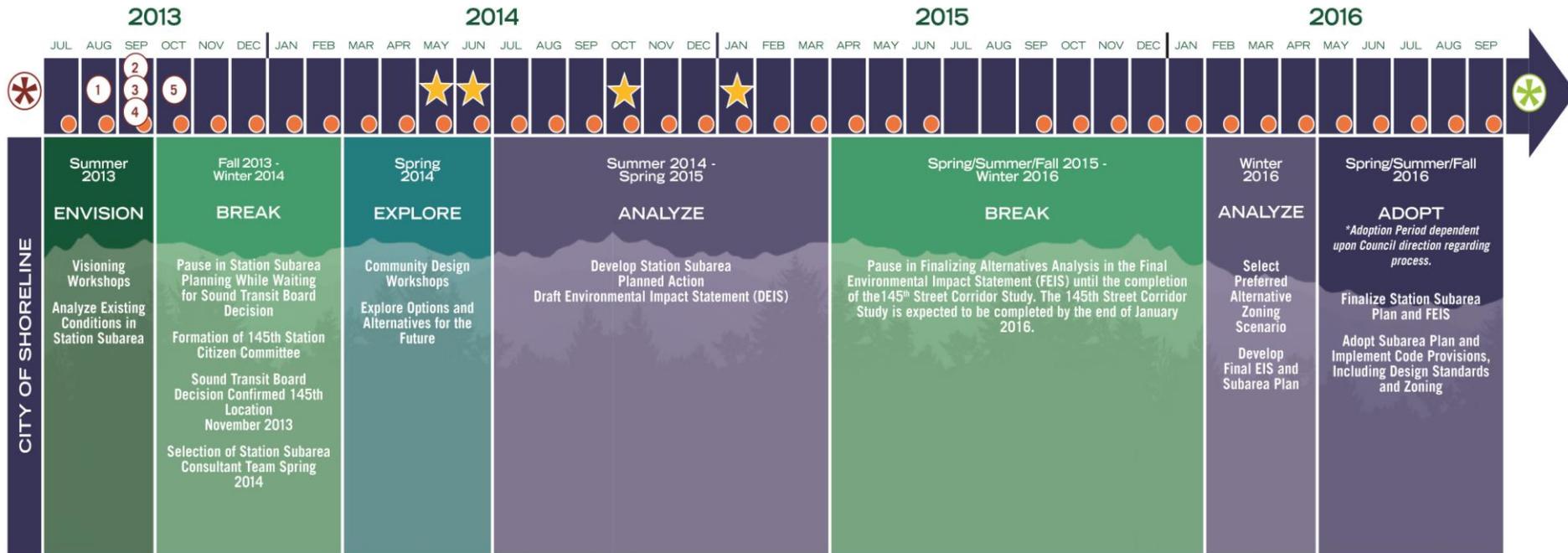
## **HIGH DENSITY**

**(MUR-70')**

This zone would allow building heights of 70 feet, generally six to seven stories. Building types would typically be mixed-use with residential and/or office uses above commercial or other active use at the ground floor level. This type of development will occur in areas closest to the light rail station in the long-term.



# 145<sup>th</sup> Street Station Subarea Timeline



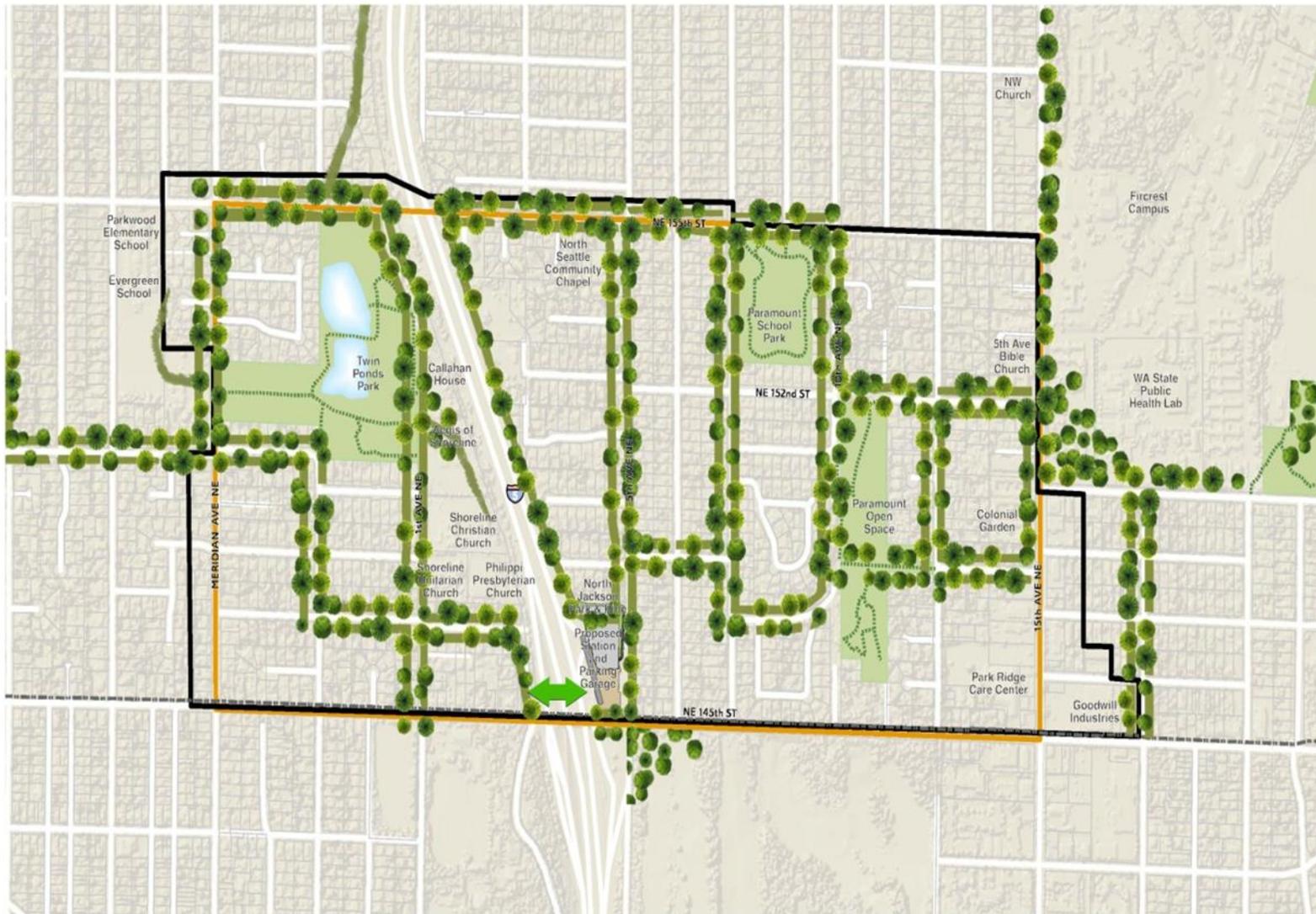
## Visioning Workshops, Meetings, and Events:

- May 22nd, 2013 Kick-off/Informational Public Meeting
- 1) July 11<sup>th</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

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.

# Design Concepts- 145<sup>th</sup> St. Station Subarea



- ## LEGEND
-  Mobility Study Area
  -  Land Use Study Area
  -  Shoreline City Limits
  -  Trail
  -  Tax Parcel
  -  City Park
  -  Potential Improved Pedestrian / Bicycle Crossing (to be analyzed in further detail in the 145th Street Corridor Study)
  -  Green Network (see description above)

# Visualization Near 145<sup>th</sup> Street Station



# ALTERNATIVE 2 - CONNECTING CORRIDORS

## 145TH STATION SUBAREA POTENTIAL ZONING SCENARIO

- Park
- Campus
- 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-65 (Mixed Use Res. - 65' height)
- MUR-85 (Mixed Use Res. - 85' height)
- Light Rail Alignment
- Study Area Boundary



# ALTERNATIVE 3 - COMPACT COMMUNITY 145TH STATION SUBAREA POTENTIAL ZONING SCENARIO

- Park
- Campus
- Parcel
- TC-1 to TC-4, Town Center
- R-4; 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)
- MUR-45 (Mixed Use Res. - 45' height)
- CB; Community Business
- MB; Mixed Business
- NB; Neighborhood Business
- MUR-65 (Mixed Use Res. - 65' height)
- MUR-85 (Mixed Use Res. - 85' height)
- Light Rail Alignment
- Study Area Boundary

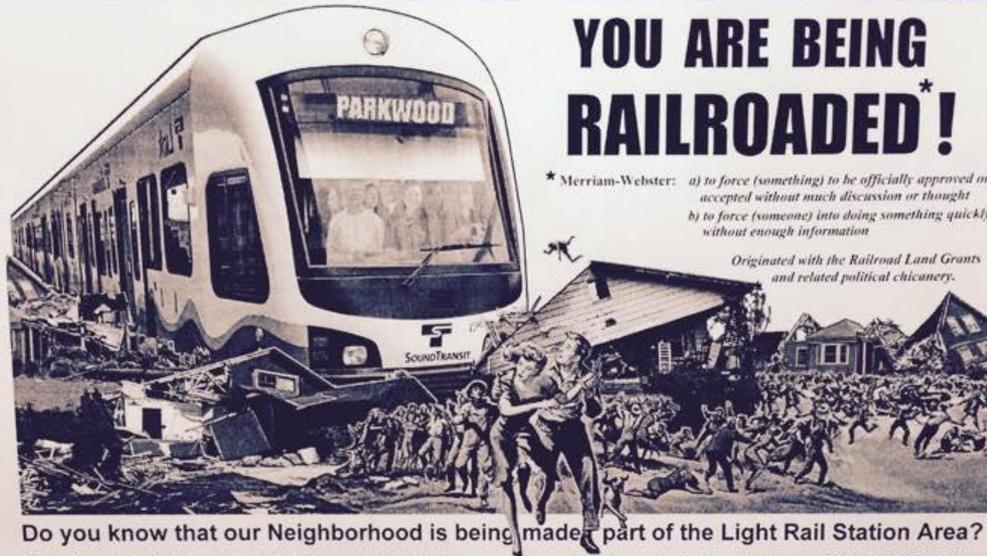


# Implementation

- Corridor Studies to determine cross-sections and capital facility (including acquisition) needs
- Update Transportation Master Plan
- Incorporate assumptions about projected growth into Parks and Stormwater Master Plans
- Determine Park Impact Fee or Dedication Program
- Work with School District, Utilities, and others to amend their long-range plans
- Develop affordable housing program, including fee-in-lieu
- Develop TDR program
- Educate community on changes and potential impacts

# LEAVE OUR HOMES ALONE

## YOU ARE BEING RAILROADED!



\* Merriam-Webster: a) to force (something) to be officially approved or accepted without much discussion or thought  
 b) to force (someone) into doing something quickly or without enough information

*Originated with the Railroad Land Grants and related political chicanery.*

Do you know that our Neighborhood is being made part of the Light Rail Station Area?

The Shoreline City Council and their City Planning Staff are currently moving forward with Plans to include YOUR PROPERTY in the STATION AREA – to be for the Development of 'High Density' RowHouses, TownHouses, Apartments & Commercial Uses.

**If you value your home, please become informed. It will soon be too late.**

<http://www.shorelinewa.gov/145design> & <http://preserveshoreline.wordpress.com>

<http://soundoffshoreline.wordpress.com>

You can Help **SLOW! STALL! & STOP!** the RECKLESS RADICAL RE-ZONE

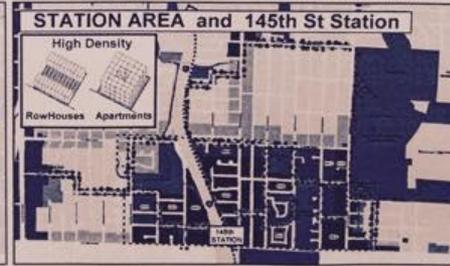
City Council AGENDA ITEM for March 23 is the "145TH STATION AREA". To leave COMMENTS for the Council

Go to: <http://www.shorelinewa.gov/government/shoreline-city-council/comment-on-agenda-items>

Attend the City Council Meeting on March 23, 2015 at 7:00 PM for PREFERRED PLAN Vote

City Council Chambers are on the first floor of City Hall at 17500 Midvale Avenue N, Shoreline

*Your Presence is Important*



**THE MORE OPPOSITION - THE LESS CHANGE**

The WAY to Preserve Shoreline is contact: SHORELINE PRESERVATION SOCIETY

<http://preserveshoreline.wordpress.com>

[janetway@yahoo.com](mailto:janetway@yahoo.com)

206 734-5545



**Let us Unite and Fight, NOW! - After the Re-Zone, You will be on Your Own**

The design and crafting of this Flyer was done without the endorsement or knowledge of the Shoreline Preservation Society or SoundOff Shoreline

## Contact:

**Miranda Redinger**

**Senior Planner**

**[mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov)**

**206-801-2513**

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

For a seed to achieve its greatest expression, it must come completely undone. The shell cracks, its insides come out and everything changes. To someone who doesn't understand growth, it would look like complete destruction.

Cynthia Ocox

**Thank You!**