

# Angle Lake District Station Area Plan



Council Study Session

April 28, 2015

## PURPOSES OF PRESENTATION

### **1) Review Schedules for:**

- Adoption of Plan
- Extension of Interim Development Standards

### **2) Respond to Prior Requests**

### **3) Council Input on Planning Commission Proposed Changes to Draft Plan**

### **4) Council Input on Draft Plan:**

- Chapter 6: Implementation

# 1) REVIEW SCHEDULES

## Extension of Interim Standards

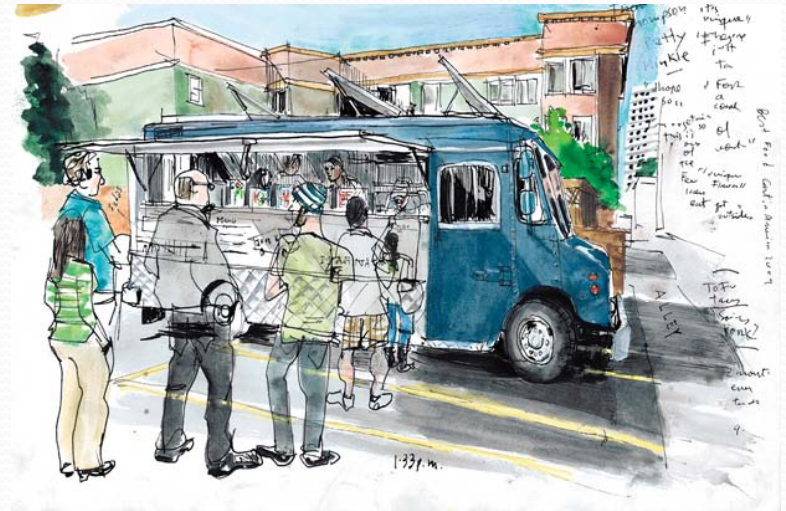
### Plan Review & Adoption

2/24	✓ Ch. 1: Introduction	<i>(Interim standards will expire June 30, 2015)</i>
	✓ Ch. 2: Existing Conditions	
	✓ Ch. 3: Economic Opportunity	
3/12	✓ Ch. 4: Community Vision	
	✓ Ch. 5: Urban Design Framework	
TODAY	<b>Ch. 6: Implementation</b>	
5/5	<b>Public Hearing</b> <i>- Planning Commission</i>	
6/9	<b>Council Study Session</b> <b>Presentation of Agenda Bill &amp; Ordinance</b>	<b>Council Study Session</b> <b>Presentation of Agenda Bill &amp; Ordinance</b> <i>- 6 month extension</i>
6/23	<b>Anticipated Council Action</b>	<b>Anticipated Council Action</b>

## 2) RESPOND TO PRIOR REQUESTS

### Request for Information on Mobile Vending

- Will be discussed as part of Angle Lake District development standards or as separate process



### 3) COUNCIL INPUT ON PLANNING COMMISSION PROPOSED CHANGES TO PLAN

#### **Sub-District 4: Port of Seattle Properties**

Development in this area ~~will~~should complement neighboring sub-districts with more commercial-intensive uses, and be compatible with the transit- and pedestrian-oriented environment that is envisioned, especially adjacent to the District Center.

#### **Key Land Use Strategies**

- Encourage transit-oriented, people-intensive commercial land uses that help activate the District Center.
- Discourage airport operations-focused uses that would detrimentally impact the transit- and people-oriented environment of the District Center.
- Affirm continued Inter-Local Agreement with Port of Seattle.

## 4) REVIEW OF CH. 6: IMPLEMENTATION

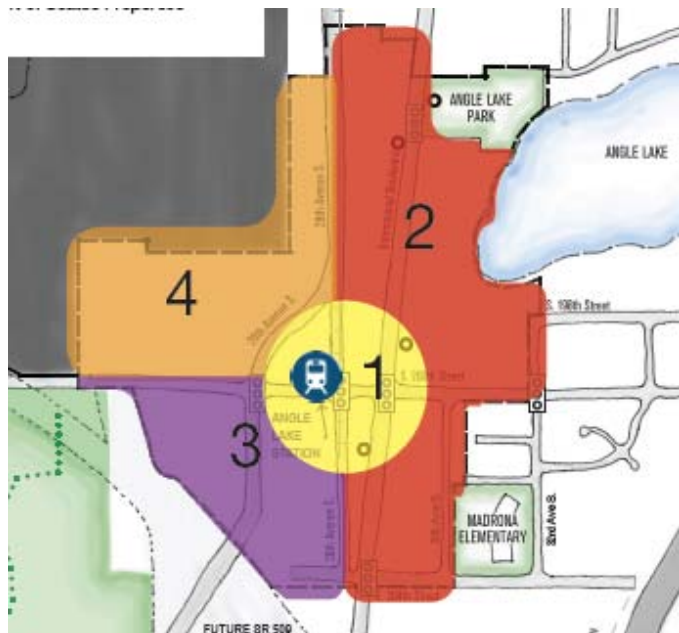
- Long term effort
- Implementing mechanisms:
  - *Development codes*
  - *Development incentives*
  - *Capital projects*
  - *Public/private collaboration*
  - *Grants*
  - *Other City-led activities*



# Land Use Implementation

## Sub-Districts:

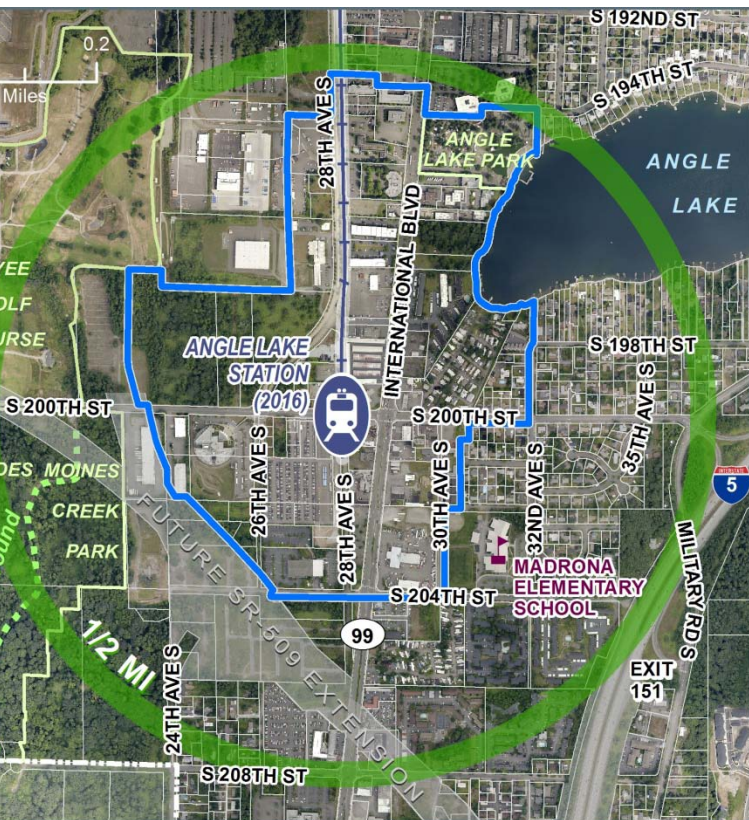
1. District Center
2. Commercial/Residential Mixed
3. Commercial/Flex
4. Port of Seattle Properties



## Development Code Changes

- Ensure higher density development & mix of transit-oriented uses (*esp. in District Center*)
- Discourage auto-focused uses (*esp. in District Center*)
- Promote active ground floor uses (*esp. in District Center*)
- Explore allowing mobile vending (i.e. food trucks)

# Land Use Implementation



## Development Code Changes (cont.)

- Promote a variety of housing types & remove barriers to high density housing:
  - *Consider allowing higher density projects in some multifamily zones*
- Preserve existing single family neighborhoods
  - *Explore creating moderate densities along S 200<sup>th</sup> as a buffer*



# Land Use Implementation



## **Development Incentives**

- Promote transit-oriented uses
- Adopt Multifamily Tax Exemption Program

## **Public/Private Collaborations**

- Sound Transit, Port of Seattle, private property owners

# Connectivity Implementation

## Development Code Changes

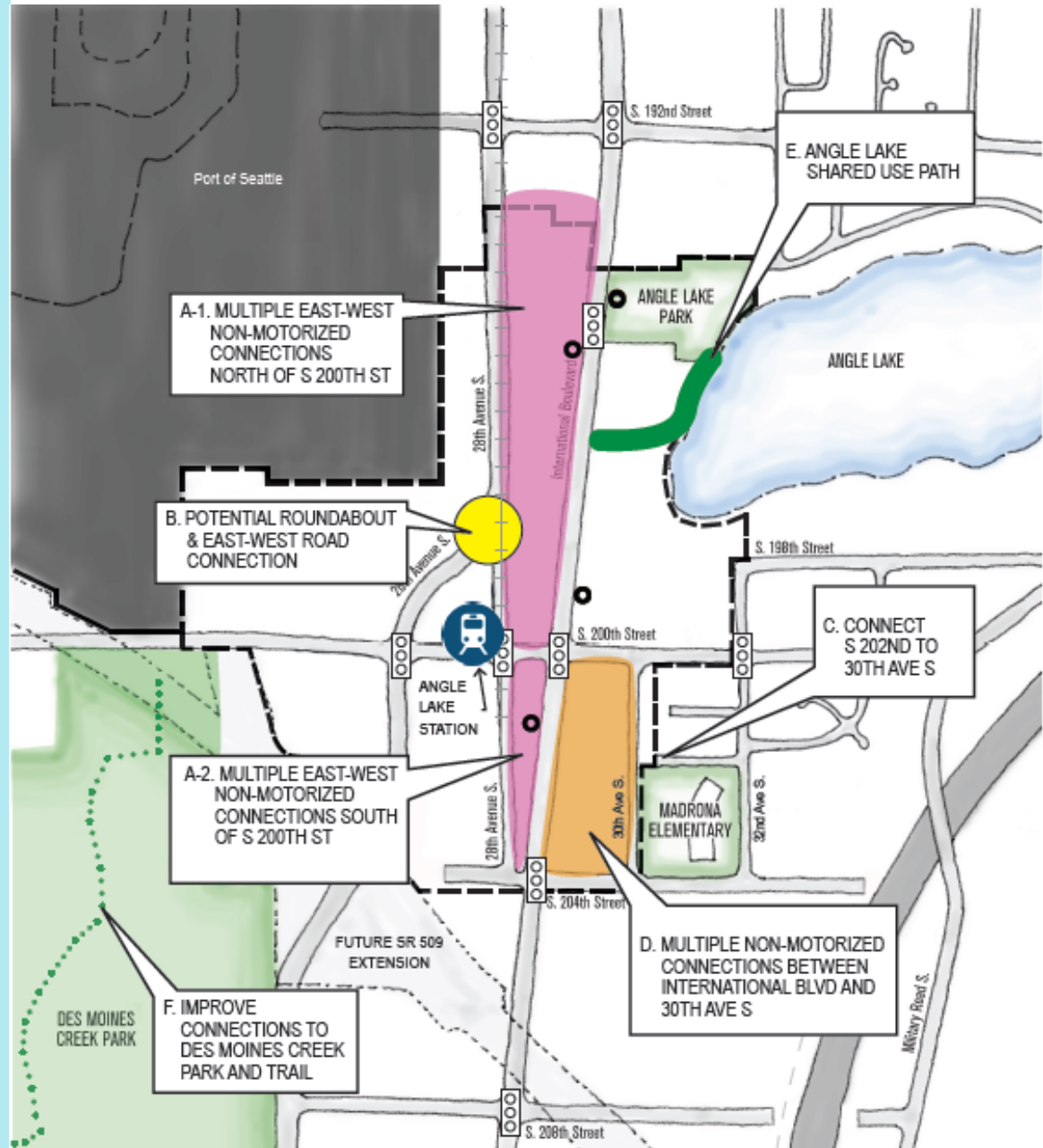
- Incentivize provision of non-motorized connections

## Determine Project Priority & Funding

- Proposed road improvements

## Public/Private Collaboration

- Angle Lake Path & other new connections



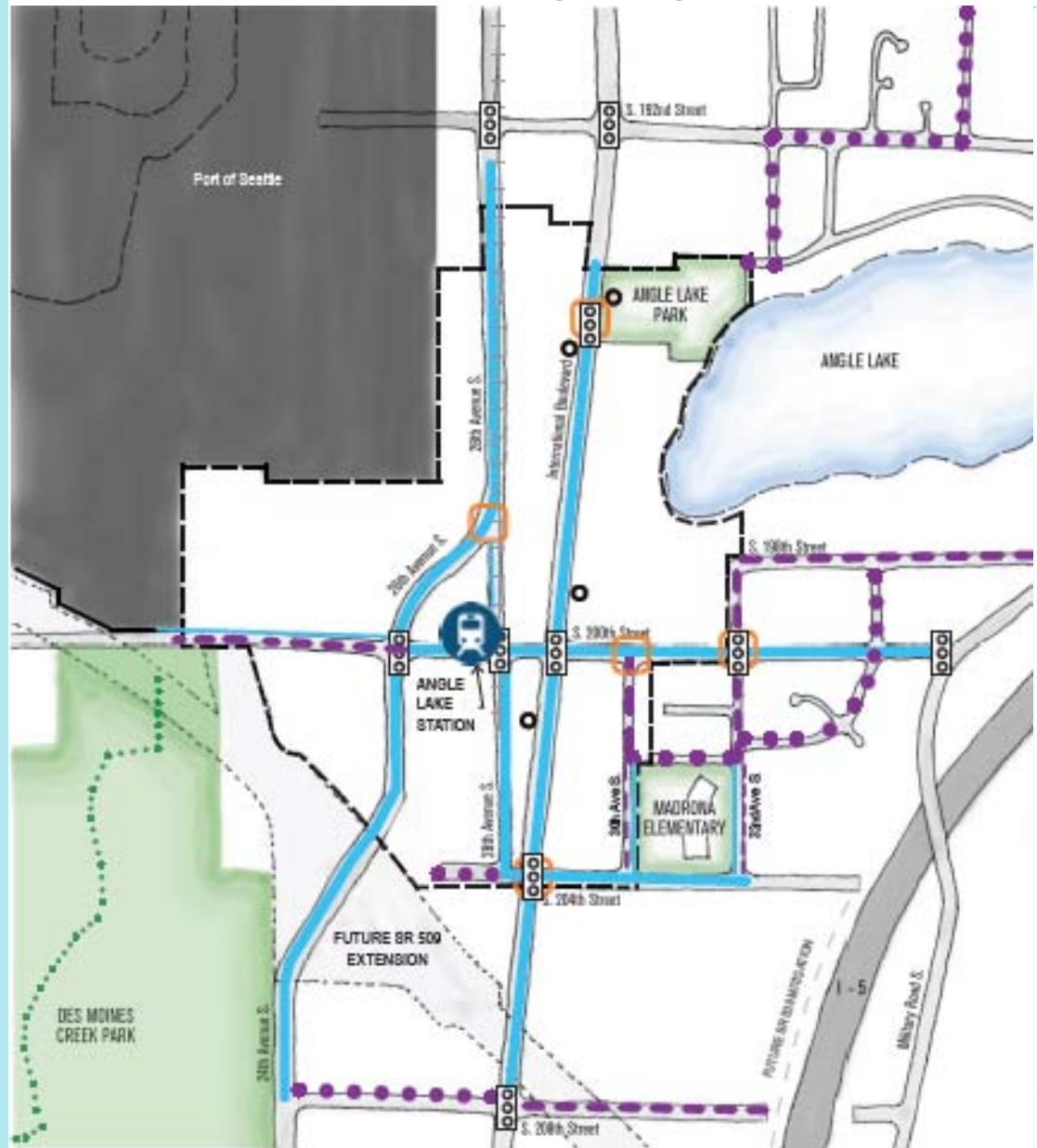
# Pedestrian Facility Implementation

## Development Code Changes

- Develop pedestrian facility design standards

## Determine Project Priority & Funding

- Ensure accessibility of intersections



# Bicycle Facility Implementation

## Development Code Changes

- Develop bicycle facility design standards for District

## Determine Project Priority & Funding

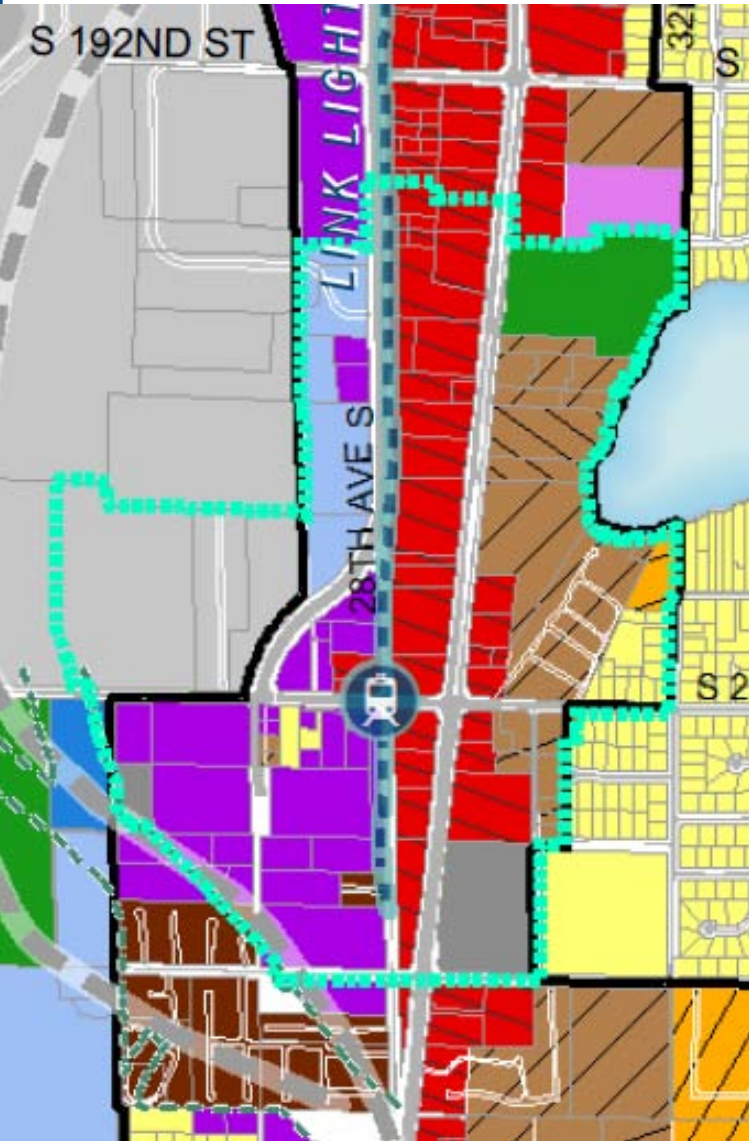
- Create all ages and abilities network

## Connectivity, Ped & Bike Implementation

- Create development incentives & explore grants



# Urban Design Implementation



## Development Code Changes

- Facilitate transit-oriented, human scale development
  - *Ensure buildings close to streets with ground floor uses that activate sidewalks (esp. in District Center)*
  - *Establish maximum setback in Aviation Business Center (ABC) zone*
- Encourage creative and sustainable design

# Urban Design Implementation



## Urban Design

### Development Incentives

- Consider changes to parking, landscape, open space and other requirements

### Grants & Other Funding

- Seek funding for public amenity strategy, public art & branding

# Community & Economic Opportunity Implementation



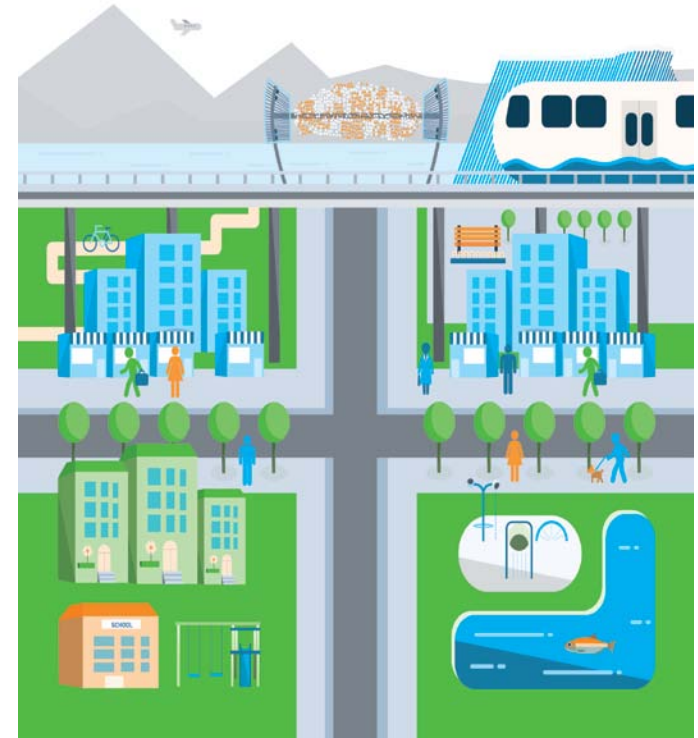
## City Activities

- Continue to work to:
  - *Attract a variety of businesses, housing and other developments*
- Promote transit-oriented uses on City owned property (i.e., Station 45 site)
- Encourage public agencies to locate civic uses in District (i.e., library)

# City Activities

- Explore streamlined review processes, especially for public benefits
- Create internal tracking system for Angle Lake District Station Area Plan implementation efforts

## Administrative Implementation





# Questions?

