

**From:** Rachael Markle  
**To:** Dan Fernisse; Debbie Tarry  
**Subject:** FW: 185th Street Station Area Plan & Zoning Press Release- how's this?  
**Date:** Tuesday, June 23, 2015 5:16:26 PM

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Hi and FYI,

Miranda put this together for me and I sent it to Jennifer Anderson (MBA) with a preamble to keep Shoreline's new zoning & regs in the forefront. Thought you might like to have it as an informational/promotional piece to share as needed.

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**From:** Miranda Redinger  
**Sent:** Tuesday, June 23, 2015 11:35 AM  
**To:** Rachael Markle  
**Subject:** RE: 185th Street Station Area Plan & Zoning Press Release- how's this?

On March 16, the Shoreline City Council adopted three ordinances that changed the zoning and development regulations for the 185th Street Light Rail Station Subarea. This included a three phase approach to zoning changes with Phase 1 effective immediately; Phase 2 occurring in 2021; and Phase 3 occurring in 2033. Council also adopted new Mixed-Use Residential (MUR) zoning designations that allow additional housing styles, including attached single family, townhomes, row homes, apartments, and live/work dwellings. Along arterials and in the MUR-70' zone, certain retail, service, office, and other types of commercial uses will be allowed. MUR zones are form-based, and defined by height limits (35, 45, and 70 feet) rather than density maximums. MUR-45' and -70' zones include minimum densities of 18 and 48 dwelling units per acre respectively.

An interactive zoning map is available at <http://maps.shorelinewa.gov/lightrail185th> to help identify exactly what each parcel's new zoning will be and when it will be effective. The total area rezoned is 293 acres, approximately 4.7% of the acreage within the City of Shoreline. Similar zoning designations are also being considered near the future station at NE 145<sup>th</sup> Street, but this process has been postponed until early 2016 while the City and inter-jurisdictional partners study the arterial itself with regard to capacity and necessary improvements.

The illustration below demonstrates some of the features of MUR zoning designations and a conceptual cross-section of NE 185<sup>th</sup> Street. In addition to roadway and non-motorized transportation improvements, the image depicts single-family housing that has been converted to office use, live/work lofts, 3 over 1 construction in the MUR-45' zone, and taller buildings in the MUR-70' zone closer to the station.



The City commissioned the Clark Design Group to "ground-truth" new regulations and create potential development scenarios. A couple images are included below; the entire report is available at <http://shorelinewa.gov/home/showdocument?id=18122>.



4-Story with Below Grade Parking  
Ground Floor Commercial Space/Residential Above



3-Story Lofts with Below Grade Parking  
Ground Floor Live/Work with Residential Above



4-Story with Below Grade Parking  
Ground Floor Live/Work with Residential Above



3-Story Residential Buildings with Surface or Below Grade Parking located behind or to the side of buildings

If you would like more information about new zoning designations or have any questions, please contact Miranda Redinger, Senior Planner, at 206-801-2513 or [mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov).