



Memorandum

DATE: July 18, 2022

TO: Rachael Markle, Planning & Community Development (P&CD) Director;
Andrew Bauer, Planning Manager

FROM: Steven Szafran, Senior Planner

RE: Residential Capacity in the 145th and 185th Street Station Subareas

CC: Debbie Tarry, City Manager

The purpose of this memo is to provide an update on the remaining residential capacity in the 145th and 185th Street Station Subareas and the potential update to the Planned Action Ordinance of the two subarea plans.

The 185th Street Station Subarea Plan was adopted on March 16, 2015, through Ordinance 707. The 185th SSSAP analyzed the impacts associated with development in the Planned Action Area which covers the MUR-45' and MUR-70' zones within the area. Mitigation measures were put in place to adequately address impacts associated with the thresholds established in the Ordinance. The following thresholds were used to determine if a site-specific development proposed within the Planned Action Area was contemplated as a planned action project and has had its environmental impacts evaluated in the Planned Action EIS –

Table 1 – Land Use Growth Projections within the Planned Action Area

Preferred Alternative (2035)	
	Threshold Growth
Population	5,399
Residential Units	2,190
Jobs	928
Total New Activity Units – Residential Units and Jobs	3,128

Table 2 – Maximum Building Height

Zoning District	Maximum Building Height
Mixed-Use Residential 35' (MUR 35')	35 feet
Mixed-Use Residential 45' (MUR 45')	45 feet
Mixed-Use Residential 70' (MUR 70')	70 feet
Mixed-Use Residential 70' (MUR 70') w/ development agreement	140 feet

Table 3 - Transportation

	Total PM Peak Trips Generated
Preferred Alternative (2035)	8,289

	Maximum Average Daily Trips
Preferred Alternative (2035) – N-NE 185 th Street*	20,000

*Volumes are for the 185th Corridor east of Aurora Avenue North to 10th Avenue NE

Table 4 – Utilities – Water/Wastewater

Utility Provider	Total Water Demand Threshold gallons per day (gpd)
North City Water District	771,281 gpd
Seattle Public Utilities	1,171,165 gpd
Wastewater	1,516,803 gpd

The 145th Street Station Subarea Plan was adopted on September 26, 2016, through Ordinance 752. The 145th SSSAP analyzed the impacts associated with development in the Planned Action Area which covers the MUR-45' and MUR-70' zones within the area. Mitigation measures were put in place to adequately address impacts associated with the thresholds established in the Ordinance. The following thresholds were used to determine if a site-specific development proposed within the Planned Action Area was contemplated as a planned action project and has had its environmental impacts evaluated in the Planned Action EIS –

Table 1 – Land Use Growth Projections within the Planned Action Area

Alternative 4 Compact Community Hybrid (2035)	
	Threshold Growth
Population	5,314
Residential Units	2,214
Jobs	1,083
Total New Activity Units – Residential Units and Jobs	3,297

Table 2 – Maximum Building Height

Zoning District	Maximum Building Height
Mixed-Use Residential 35' (MUR 35')	35 feet
Mixed-Use Residential 45' (MUR 45')	45 feet
Mixed-Use Residential 70' (MUR 70')	70 feet
Mixed-Use Residential 70' (MUR 70') w/ development agreement	140 feet

Table 3 - Transportation

	Total PM Peak Trips Generated
Alternative 4 Compact Community Hybrid (2035)	18,061

Table 4 – Utilities – Water/Wastewater

Utility Provider	Total Water Demand Threshold gallons per day (gpd)
North City Water District	1,043,000 gpd
Seattle Public Utilities	2,048,000 gpd
Wastewater	3,609,000 gpd

In the six (6) years since the adoption of the 145th SSSAP, various forms of residential development have since been planned, permitted, and constructed. The following table lists the residential units in planning, permitting, or constructed phases –

Project	Permit#	New Units	Remaining Units
15425 2nd Ave NE	17-1703	4	2210
15604 5th Ave NE	17-0634	4	2206
409 NE 155th	17-1217	5	2201
14527 1st Ave NE, etc.	PLN18-0176	66	2135
304 NE 152nd St	MFR-18-2671	34	2101
2151 N 147th St	TWN19-3047	5	2096
2300 N 147th St	PLN19-0216	280	1816
14604 Corliss Ave N	TWN19-1036	5	1811

15278 6 th Ave NE	MFR21-0326	5	1806
321 NE 149th St	MXU21-2058	252	1554
140 NE 145th St	MXU22-0025	237	1317
104 NE 145 th St	MFR22-1505	550	767
332, 338, 344, 350, 356 NE 149TH STREET, 14917 5TH AVE NE, AND 355 NE 151ST STREET.	PRE22-0070*	340	427
14580 6 th Ave NE	PRE22-0094*	208	219
14540 5 th Ave NE	PRE22-0123*	309	-90
14562 6 th Ave NE	PRE22-0060*	411	-501

* Permits for construction have not been submitted.

In the seven (7) years since the adoption of the 185th SSSAP, various forms of residential development have since been planned, permitted, and constructed. The following table lists the residential units in planning, permitting, or constructed phases –

Project	Permit #	New Units*	Remaining Units
Arabella II	126009	80	2110
18501 Densmore	125602	4	2106
2322 N. 185th St.	17-1168	7	2099
1003 NE 185th St.	17-1539	5	2094
224 NE 180th St.	17-1699	5	2089
1719 N. 185th	17-0447	14	2075
2330 N 185th St	18-0695; 18-0696	7	2068
18311 11th Ave NE	18-1094; 18-1095	4	2064
18322 1st Ave NE	18-1937	6	2058
1802 N 185th St	18-1958	4	2054
18510 Wallingford Ave N	18-1950	4	2050
2156 N 185th St	18-2042	6	2044
18512 Meridian Ct. N	PLN19-0037, -0038; TWN19-0378, -0380	10	2034
18339 Wallingford Ave N	18-0482; 18-0485; 18-0486; 18-0487	6	2028
17743 12th Ave NE	18-1844	8	2020
2128 N 185th St	19-0962	6	2014
2122 N 185th St	19-1019	6	2008
18515 Meridian Ave N	19-0464	6	2002
225 NE 185th St	19-0264, -0266	5	1997
18709 1st Ave NE	19-0978	6	1991

18004 and 18010 10th Ave NE	MFR17-1747	29	1962
212 NE 180th St	19-0865; 19-0867; 19-0869	7	1955
18526 Densmore Ave N	19-1143, 19-1145	6	1949
18002, 18008, 18016 12th Ave NE	19-1929; 19-1936; 19-1939; 19-1941	16	1933
2146 N 185th	MFR19-0928	22	1911
2152 N 185th	MFR19-0933	22	1889
18807 8 th Ave NE	MXU22-0605	240	1649
18554 8 th Ave NE	PRE22-0054*	300	1349
18910 8 th Ave NE	PLN22-0082*	197	1152
18820 8 th Ave NE	PRE22-0097*	857	295

* Permits for construction have not been submitted.

As you can read in the tables above, residential capacity in the two light rail station areas is nearing the thresholds established in the Planned Action Ordinance(s). Interest in developing near the light rail stations has increased in the recent months and as light rail service begins in 2024, staff expects the trend to continue.

The policy question is – should Planned Action Ordinance 707 and 752 be reevaluated and extended or should any new projects over the thresholds be required to complete independent SEPA reviews? There are pros and cons to each:

Pros:

Developers like the certainty of knowing that the SEPA review for the station has been completed and individual projects will not be subject to appeal.

The cost for SEPA review (now \$5,208) is not required making this an incentive for development. Appeal of SEPA is a risk that can add time and therefore significant cost to development. The Planned Action largely removes that risk for individual qualifying developments.

Public services, infrastructure, and utilities can qualify as a Planned Action such as new roads, stormwater, utilities, parks, and trails that are development consistent with mitigations identified in the EIS.

Cons:

Staff will need consultant help in updating both Planned Action Ordinances. This consultant help will require a budget request from Council.

Development impacts and potential mitigation would be evaluated on a project-by-project basis rather than holistically.