

TOD Spotlight Session

“Building Transit, Building Opportunity”

TOD Regional Advisory Committee
October 11, 2017

presented by

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Development Services Director
City of Edmonds





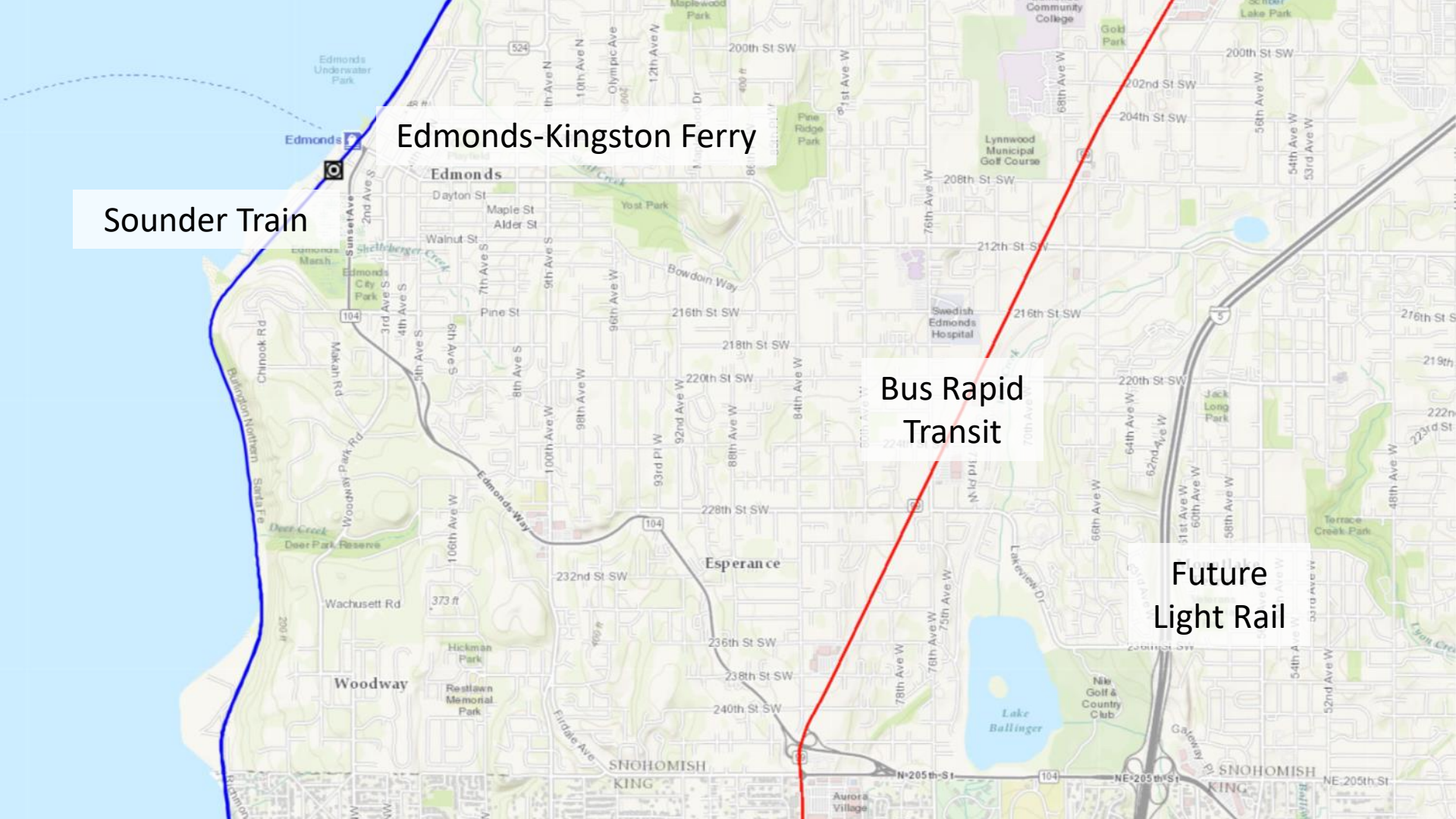
Everett

EDMONDS

SNOHOMISH COUNTY

KING COUNTY

Seattle

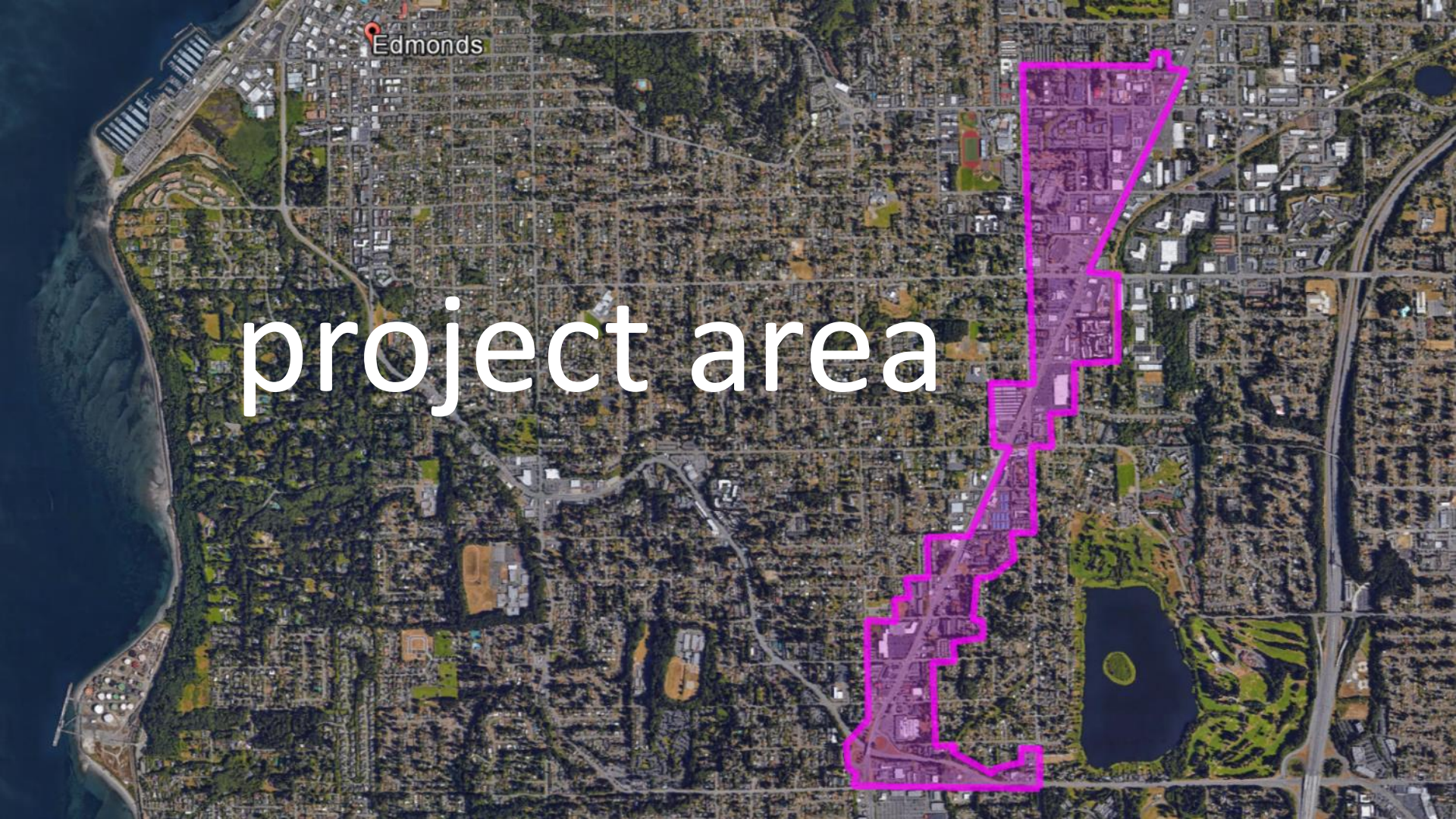


Edmonds-Kingston Ferry

Sounder Train

Bus Rapid
Transit

Future
Light Rail



Edmonds

project area

What's Been Adopted?

- ❖ Highway 99 Subarea Plan
- ❖ Highway 99 Planned Action EIS
- ❖ Development Code Update
- ❖ Expanded MFTE Program to include project area

High Performing Properties



Underutilized Properties



Public Involvement



A **public workshop**
kicked-off the
process by
identifying
community values
and priorities

Public Involvement

Hosted multiple
open house events
to discuss and
receive feedback on
plan details



Community Values

Connectivity



Destinations



Beautification



Safety



Walkability



Affordable
Housing



Healthy
Businesses

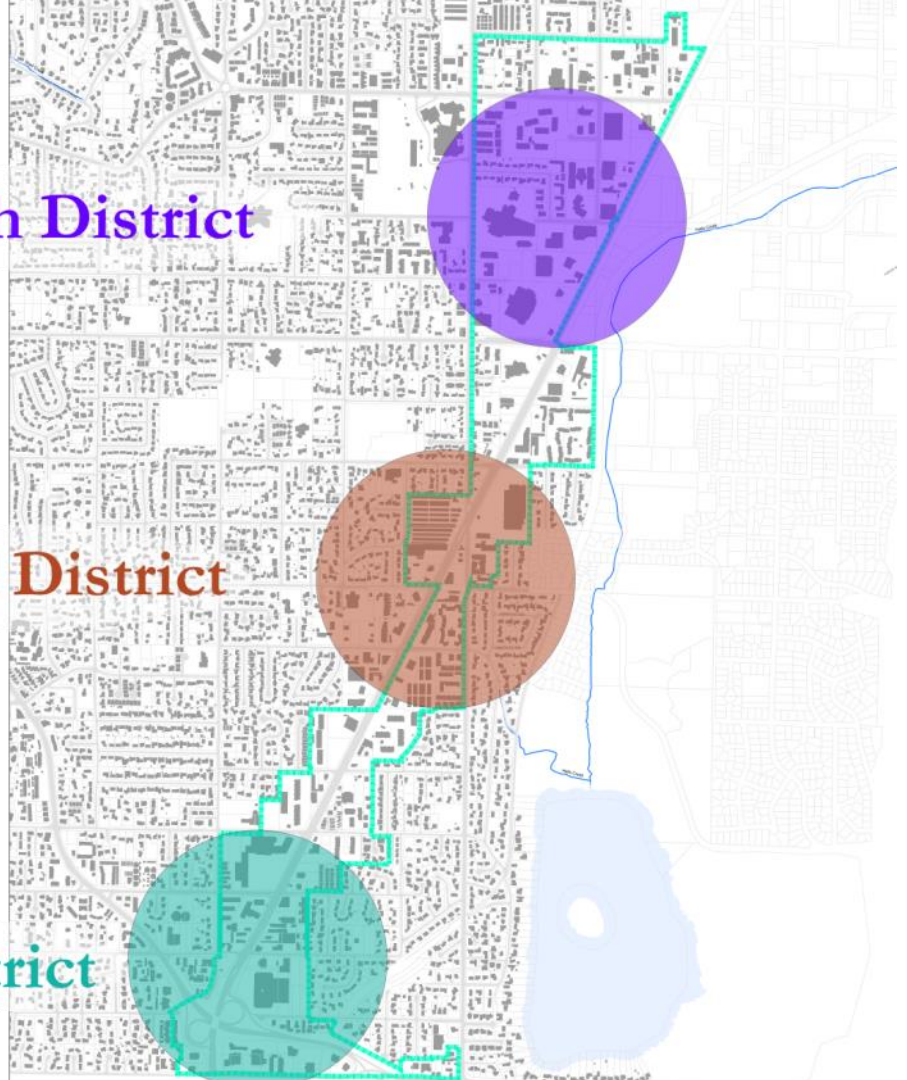


Distinct Nodes

Health District

International District

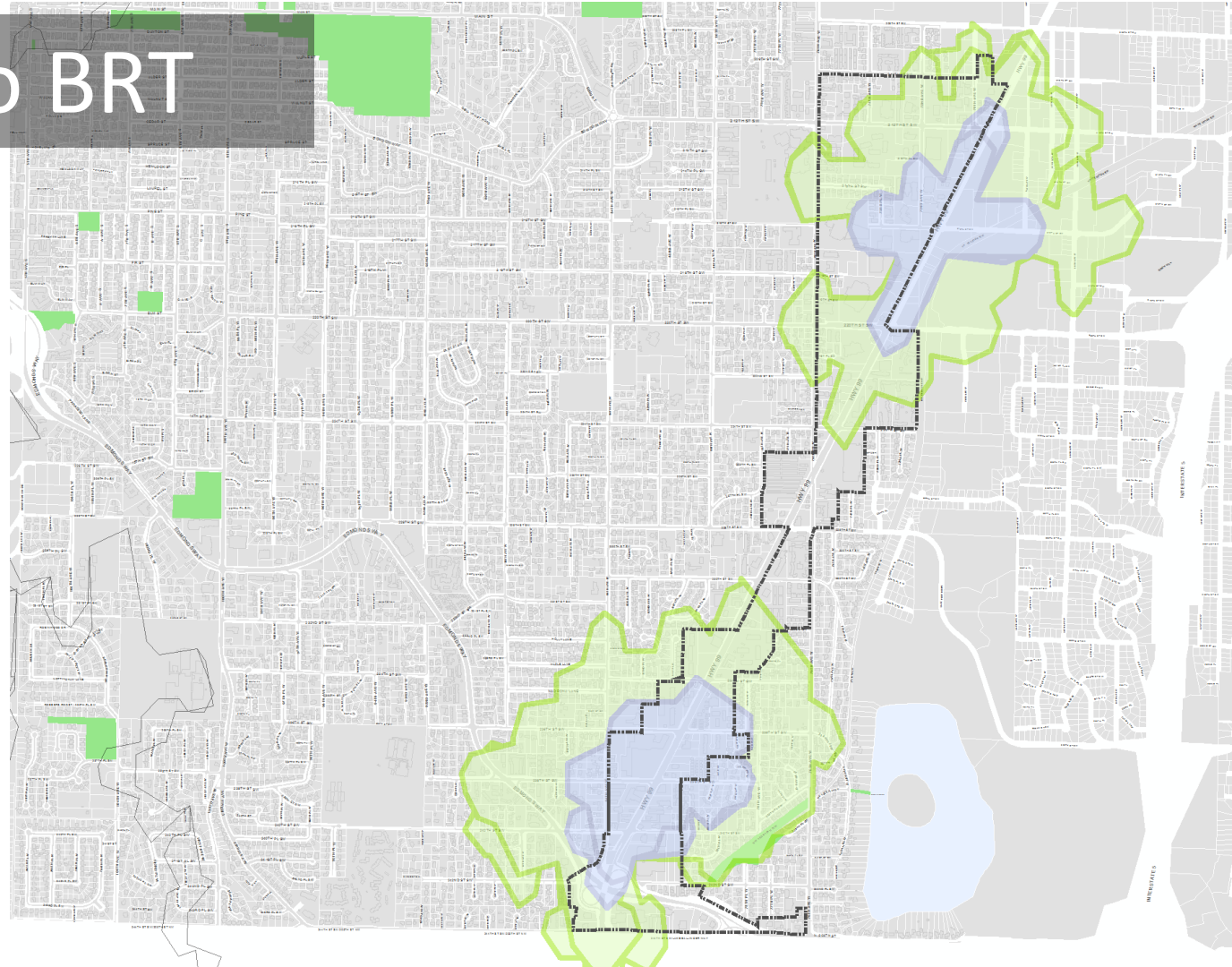
Gateway District



Walkshed to BRT

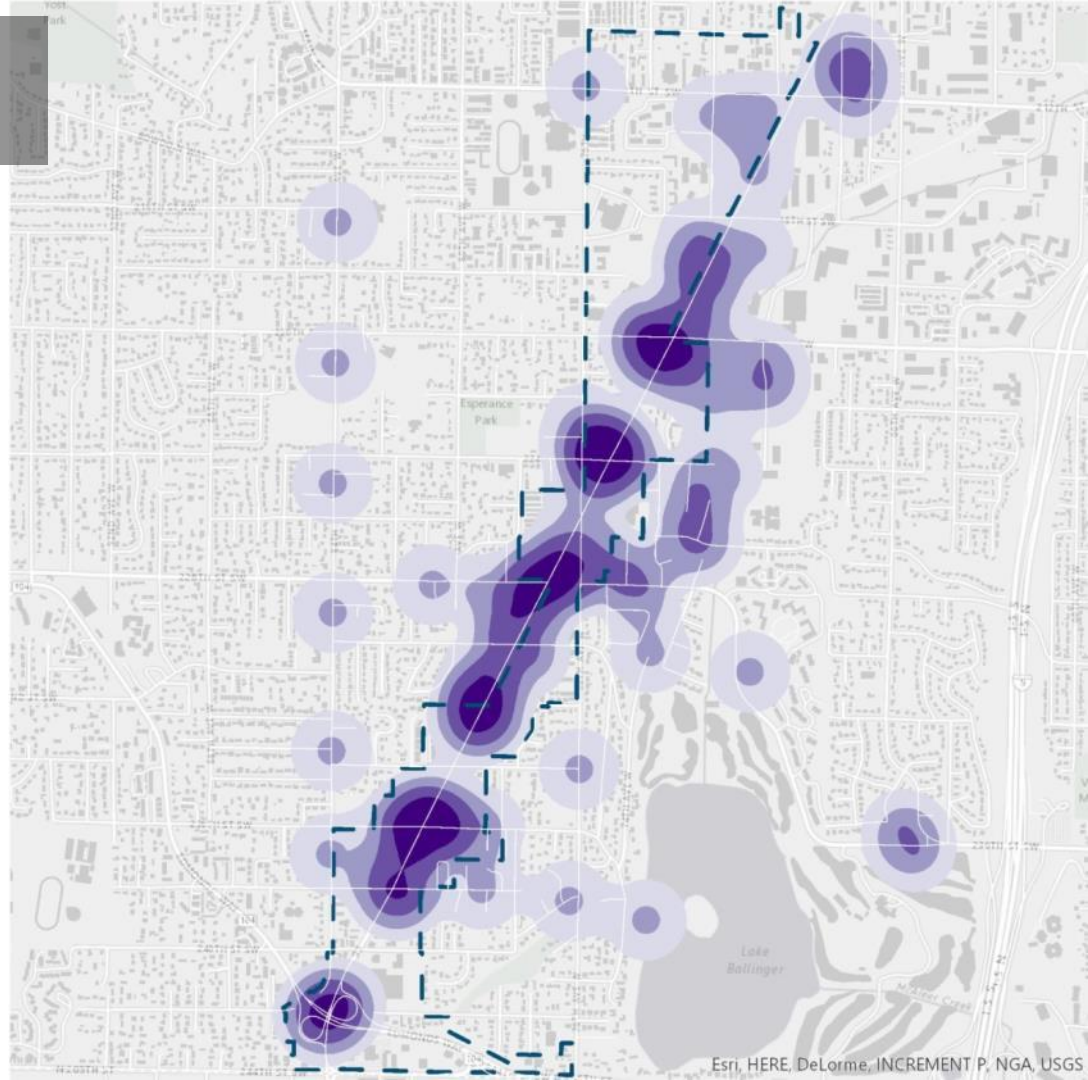
½ Mile

¼ Mile



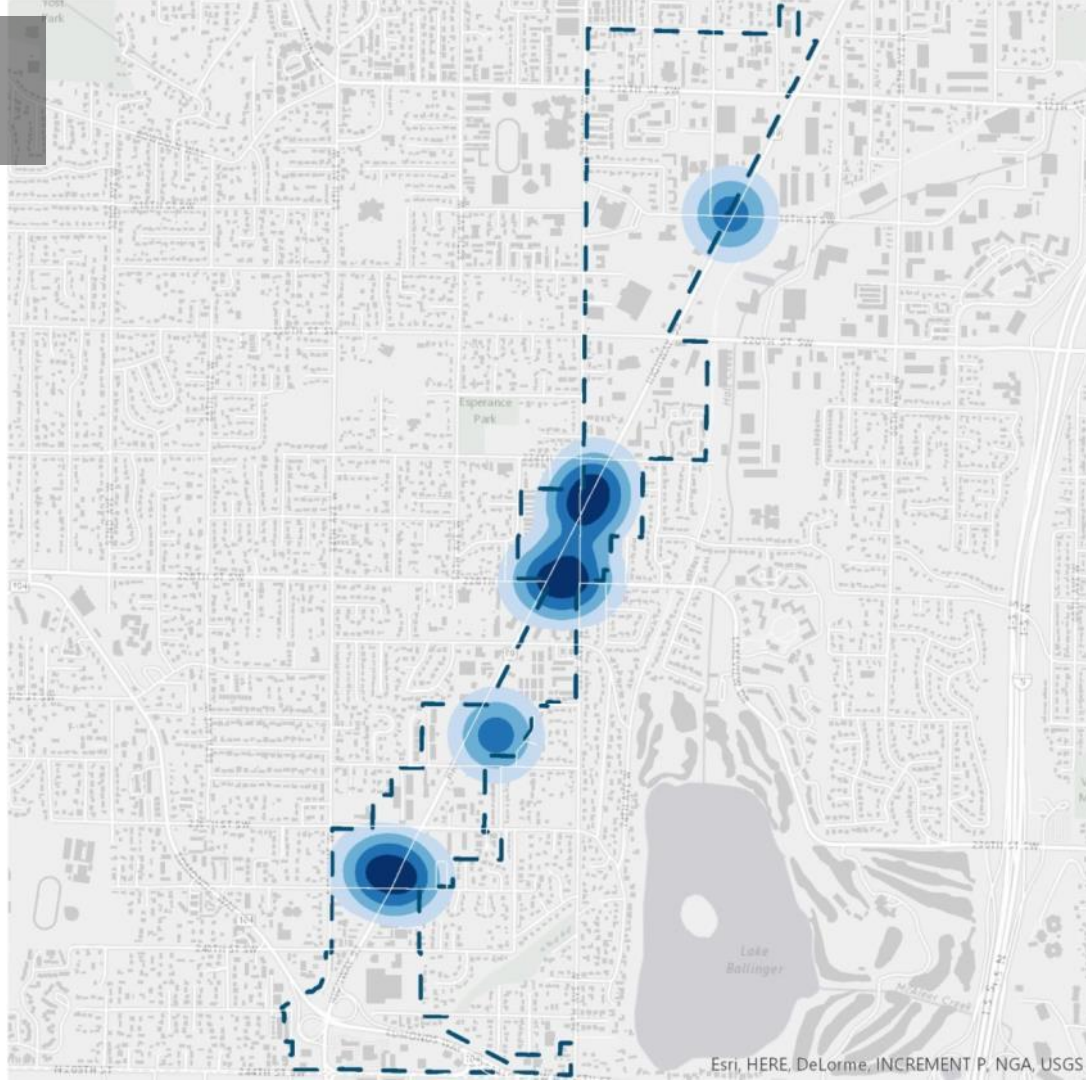
Public Input

Pedestrian safety
is a major concern
throughout the
corridor.



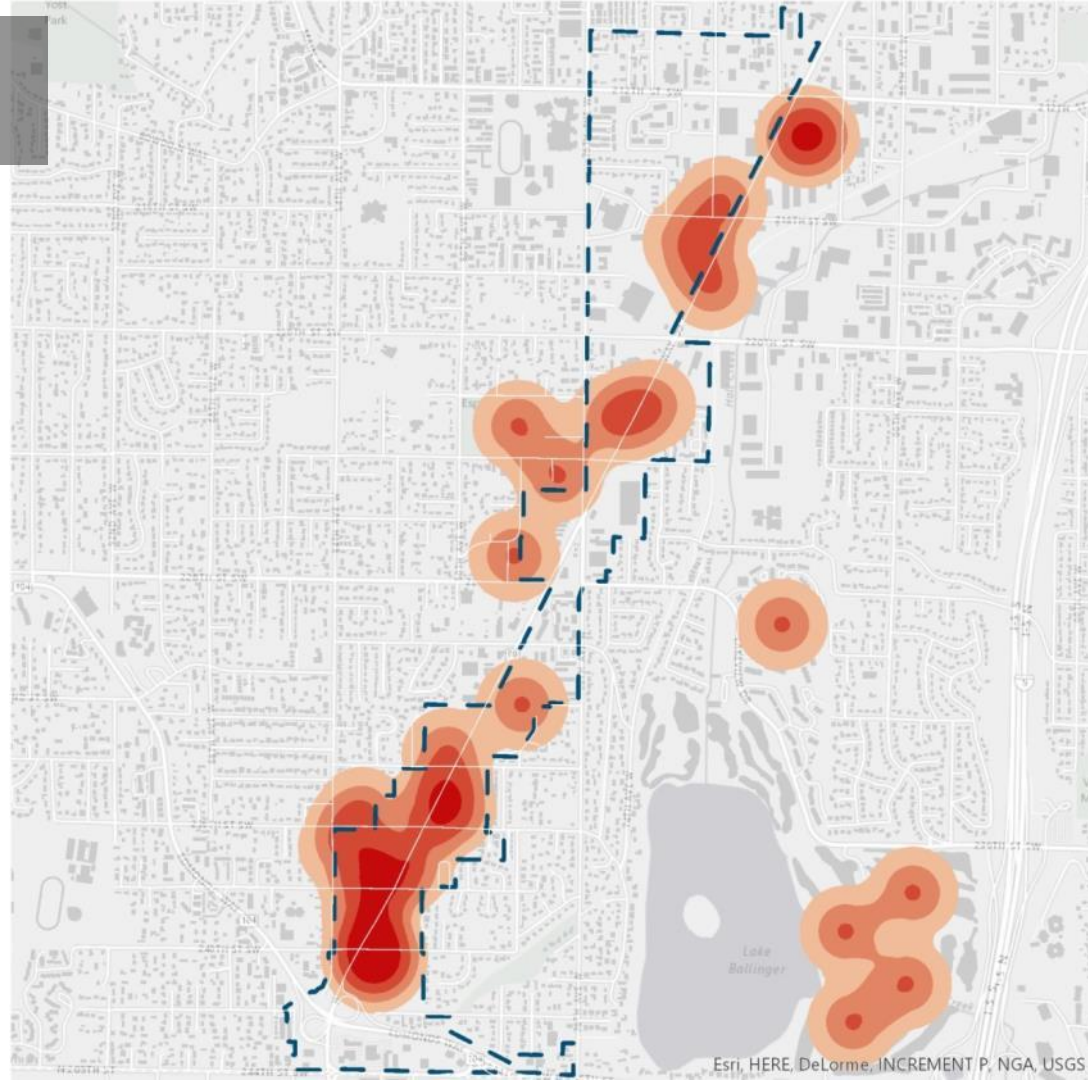
Public Input

**Enhanced transit
connections to
future light rail.**



Public Input

Desire for **housing**
throughout the
corridor.



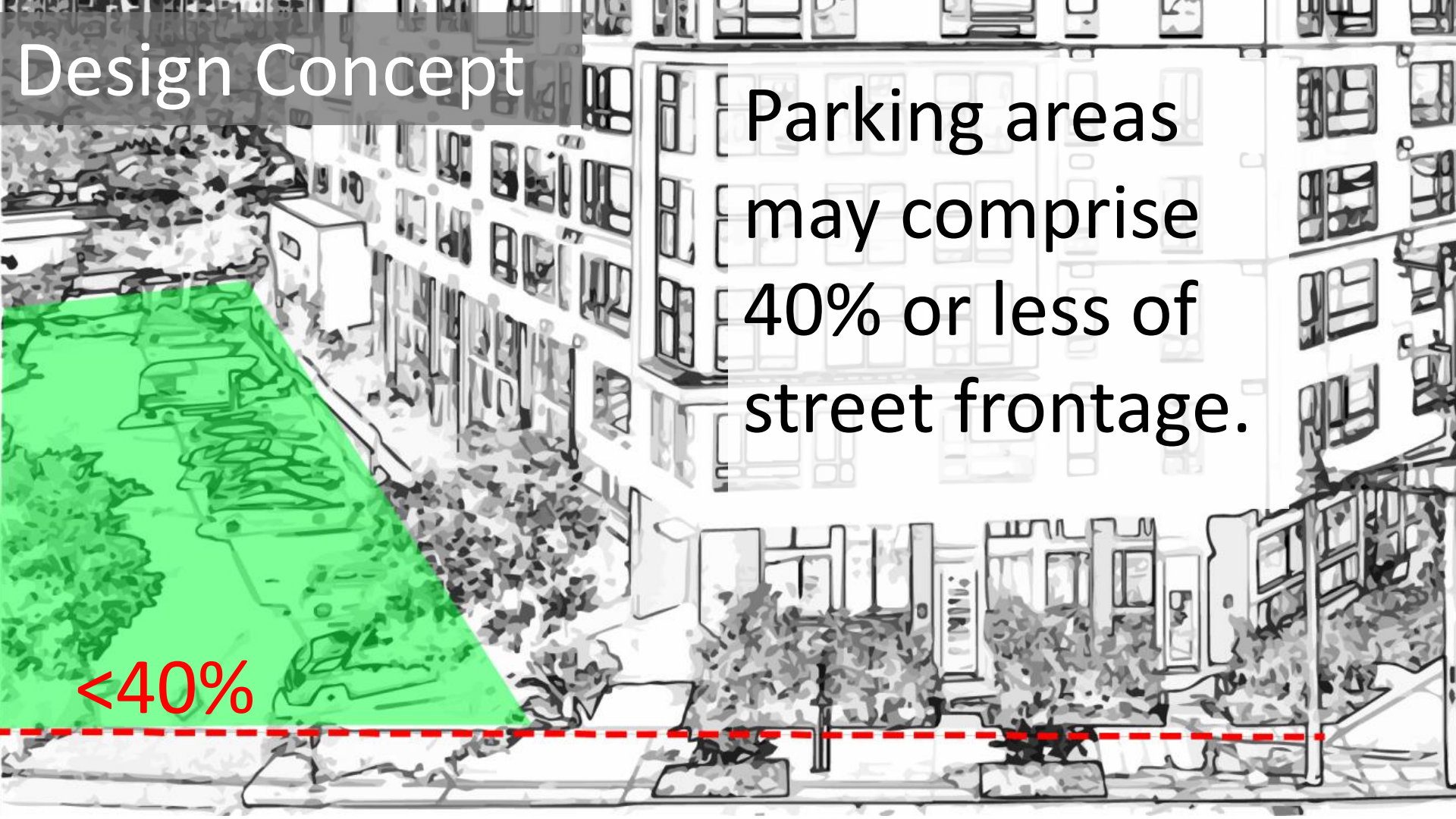
Alternative Scenarios

	HWY 99 CORRIDOR TOTAL ACRES	TOTAL ACTIVITY UNITS	ACTIVITY UNITS / ACRE	POPULATION	POP/ ACRE	JOBS	JOBS/ ACRE	HOUSING UNITS	HOUSING UNITS / ACRE
Existing Conditions	352.55	9669	27.4	5,872	16.65	3,797	10.77	1,579	4.47
Alternative 1 (No Action)	352.55	13,226	27.5	7,112	20.17	6,114	17.34	2,803	7.95
Alternative 2 (Preferred Alternative)	352.55	15,999	45.4	9,189	26.1	6,810	19.3	4,904	13.9

Design Concept

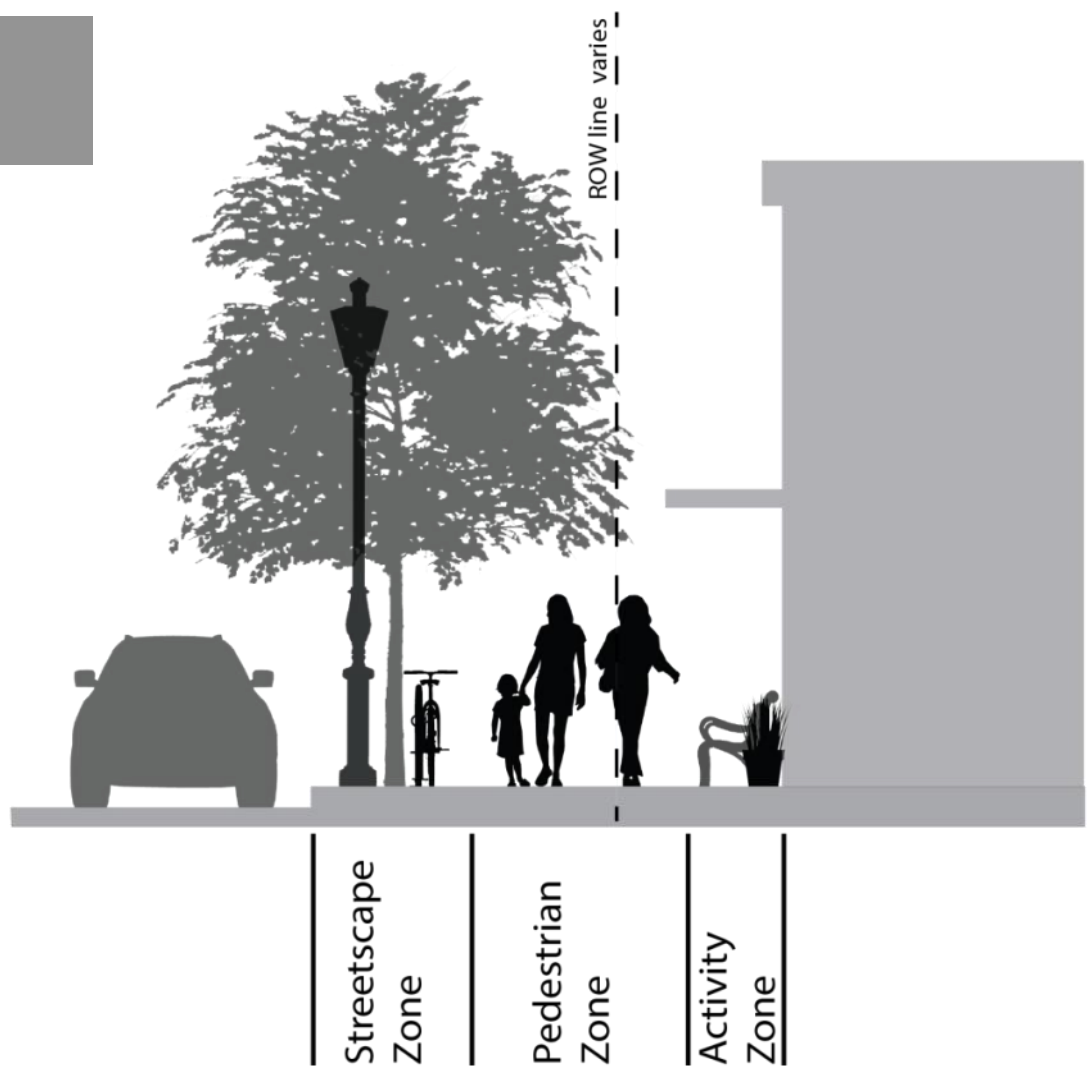
Parking areas
may comprise
40% or less of
street frontage.

<40%



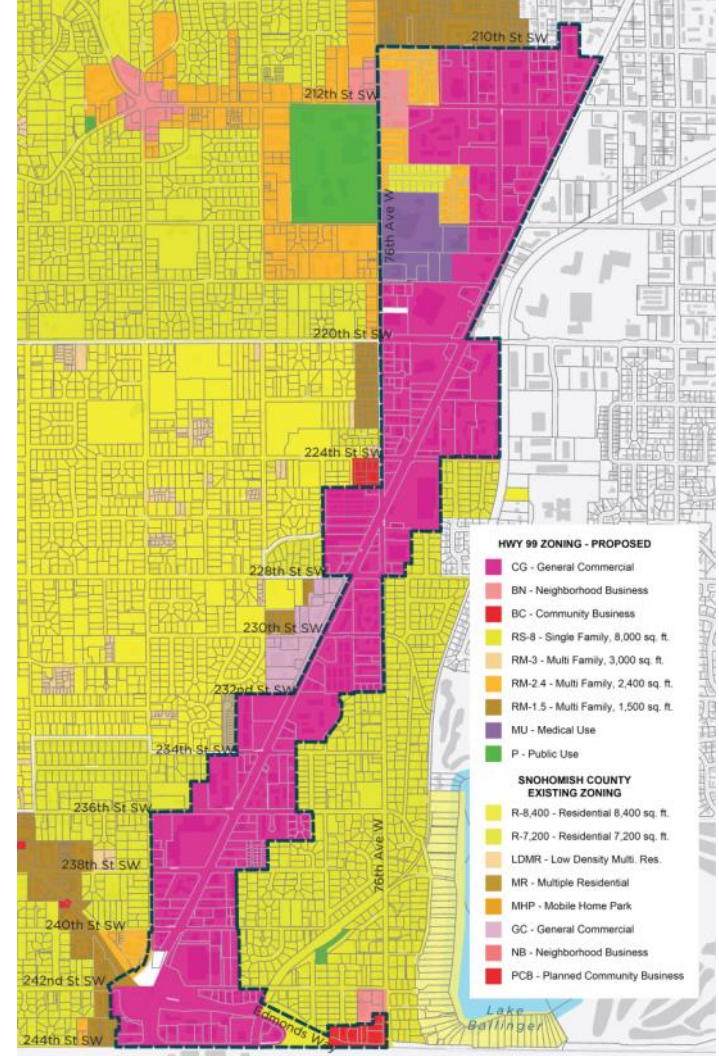
Pedestrian Area

Standards to ensure
safe, comfortable and
activated pedestrian
environment



Proposed Zoning Map

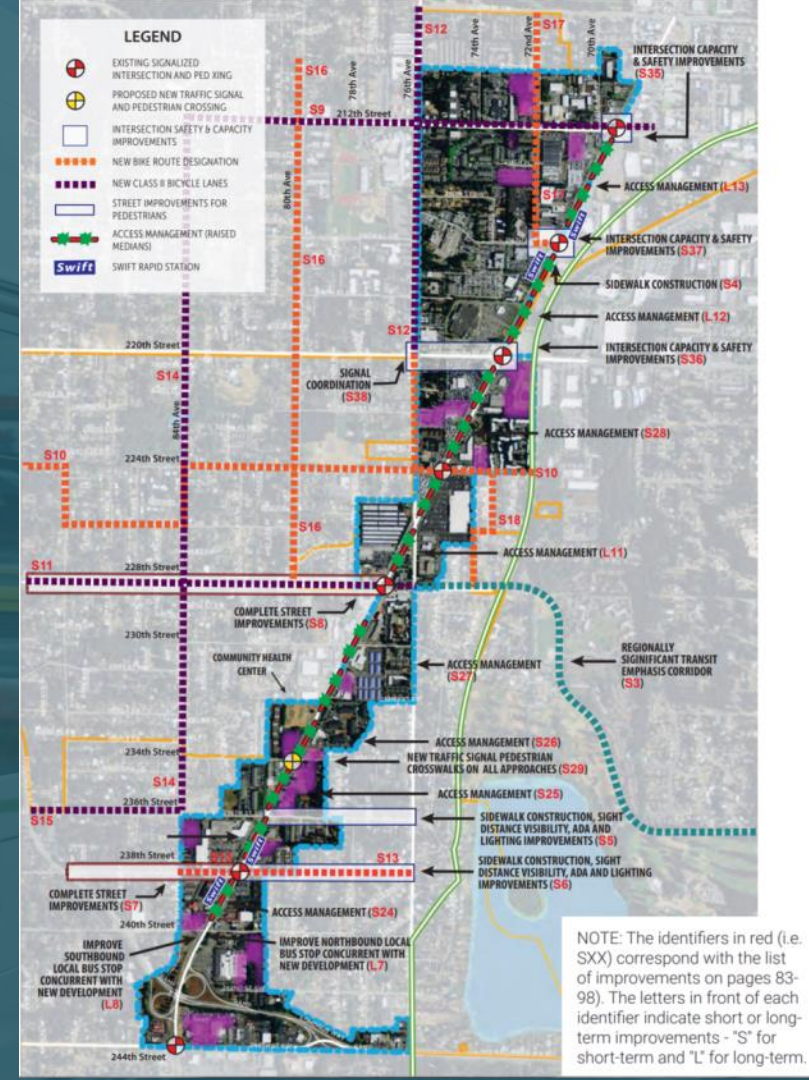
- **Consolidated CG zone**
- More **predictable** outcomes for community
- Design standards that will increase **vitality** & ensure **transition** to neighborhoods



Transportation

Vision

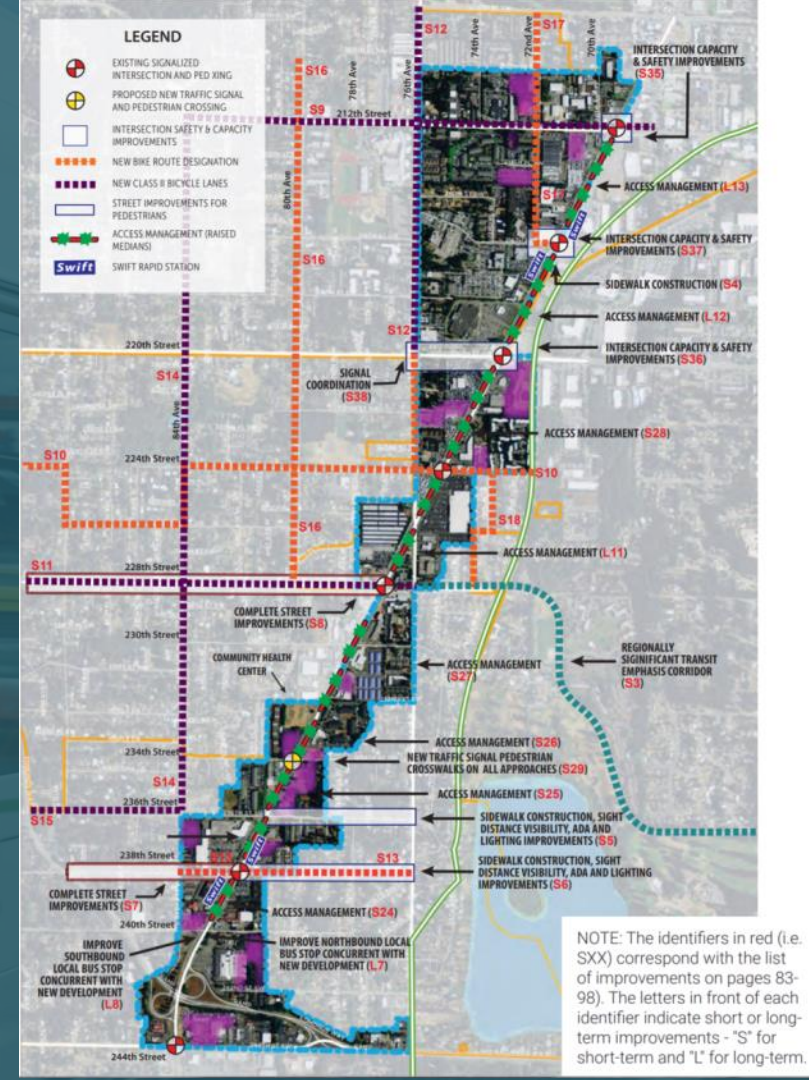
- Work with Community Transit and other transit partners to improve transit transfers.
- Incentivize alternative transportation options.
- Improve safety of existing highway.



Transportation

Vision Design for complete streets along transit corridors that intersect with Hwy 99.

- Provide signalized crossing at 234th St. SW.
- Improve transit stop environment.



Planned Action

Development proposals consistent with the SEPA Planned Action Ordinance:

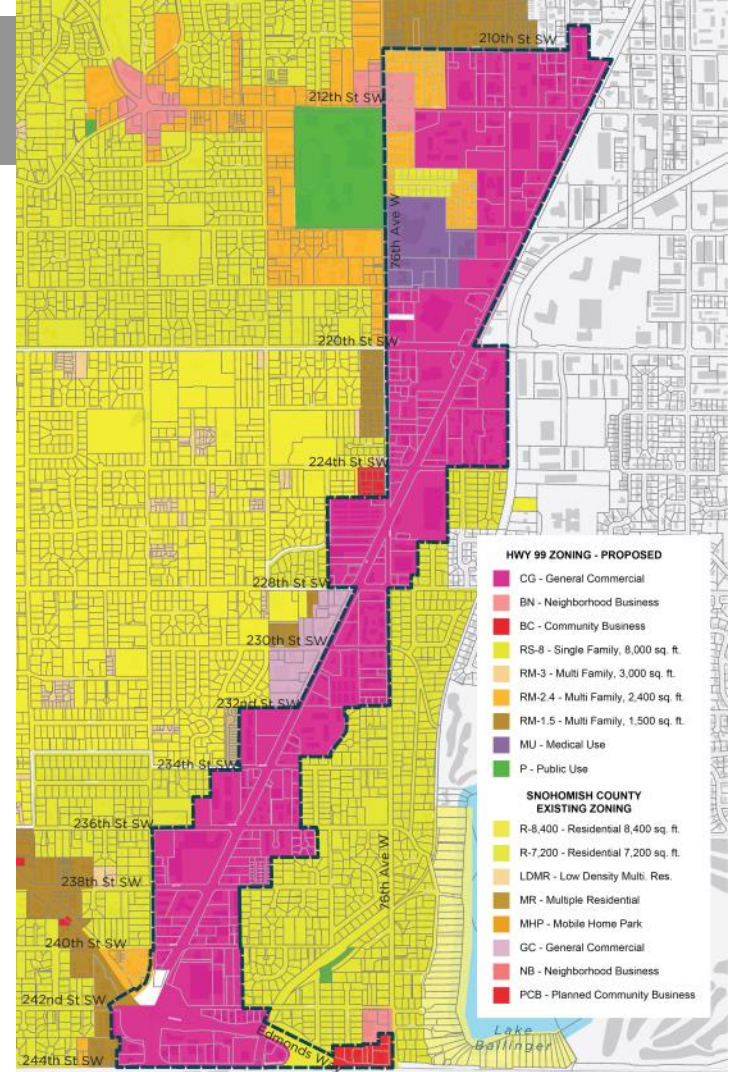
- Do not have to undergo an environmental threshold determination, and
- are not subject to SEPA appeals.

The City shall base its decision on review of a SEPA checklist and plan documents.

Basic Zoning Standards

Height limits standardized at 75 ft.
in the consolidated CG zone

High-rise buildings, no specified
maximum height, possible in
northern subarea near hospital and
southern subarea near SR 104.
Design Review required.

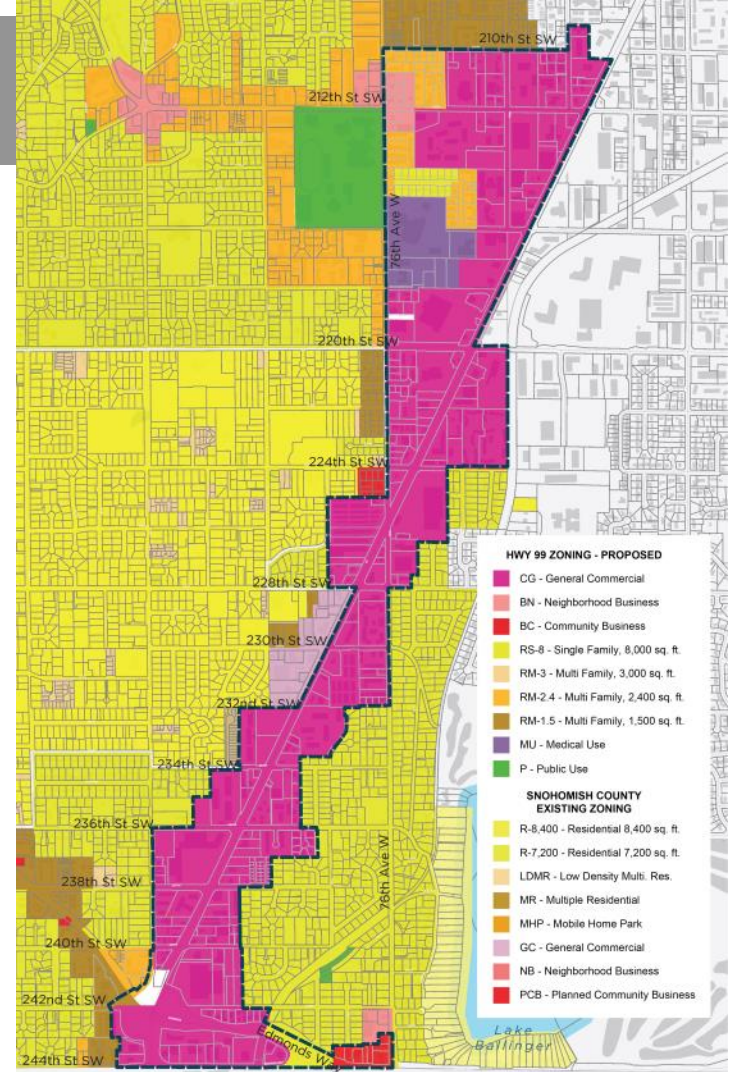


Basic Zoning Standards

Street Setback: 10 ft. *or 5 ft. for permitted auto sales use*

Side/Rear Setback: 0 ft. *or 15 ft. when adjacent to RM- or RS-zoned property.*

Upper-level Step-back required for projects adjacent to SF zones



Parking Requirements

Aimed to encourage transit-oriented development options

0.75 parking spaces per residential unit <700 sq. ft.

1.25 parking spaces per residential unit of 700-1100 sq. ft.

1.75 parking spaces per residential units >1100 sq. ft.

Guest parking: 1 space/per 20 units

Commercial: 1 per 500 sf. *(first 3,000 sq. ft. exempt)*

Electric Vehicles & Bicycles

10% of required parking spaces must be equipped with EV charging stations with planned capacity for an additional 10%

1 bicycle storage space per residential unit <700 sq. ft.

2 bicycle storage spaces per residential unit of >700 sq. ft.

MFTE Program

The Edmonds City Council implemented the MFTE program within the corridor.



MFTE Program

Edmonds program provides:

12-year exemption period
if the project includes at
least 20% of units as
affordable to rent or buy to
low- and moderate-income
households

(Low-income = 80% of AMI; moderate-income = 115% of AMI)









Q & A

