**Area Description** —

The NE 145th Street transit community, located in the cities of Seattle and Shoreline, is the site of a possible light rail station on the Lynnwood Link Extension, with service beginning in 2023. The community is also home to a King County Metro Park and Ride with numerous intercity express bus connections.

Existing land use is predominantly single-family residential. Nearly a quarter of the land in the transit community is dedicated to public open space and park uses. The community is bisected by the I-5 freeway, and with larger blocks and few sidewalks, it does not currently offer a walkable urban environment.

The NE 145th transit community has a total population of 4,131, with a minority population of 36 percent, making it less populous and less diverse than the average transit community. Nearly 750 jobs are located within a half mile of the transit node.

Housing stock is evenly divided between owner and renter occupied units. With only ten percent of housing units affordable to households earning 50% of AMI, the community is less affordable than the regional average for transit communities.

**Local Planning** —

The Seattle portion of the community is largely undevelopable; it includes a public golf course, the I-5 right-of-way and the campus of a private school. Most of the remaining land is zoned for single-family residences, and because the area has not been identified for accepting growth, the City has not developed a plan for it. However, the City of Shoreline has adopted a light rail station area policy framework that calls for higher density and a more proactive approach to ensuring equitable growth. Nine communities are categorized as communities in transition, they call for a forum to support an emerging market for higher density development while preserving affordability and leveraging community benefits from growth. As communities in transition, they call for a more proactive approach to ensuring equitable growth. Nine communities are categorized as Protect and Grow transit communities are neighborhoods with emerging to strong real estate demand and community characteristics that indicate an immediate risk of displacement. Physical form and activity levels are varied. Key strategies focus on supporting an emerging market for higher density development while preserving affordability and leveraging community benefits from growth. As communities in transition, they call for a more proactive approach to ensuring equitable growth. Nine communities are categorized as Protect and Grow (including five current light rail stations in Southeast Seattle).

**Transportation** —

Communities with immediate displacement risk show indications that displacement of lower income households is beginning or is likely to begin soon. Urban planning programs and strategies in these areas should be designed to protect residents from displacement. Communities with lower TOD orientation have a physical forms and activity level that do not strongly support a dense, walkable and transit-supportive neighborhood. A stronger real estate market suggests there is higher pressure for new development in the near- to mid-term.

**People Profile** —

Communities with immediate displacement risk show indications that displacement of lower income households is beginning or is likely to begin soon. Urban planning programs and strategies in these areas should be designed to protect residents from displacement. Communities with lower TOD orientation have a physical forms and activity level that do not strongly support a dense, walkable and transit-supportive neighborhood. A stronger real estate market suggests there is higher pressure for new development in the near- to mid-term.

**Implementation Approach** —

1. **Protect and Grow**

   Protect and Grow transit communities are neighborhoods with emerging to strong real estate demand and community characteristics that indicate an immediate risk of displacement. Physical form and activity levels are varied. Key strategies focus on supporting an emerging market for higher density development while preserving affordability and leveraging community benefits from growth. As communities in transition, they call for a more proactive approach to ensuring equitable growth. Nine communities are categorized as Protect and Grow (including five current light rail stations in Southeast Seattle).

   **Key Strategies**:
   - Development regulations and capital facilities investments that support market demand
   - Full range of tools for new and preserved affordable housing
   - Community needs assessment and targeted community investments
   - Targeted small business support

   The Growing Transit Communities program is supported by a grant from the U.S. Department of Housing and Urban Development’s Sustainable Communities Regional Planning Grant Program. For more information: visit psrc.org or contact Ben Bakkenta at 206-971-3286 or bbakkenta@psrc.org

   **Image Credits**:
   - NE 145th Street station schematic
   - Transportation map
   - Land use categories
   - Local planning map

   **Contact**:
   - 1011 Western Avenue, Suite 500, Seattle, Washington 98104-1035 • 206-464-7090 • fax 206-587-4825 • psrc.org • Oct 2013