Guided by the adopted policies, a city-led and funded station area planning effort is currently providing a boundary map for this area that calls for transit supportive densities and a mix of uses. The City of Shoreline has adopted Comprehensive Plan policies including a study area focused on communities with lower TOD orientation. The area currently has little employment opportunities. Household stock is predominantly owner occupied, at 82 percent. With only one percent of housing units affordable to households earning 50% of AMI, the community is less affordable than both the regional average for transit communities and the regional housing market.

LOCAL PLANNING —

The City of Shoreline has adopted Comprehensive Plan policies including a study area boundary map for this area that call for transit supportive densities and a mix of uses. Guided by the adopted policies, a city-led and funded station area planning effort is now underway with completion of the plan expected by 2015.

PEOPLE

Communities with a low displacement risk tend to be moderate to higher income communities and/or communities with lower market pressures. Limited access to opportunity indicates barriers in attaining resources for household to thrive.

PLACE PROFILE

Communities with lower TOD orientation have a physical forms and activity level that do not strongly support a dense, walkable and transit supportive neighborhood. Weaker real estate market strength suggests there is not high pressure for new development in the near- to mid-term.

IMPLEMENTATION APPROACH

BUILD URBAN PLACES

Build Urban Places transit communities are neighborhoods or centers with weak to emerging real estate markets and lower physical form and activity, located primarily along major highways or arterials in the mid-North and mid-South corridors. With low risk of displacement and good existing or future transit access to job centers, these communities are poised for medium-term growth, however, their existing physical form and activity levels limit TOD potential. Key strategies focus on market priming through strategic planning and key infrastructure improvements in order to attract pioneering, market rate TOD. Fourteen communities, found primarily in the mid-North corridor (but no current light rail stations), are categorized as Build Urban Places.

KEY STRATEGIES:
- Intensify activity with transformative plans for infill and redevelopment
- Identify and fund catalytic capital facilities investments
- Full range of tools for new affordable housing production
- Community needs assessment and targeted investments

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