

NE 85th Street Subarea Plan.

Proposed Griffis CAR amendments are highlighted in red, other strikeouts and underlines are being proposed as part of neighborhood plan update process.

Commercial –

Much of the NE 85th Street Subarea, including all the land along NE 85th St. itself, currently is designated either for commercial (retail, office, and service), office, light manufacturing park, or mixed commercial office/and multifamily uses. These designations extend north-south from NE 92nd street to NE 80th Street (the full north-south dimension of the Subarea) at the west end of the Subarea (adjacent to I-405), and gradually taper down to include only the properties fronting on NE 85th Street itself at the south east end of the Subarea.

Policy NE85-3.3

Limit commercial development to the NE 85th Street commercial area as defined by the land use designation in Figure NE 85-12, NE 85th Subarea Land Use. Except as provided in Policy NE85-3.7 and 3.8, do not allow such development to spread into the adjoining residential neighborhoods.

Policy NE85-3.8

The parcels abutting 132nd Avenue NE, and abutting the east and west sides of 131st Avenue NE, if consolidated with parcels abutting NE 85th Street, are appropriate for conversion from low-density residential use to commercial or mixed commercial and multifamily uses due to the following factors:

- 1) Potential redevelopment of underutilized commercial properties abutting NE 85th Street becomes more likely due to improved access with property aggregation; and
- 2) Increased parcel depth would enable better traffic flow and site access in close proximity to the signalized intersection at 132nd Avenue NE and NE 85th Street; and
- 3) Consolidated development on these parcels would reduce the need for curb cuts on NE 85th Street for parcels abutting NE 85th Street by facilitating combined access from 131st Avenue NE and 132nd Avenue NE.
- 4) Development standards contained in Policy NE85-4.8 will ensure that the potential impacts on surrounding uses resulting from office use of these parcels will be minimized.

Policy NE85-4.8:

(1) Allow a range of less intensive office, neighborhood retail, and neighborhood service uses on both sides of NE 85th Street from 128th Avenue NE to 132nd Avenue NE. Limit permitted uses to those that generate limited noise, light and glare, odor, and traffic impacts. Examples of uses that would be appropriate in this area include medical/dental offices, insurance offices, dry cleaners, and coffee shops. Examples of uses that would not be appropriate in this location include gas stations, car washes, uses with drive-through windows, and uses with extended hours of operation. Encourage property owners to aggregate their properties to allow more efficient redevelopment with fewer access points onto NE 85th Street, by providing incentives including increased building heights up to three stories with decreased front setbacks. Encourage new buildings to be located at the front of the lots, with parking underneath, at the rear of buildings, or between adjacent buildings. Encourage mixed-use buildings to have residential units on upper levels. Discourage single-story retail buildings.

(2) In addition to (1) above; on the north side of NE 85th Street between 132nd Avenue NE and the properties abutting 131st Avenue NE, the following standards apply:

- (a) On lots that do not abut NE 85th St or are not consolidated with lots abutting NE 85th Street, development should be limited to low density residential, except if isolated by commercial or mixed use commercial and multifamily development:
- (b) To minimize curb cuts on 131st and 132nd Avenues NE, combined access to provide a connection between 131st and 132nd Avenues NE should be required when properties abutting NE 85th Street are aggregated with lots not abutting NE 85th Street.
- (c) Limit height of commercial or mixed use commercial and multifamily development to a maximum of 30 feet next to low density residential development.