

**60th Avenue Station Area
Comparison of Existing and Proposed Conditions
May 2011**

What does this mean for...	Existing	Proposed
Neighbors and residential property owners?	<ol style="list-style-type: none"> 1. Lack of predictability about new residential development type and intensity 2. No additional design criteria or review 3. Less potential for new neighborhood serving retail uses 	<ol style="list-style-type: none"> 1. Greater predictability about new residential development type and intensity 2. Conversation focuses on the design of new residential development, instead of density. 3. Additional design criteria requires that residential additions match existing dwellings 4. Greater potential for new neighborhood serving retail uses and mixed use development in commercial areas
Businesses and commercial property owners?	<ol style="list-style-type: none"> 1. Nonconforming uses along NE Glisan Street remain nonconforming, discouraging investment and improvement 2. Inconsistent zoning pattern along NE Glisan Street 3. Commercial zoning (CN2) discourages mixed-use development 	<ol style="list-style-type: none"> 1. Legitimizes nonconforming uses along NE Glisan Street thereby encouraging investment and improvement 2. Provides a more consistent zoning pattern along NE Glisan Street 3. Effectively allows mixed-use development in commercial areas
Residential developers?	<ol style="list-style-type: none"> 1. Maintains Zoning Map Amendment process 2. No additional requirements related to design 	<ol style="list-style-type: none"> 1. Removes Zoning Map Amendment process and replaces with additional design requirements*
The transportation system?	<ol style="list-style-type: none"> 1. No changes to the transportation improvements identified in the Transportation System Plan and/or Bike Plan 2030 2. Other relevant transportation improvements aren't included in adopted reports or plans 	<ol style="list-style-type: none"> 1. Proposal doesn't have an appreciable impact on the transportation system 2. Planned transportation projects are emphasized through their inclusion in an adopted 60th Avenue Station Community Project plan

* Fees for Zoning Map Amendment reviews and a Type II Design Review for a multi-unit development are roughly proportional