

Lake Forest Park

If the 3/4 mile rule is applicable, anything that is a walk of 3,960 ft or less from the “station” is zoned 4.0 FAR (Floor Area Ratio.)

If the 1/4 mile rule is applied, anything that is a 1320 ft walk from the “Hub” is zoned 6.0 FAR.

For context, Bothell Way to Animal Acres Park is 0.4 miles. A walk to Animal Acres would cover about half the swath of homes affected.

It's a half mile walk to Brookside School. Once you get there, keep walking half again that distance (in any direction) to see the homes affected. Unless they are in sensitive areas (Stream, wetland, steep slope) or designated historic, every home you see will now be sitting on a lot that is mandated to allow multi-story, multi-family, at more than four stories. And there is nothing you, or even City Hall, can do about it (unless this bill fails or is ammended.)

Walking in another direction, go up Ballinger Way from Town Center. When you get to the bend where 40th PI NE carries on straight and Ballinger bends to the left, you've walked just under 3,000 feet. Keep going up 40th PI, toward Five Acre Woods for another 1,000 feet to reach the end of that part of “the zone.” Imagine every house a high-rise.

Keep in mind, if any tiny portion of your lot falls within the 1/4 or 3/4 mile, your lot is up-zoned.

Looks like everything from Bothell Way down to the lake gets to be 6.0- that is, greater than six stories. Lakefront properties are controlled by the Shoreline Management Act (SMA) (which is suddenly not looking so restrictive after all.) But anything that isn't waterfront, Sensitive or Historic will be mandated to allow a *minimum* of six stories. (There is a teensy pocket at the very SE corner of LFP that might escape, but it looks like those lots are already controlled by the SMA.)

Note that the NW corner of LFP loses a bit more, from spill-over of zones in Shoreline and Mountlake Terrace.

And we were worried that all the McMansions would squeeze us out...

But, Geez. If over half of LFP turns into this, who wants to stay? I'm just sorry for the salmon.

Did I mention that the city is not allowed to require parking? The planners for ST and the state are quite certain that every one of these new residents will take the bus.

On the brighter side, maybe I'll be too demented to care by the time this catastrophe fully unfolds. I'll pretend I still live in the LFP I remember.

Over half of LFP becomes zoned for more than 4 stories

