

# Comprehensive Plan Amendment Process

City Council Study Session  
February 23, 2016



# Standard Amendment Process



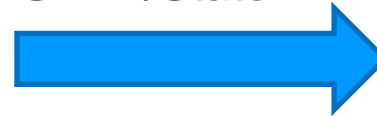
Applications Accepted<sup>1</sup>



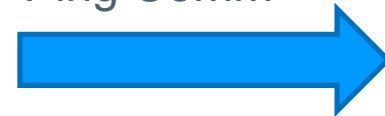
Evaluation/screening



\*  
SEPA/State



Plng Comm



Council Action



<sup>1</sup> No fee required

\* Final docket est.



# Expedited Amendment Process



Apps Accepted<sup>1</sup>



\*

SEPA/State



Plng Comm



Council Action



<sup>1</sup> Fees req'd



\* Final docket est.

# Modified Amendment Process



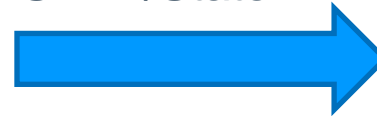
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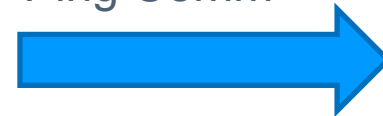
Evaluation/screening



\*  
SEPA/State



Plng Comm



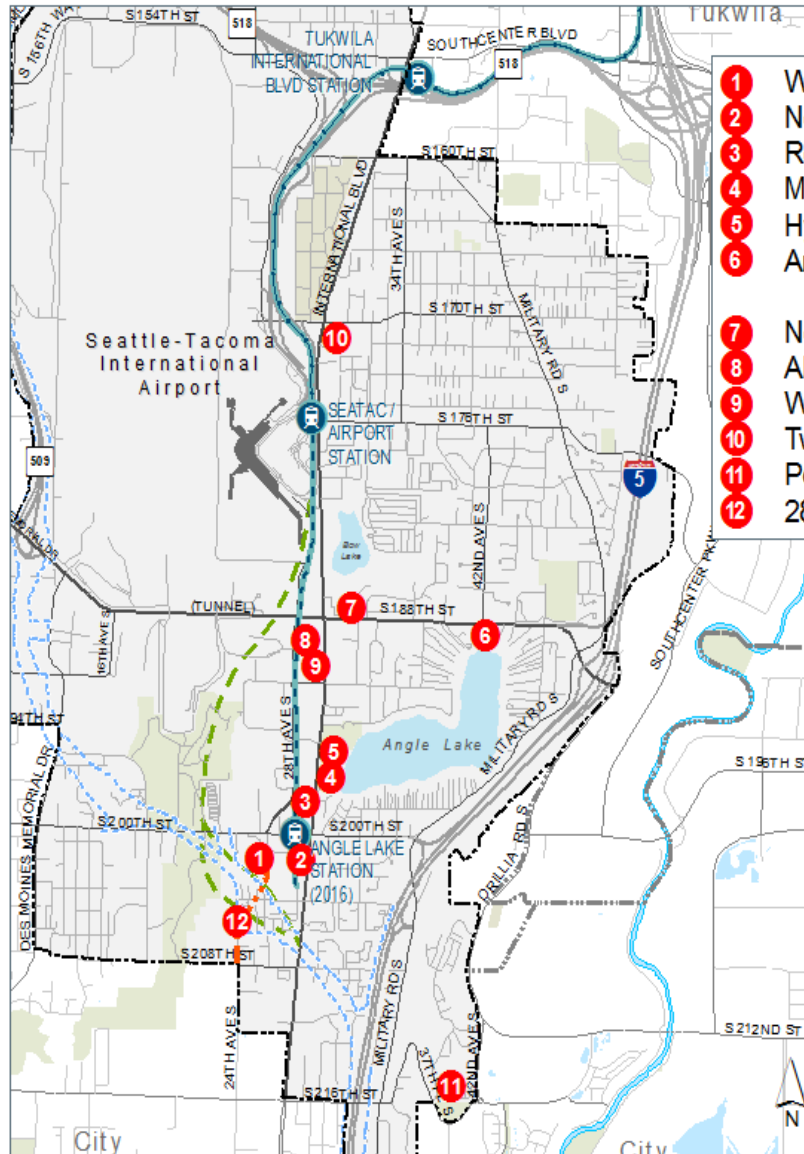
Council Action



<sup>1</sup> No fee required

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- 1 Wright Runstad
- 2 New Hotel (unbranded)
- 3 Reserve at Sea Tac 289 unit Senior Apartments
- 4 Marriott Residence Inn
- 5 Hyatt Place Hotel
- 6 Angle Lake Reserve 10 Single Family Residences (Schneider Homes)
- 7 New Hotel (preliminarily Hilton Garden Inn)
- 8 ALOFT Hotel
- 9 Wyndham Wingate Hotel
- 10 Two Hotels (Hyatt flags proposed)
- 11 Polygon 40 Single Family Residences
- 12 28th Avenue Extension Project

## Developments in the pipeline



# Input from developers

- Plans do not guide regulations that fully incentivize development
- Plans must align with market realities
- Park & Fly regulations supported by some, opposed by others
- Overall parking requirements should be decreased/revised
- SASA needs to be addressed firmly
- Support for high density, TOD near light rail stations



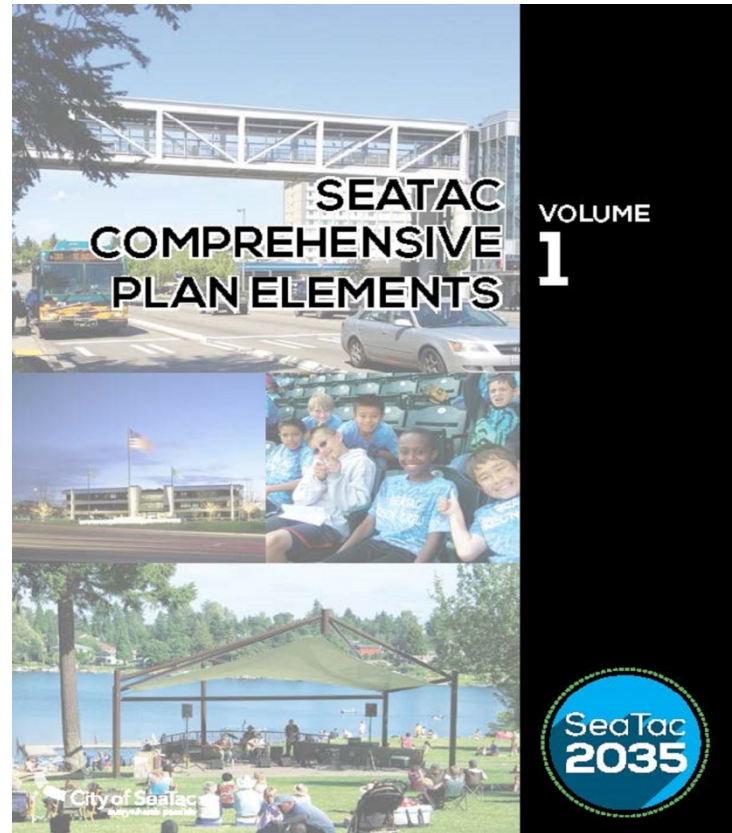
❖ It's out of date development standards



# Comments & Questions

# Local Comprehensive Plans – Required Elements

- Land Use
- Transportation
- Housing
- Utilities
- Capital Facilities





# Local Comprehensive Plans – Optional Elements

- Parks and Recreation \*
- Economic Development \*
- Sub-area plans \*
- Urban Design \*
- Human Services and Health \*
- Historic Preservation
- Climate Change and Energy
- Sustainability



\* Included in SeaTac's Comp Plan

# Development Regulations

- Zoning Code & Zoning Map
  - Subdivision Code
  - Critical Area regulations
  - Shoreline regulations
  - Engineering standards
- ❖ *Regulations must be consistent with and implement the Comprehensive Plan goals & policies*



# Planning & Zoning objectives in SeaTac

- Promote economic development
- Protect neighborhood integrity and stability
- Provide predictability for developers and residents
- Provide flexibility through options and choices
- Make legally-required processes efficient



# Remaining projects in 2015-16 work program

- Angle Lake Station District: final regulations
- S. 154<sup>th</sup> St. Station Area regulations: amendments per ULI Technical Advisory Panel recommendations
- Wireless Communication Facilities – per Federal law
- Critical Areas – State mandated amendments
- Updated building and fire codes – State mandated



# Anticipated 2016-17 work program projects

- Sharing economy – AirBnB, VRBO, Uber, etc.
- Sign Code – recent Supreme Court decision
- NPDES/LID compliance (w/Public Works)
- Comprehensive Plan/Zoning consistency/implementation requirements
- Urban agriculture/mobile food vending
- Zoning Code streamlining (unnecessary complexity)
- Multifamily design standards

