



# CITY OF SEATAC

## PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
June 21, 2016, 5:30 p.m.

### MEETING AGENDA

- 1) Call to Order/Roll Call – 5:30 p.m.
- 2) Public Comment: Public comment will be accepted on items not scheduled for a public hearing
- 3) Approval of minutes of June 7, 2016 regular meeting (Exhibit A)
- 4) Briefing on proposed amendments to the Zoning Code relating to ground floor commercial requirements for multifamily development (Exhibit B)
- 5) Review of annual work program for July 2016 – June 2017 (Exhibit C)
- 6) CED Director's Report
- 7) Planning Commission Comments (including suggestions for next meeting agenda)
- 8) Adjournment

*The Planning Commission consists of five members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.*

*All Commission meetings are open to the public and comments are welcome. Please be sure to be recognized by the Chair prior to speaking.*

*A quorum of the City Council may be present.*

**CITY OF SEATAC  
PLANNING COMMISSION  
Minutes of June 7, 2016  
Regular Meeting**

**Members present:** Joe Adamack, Roxie Chapin, Robert Scully, Jim Todd  
**Members absent:** Tom Dantzler (excused)  
**Staff present:** Acting City Manager Joe Scorcio; Acting CED Director Jeff Robinson;  
Public Works Director Will Appleton; Steve Pilcher, Planning Manager;  
Kate Kaehny, Senior Planner; Justin Rowland, Planning Intern

**1. Call to Order**

Chair Adamack called the meeting to order at 5:30 p.m.

**2. Public Comment**

Cathy Boysen-Heiberg inquired of how the revised Critical Areas regulations will address existing development that is located within a defined wetland buffer area. Planning Manager Steve Pilcher replied that staff's proposed exemption language has been reviewed and accepted by staff at the Department of Ecology.

**3. Approval of Minutes**

Moved and seconded to approve the minutes of the May 31, 2016 special meeting. **Passed 4-0.**

**4. Six-Year Transportation Improvement Program**

Public Works Director Will Appleton noted that the TIP is updated annually, with adoption by the City Council occurring prior to July 1<sup>st</sup>. The City Council will conduct a public hearing on the proposed TIP on June 28<sup>th</sup>.

Mr. Appleton then presented a series of slides that highlights the major features of the proposed TIP. He noted that the TIP is flexible, but projects anticipated to occur in 2017 and 2018 have greater certainty. He overviewed possible grant opportunities.

Commissioners expressed concern with the need to balance the need for wider streets to accommodate additional traffic with the need for pedestrian safety. Mr. Appleton provided additional information regarding the pedestrian safety studies that are anticipated to occur as part of the program.

The Commission concurred with the 6-Year TIP moving forward for Council consideration and adoption.

## **5. Ground Floor Commercial requirements for Multifamily Housing**

Senior Planner Kate Kaehny reviewed a PowerPoint presentation and additional information with the Commission. She noted this item had been introduced at the May 17<sup>th</sup> meeting, at which time the Commission presented some ideas of how to best address this throughout the city. Ms. Kaehny noted that initially, staff had proposed a total elimination of the requirement for ground floor commercial, but now is recommending a reduction in some cases.

Staff is proposing a phased approach, first focusing on areas outside of the various overlay districts (station areas and City Center). For residential projects, the proposal is to eliminate the requirement for ground floor commercial, but to allow the mix of uses if desired. In commercial zones, the recommendation is to reduce the amount required. She then reviewed the options for the various zone districts.

The Commission concurred with the phased approach; staff will return with proposed code amendment language at the next meeting.

## **6. Urban Agriculture Code amendments**

Ms. Kaehny presented slides outlining the issue of urban agriculture, highlighting both the proposed community garden at North SeaTac Park and possible code amendments. She noted that a community survey is being conducted through July 22<sup>nd</sup>; this will give an indication of community support for various options.

Commissioners noted the need to coordinate this effort with whatever direction is being taken with the Food Innovation Network.

## **7. Comprehensive Plan amendments**

Planning Manager Steve Pilcher noted that on June 1, the application period for potential comprehensive plan amendments closed without any applications being received. Discussions with some potential applicants did highlight some areas that may be worth examining during the 2017 update process.

With no plan amendment process occurring this year, staff will focus on other tasks, such as re-examining park and fly regulations, a request made by the City Council.

## **8. CED Director's Report**

A memo regarding an increase in fine amounts for violations of the Open Public Meetings Act was provided.

Joe Scorcio noted the City Council will be conducting a retreat on Friday, June 10, from 9 to 2:30 in the Council Chambers.

## **9. Adjournment**

Moved and seconded to adjourn. Motion passed 4-0. The meeting adjourned at 6:55 p.m.

Continued Review:  
**Amending Ground Floor Commercial  
Requirements for Multi-Family Projects**



Planning Commission  
June 21, 2016

*PRESENTATION OUTLINE*

- 1) **Recap Project Goals**
- 2) **Additional Consideration & Input on Changes to:**
  - Neighborhood Business (NB) Zone
  - Community Business (CB) Zone
- 3) **Proposed Next Steps**

**1) RECAP PROJECT GOALS**

Amend Zoning Code to reduce potential barriers to residential development in areas outside of overlay districts by eliminating or reducing some ground floor commercial requirements in multi-family projects.

**Residential Focused Zones:**


- Eliminate 50% ground floor commercial requirement & allow as optional

**Commercial Focused Zones:**

- Reduce requirement in commercial medium & high density zones along Principal Arterials, specifically: International Blvd & S.188<sup>th</sup> St.
  - Allow as optional elsewhere

**2) ADDITIONAL CONSIDERATION**

**Description:**

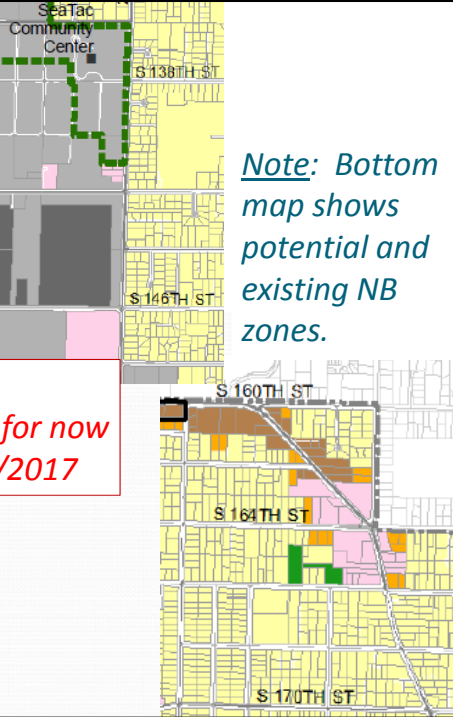
**NB ZONE**   
 (Neighborhood Business)

- **Currently:** Multi-family allowed as Conditional Use

**NEW PROPOSAL:**

- Maintain existing requirements for now
- Address entire NB Zone in 2016/2017

- ~~**Proposed:** Allow outright but require 30% ground floor commercial~~



*Note: Bottom map shows potential and existing NB zones.*

2) ADDITIONAL CONSIDERATION  
(cont.)

**Description:**

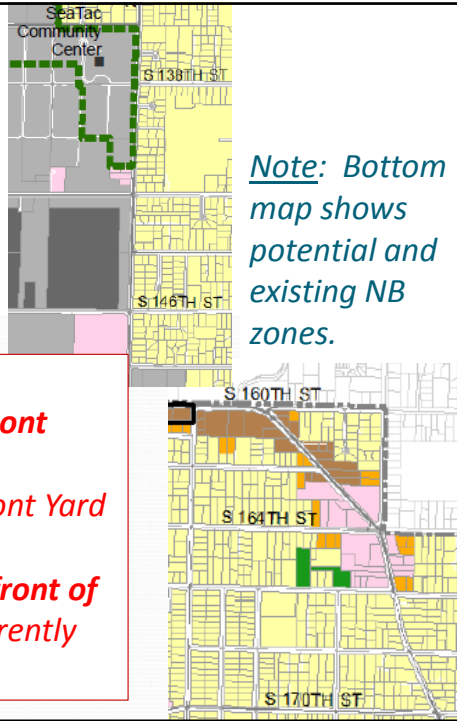
**NB ZONE**

(Neighborhood Business)

- **Currently:** Multi-family allowed as Conditional Use

QUESTIONS TO ADDRESS LATER:

- *Should there be a maximum front yard setback for ground floor commercial uses? (Currently Front Yard Setbacks: 10' min./no max.)*
- *Should parking be allowed in front of businesses & apartments? (Currently parking is allowed in front)*



2) ADDITIONAL CONSIDERATION  
(cont.)

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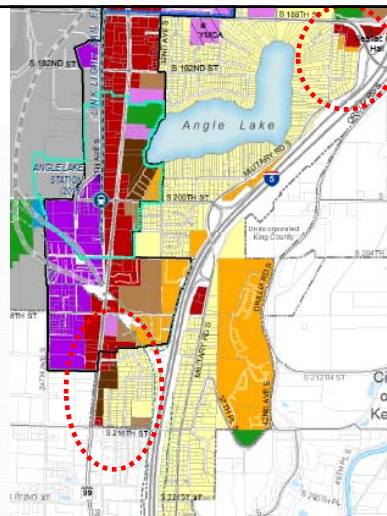
**CB ZONE**

(Community Business Zone)

- **Currently:** 100% ground floor commercial required for Multi-family projects
- **Proposed:** 50% required on Principal Arterials Int'l Blvd and S. 188<sup>th</sup> St. (otherwise only optional)


NEW PROPOSAL:

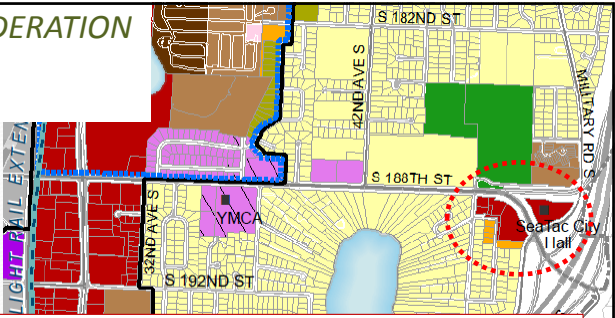
- *Also change existing front yard setbacks to match adjacent commercial/multi-family zones*



2) ADDITIONAL CONSIDERATION  
(cont.)



**Description:**

**CB ZONE** 




**NEW PROPOSAL:**  
 -For projects on (Principal Arterials) International Blvd & S 188<sup>th</sup> St, change setbacks for multi-family projects so that required 50% ground floor commercial space is close to street.

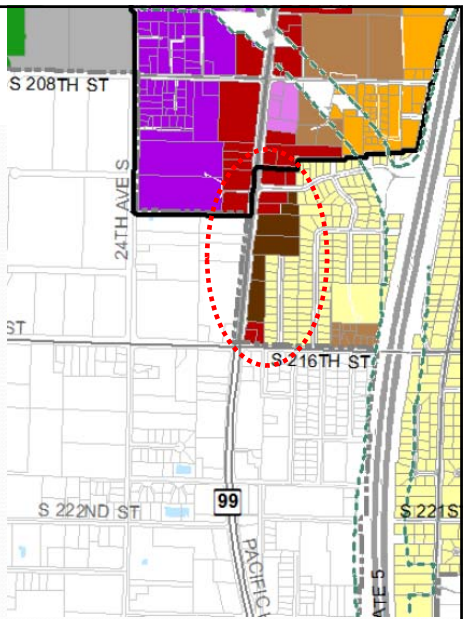
**Current Front Yard Setbacks:** 10' min./no max.  
**Proposed Front Yard Setbacks:** 0' min./10' max.

(Note: This would be consistent with front yard setbacks for adjacent O/CM  & O/C/MU  zones)


2) ADDITIONAL CONSIDERATION  
(cont.)

**Description:**

**CB ZONE**   
 (Community Business Zone)



**NEW PROPOSAL:**  
**Current Front Yard Setbacks:** 10' min./no max.  
**Proposed Front Yard Setbacks:** 0' min./10' max.

(Note: This would be consistent with front yard setbacks for adjacent UH-UCR  zone)



*3) Proposed Next Steps*

**Planning Commission:**

- **7/5 - Public Hearing & Recommendation**

**City Council:**

- **7/12 - Review Proposal & PC Recommendation**
- **7/26 - Potential Action**



**CAM16-0005:**

**Proposed Amendments to Ground Floor Commercial Requirements for Multi-Family Uses Outside of Overlay Districts**

**15.205.040 Use Chart**

ZONES:

UL-Urban Low

UM-Urban Medium

UH-Urban High

UH-UCR-Urban High-Urban Center Residential

T-Townhouse

MHP-Mobile Home Park

NB-Neighborhood Business

O/C/MU-Office/Commercial/Mixed Use

O/CM-Office/Commercial

CB-Community Business

CB-C-Community Business in the Urban Center

ABC-Aviation Business Center

BP-Business Park

I-Industrial

P-Park

**New Proposals for Planning Commission Consideration Highlighted in Yellow:**

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC	B P	I	P	ADDITIONAL STANDARDS
Multi-Family		P	P	P			C	P (3)	P (1)(2) (2)	P(1) (2)	P(1) (2)	C(1) (2)				<p>(1) For projects fronting International Blvd and S 188<sup>th</sup> St, at least 50% of the building's ground floor shall be a retail, service, or commercial use as described in SMC 15.520.300 Mixed Use in Residential Projects.</p> <p>(2) Front yard setbacks for projects fronting International Blvd and S 188<sup>th</sup> St shall be as follows: 0' minimum/10' maximum. These front yard setbacks supersede those in SMC 15.400.200 Commercial, Industrial, Park Standards Chart.</p> <p>(1) For new development and redevelopment for residential projects, at least 50% of the building's ground floor shall be retail, service, or commercial use as described in SMC 15.520.300 Mixed Use in Residential Projects.</p> <p>(2) Ground floor uses must be retail, service or commercial uses as described in SMC 15.520.300, Mixed Use in Residential Projects.</p> <p>(3) Permitted as part of a mixed use development, as described in SMC 15.520.200 Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC 15.520.100 Definition of Mixed Use.</p>

**SUMMARY OF PROPOSED AMENDMENTS-OUTSIDE OVERLAY DISTRICTS:**

- Urban High-Urban Center Residential (UH-UCR) & Office/Commercial/Mixed Use (O/C/MU):**  
Remove 50% ground floor commercial requirement, but allow as option.  
(Note: Currently, 0'-10' setbacks required. UH-UCR no parking allowed in front, no max. height. O/C/MU silent on parking, 45' max. height)

**New Proposal:**

- Neighborhood Business (NB):** Maintain existing "Conditional Use" requirement (for now)  
(Previously proposed: ~~Permit multi-family outright but require 30% ground floor commercial on Military Rd S. Allow ground floor commercial as option elsewhere.~~  
Note: Currently, 10' min. setback/no max. setback, parking allowed in front, 35' maximum height.)

- Office/Commercial Medium (O/CM), Community Business in the Urban Center (CB-C):**  
Reduce 100% ground floor commercial requirement to 50% on International Blvd and S 188<sup>th</sup> St. Allow ground floor commercial as option elsewhere.  
(Note: Currently, O/CM and CBC 0'-10' setbacks required. No parking allowed in front. O/CM 45' max. height, CB-C and CB no max. height.)

**New Proposal:**

- Community Business (CB):**  
Reduce 100% ground floor commercial requirement to 50% on International Blvd and S 188<sup>th</sup> St. Allow ground floor commercial as option elsewhere.  
(Note: Currently, CB front yard setbacks: 10' min/no max. Parking allowed in front.)  
**(New Proposal: 0' min/10' max)**
- Aviation Business Center (ABC):**  
Continue to require as Conditional Use but reduce 100% ground floor commercial requirement to 50% on International Blvd and S 188<sup>th</sup> St. Allow ground floor commercial as option elsewhere.  
(Note: Currently, no maximum setback, no parking allowed in front, no max. height.)

**CAM16-0005:**

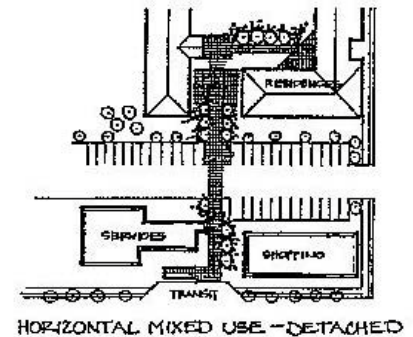
**Proposed Amendments to Ground Floor Commercial Requirements for Multi-Family Uses Outside of Overlay Districts**

*NOTE: These provisions are referenced in the Use Chart's "Additional Standards" column and are provided for informational purposes only.*

**15.520.100 Definition of Mixed Use**

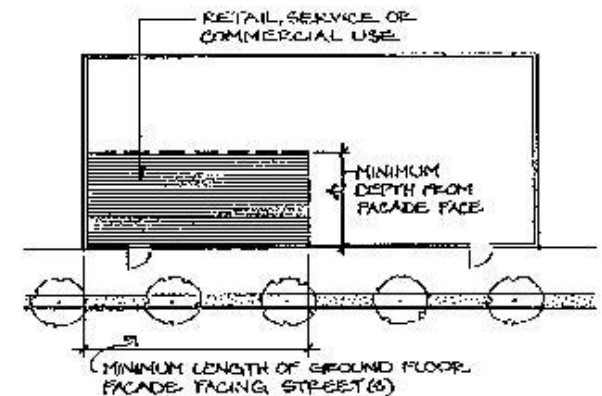
For the purposes of this chapter, mixed use refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site in one (1) of the following ways:

- A. **Vertical Mixed Use.** A single structure with the above floors used for residential or office use and a portion of the ground floor for retail/commercial or service uses.
- B. **Horizontal Mixed Use – Attached.** A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential or office uses behind.
- C. **Horizontal Mixed Use – Detached.** Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.



**15.520.200 Ground Floor Uses in Mixed Use Projects**

- A. **Ground Floor Use Requirements.** A minimum of fifty percent (50%) of the length of the exterior ground floor facing the street(s), excluding vehicle entrances, exits, and alleys, shall be designed to be occupied by a retail/commercial or service use.
- B. **Ground Floor Depth.** The leasable ground floor area shall extend in depth a minimum of thirty (30) feet from the exterior building facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.
- C. **Types of Retail/Commercial or Service Uses Allowed.**
  - 1. Retail/Commercial. Retail/commercial uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, hotels/motels, restaurants, and other retail/commercial uses that are not specifically auto-oriented in scale or nature.
  - 2. Services. General offices, such as professional, financial, insurance and real estate services; or personal services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries and health clubs.
- D. **Interior Ceiling Height.** The minimum clear interior ceiling height standard for the retail/commercial or service use portion of mixed use buildings shall be a minimum ten (10) feet for all street level building space.
- E. **Design Standards.**
  - 1. Pedestrian-Level Architecture. Pedestrian-level commercial uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.
  - 2. Identity Signs. Ground floor businesses shall provide business identity signs that fit with the architectural character of the site and shall conform to all other applicable sign requirements identified in the SeaTac Municipal Code.



**15.520.300 Mixed Use in Residential Projects**

In order to create a street environment that facilitates pedestrian activity and convenience, ground floor space in residential mixed use projects shall be used for pedestrian-oriented retail, service, or commercial uses such as those specified below, except within the designated City Center and S. 154th St. Station Area overlay districts.

- A. **Retail.** Retail uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, and other retail uses that are not specifically auto-oriented in scale or nature.
- B. **Services.** Personal, professional, financial, insurance and real estate services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries, health clubs.
- C. **Commercial.** Hotels and general offices.