

AB 4380

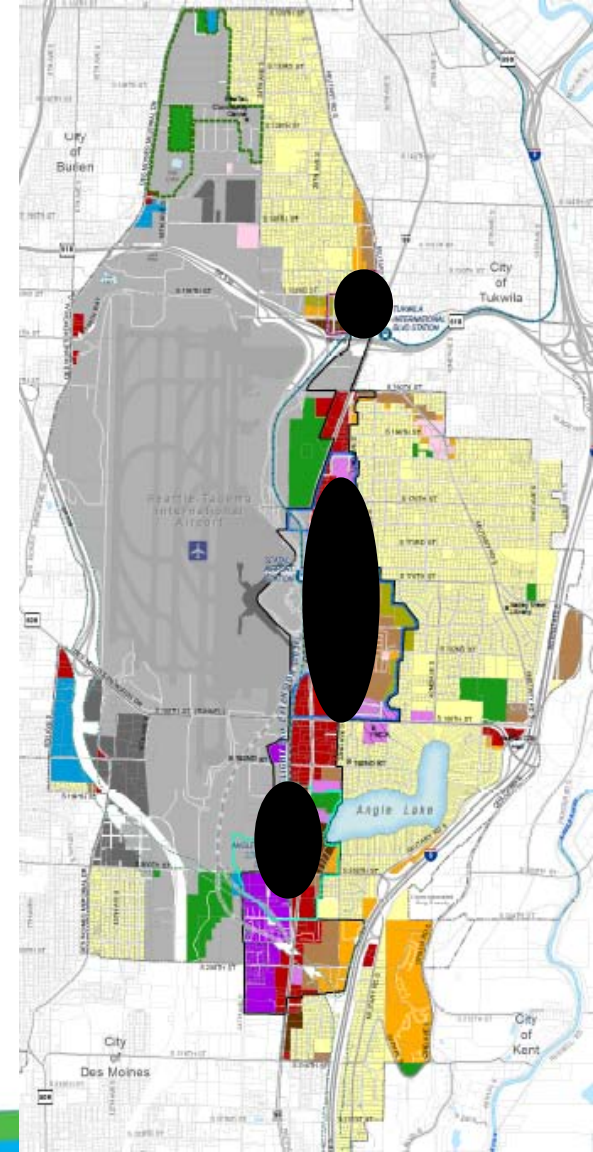
Amendments to Ground Floor Commercial Requirements for Multi-Family Projects

Regular Council Meeting
September 27, 2016



Recap of Proposal

- **Eliminates or reduces** requirements for ground floor commercial/retail uses in some multi-family projects
- **Does not include** overlay districts (areas highlighted in black)
- **Does not change** where multi-family development is allowed




Summary of Amendments

In Primarily Multi-Family Residential Zones:

- Eliminate 50% ground floor commercial requirement
 - Allow as optional

In Primarily Commercial Zones:

- Reduce 100% ground floor commercial requirement to 50% along Principal Arterials (*specifically: International Blvd. & S. 188th St.*)
 - Allow as optional elsewhere
 - Adjust some front yard setback requirements to make consistent with other types of developments
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Why Make Changes?

- Currently, SeaTac requires more ground floor commercial space in apartments than neighboring cities
 - *Example: Burien & Tukwila have more targeted approaches*
- Multiple developers have said providing ground floor commercial space can be challenging
- Would enhance flexibility and economic feasibility of multi-family code



Issues Raised at 8/9 CSS

Discussion on:

- Where multi-family developments are currently permitted in SeaTac
 - Why mixed use developments can be more challenging to finance and operate than “single use” developments like apartments
 - What are appropriate front yard setbacks for developments
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Questions?

