



CITY OF SEATAC

PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188th Street
November 15, 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 November 1, 2016 regular meeting (Exh A)
- 4) Worksession: South 154th St. Station Area regulations (Exh B, B1, B2, B3)
- 5) Worksession: City Center Park'n'Fly regulations (Exh C)
- 6) CED Director's Report
- 7) Planning Commission Comments (including suggestions for next meeting agenda)
- 8) Adjournment

A quorum of the City Council may be present

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.

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of November 1, 2016
Regular Meeting**

Members present: Joe Adamack, Roxie Chapin, Tom Dantzler, Robert Scully, Jim Todd
Members absent: None
Staff present: Steve Pilcher, Planning Manager; Don Robinett, Stormwater Manager;
Kate Kaehny, Senior Planner

1. Call to Order

Chair Adamack called the meeting to order at 5:30p.m. He asked Vice-Chair Jim Todd to chair the meeting, as it was possible he would need to leave to attend to personal business.

2. Public Comment

None.

3. Approval of Minutes

Moved and seconded to approve the minutes of the October 18, 2016 regular meeting as written.
Passed 5-0.

4. Continued Public Hearing: Low Impact Development (LID) Code amendments

Vice-Chair Todd opened the public hearing at 5:32 p.m.

Planning Manager Steve Pilcher noted this hearing had been continued from October 18th, in order to provide staff time to integrate proposed changes suggested by the City Council's Transportation and Public Works (T&PW) Committee. He also noted that the Commission's packet also included changes to Titles 11 & 12, but the Commission is not being asked to make a recommendation on those this evening.

Vice-Chair Todd inquired about proving the "feasibility" of LID for a site. Stormwater Manager Don Robinett replied that "infeasibility" criteria are contained within the storm water design manual. As an example, there are 29 criteria for judging whether the use of impervious concrete is feasible.

The Commission noted that a letter had been received by Daryl Tapio and asked staff to address his concerns. In regards to the questions about storm water standards, Mr. Robinett noted these had been discussed at T&PW Committee and they would be difficult to add to code. Instead, they are best addressed in the standards to be included in the storm water manual.

In regards to the amendment language in SMC 15.445.400.D concerning tree preservation, Mr. Pilcher indicated the intention was to remove any reference to tree retention in conjunction with single family home construction. As written, the code changes will only apply to subdivisions of property.

Stanley Tooms, whose family owns a 4+ acre site on S. 204th St., testified that tree retention should not be required.

Rick Forschler testified that it was his understanding that no changes to the current tree retention standards would be made as part of this action. Instead, they can be re-visited in the future.

Mr. Robinett confirmed that the T&PW Committee did not wish to address tree retention as part of these code amendments. The Commission discussed the issue and concurred.

Moved and seconded to approve the proposed amendments to Titles 13, 14, 15 and 18, with the provision that all changes to SMC 15.445.410, -.420 and -.430 be eliminated. **Passed 5-0.**

5. City Center Park'n'Fly regulations

Senior Planner Kate Kaehny explained that the proposed process and schedule had been reviewed with the City Council's Land Use and Parks (LUP) Committee last week. The goal is to revisit the recommendations made several years ago by an Ad Hoc Committee and use those as a starting point for potential code amendments. She reviewed numerous policies from the City Center Plan which address park'n'fly. She also reviewed current code language concerning park'n'fly in the City Center.

Commissioners indicated there should be provisions to incentivize the construction of park'n'fly in garages instead of surface lots. They also questioned whether the required 100 ft. setback from International Blvd. provides any benefit.

Ms. Kaehny then presented and reviewed a worksheet that can be used as a tool to review each of the various sections of code and reviewed each section individually.

The Commissioners indicated they wished to have more time to think about the code before developing any recommendations. Staff will bring this item back at the next meeting.

6. CED Director's Report

Mr. Pilcher noted that both the Acting City Manager and Acting CED Director were attending a meeting at Bow Lake Elementary School regarding the Port of Seattle's Flight Corridor Safety Program. He noted the meeting is scheduled to last until 8:30, in the event any commissioner wished to attend.

He also updated the Commission on staff recruitment processes; the status of the ground floor commercial code amendments; and also that future worksessions will be able to occur in the Riverton Room, as the Council has moved all committee meetings (except one) to Thursdays.

7. Commissioners' Reports

Chair Adamack announced that this would be his last meeting. He noted that his term technically expired in mid-September and that he has numerous conflicts which will prevent him from serving until a replacement is appointed. He thanked his fellow commissioners and staff for their years of service.

8. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:16 p.m.



MEMORANDUM

To: Planning Commission
From: Albert Torrico, Senior Planner
Date: November 15, 2016
Re: S. 154th Street Area Overlay District Regulations

Staff continues to work on revising the S. 154th Street Station Area Overlay District Regulations. Over the course of the next several months we will be bringing sections of the existing regulations with proposed revisions for discussion with the Planning Commission. Our goal is to work towards a Planning Commission hearing on draft revisions on March 21, 2017. We anticipate taking draft revisions for the regulations forward in early April 2017 to begin the Council approval process.

The following topics will be discussed at tonight's meeting:

- Project timeline through March 2017;
- Revisions to SMC 15.305 to 15.305.010 which covers Purpose, Authority and Application, and Departures; and
- Aligning the Use Charts in SMC 15.305.055 with the uses found in the Angle Lake Station Area use charts

For the December 6, 2016 Planning Commission meeting we will discuss using base language from the Angle Lake Station Area Overlay District and adding it to the S. 154th Station Area Standards as well as aligning the section headings for consistency with both station area overlay districts.

S. 154th ST Regulation Project Timeline

Exhibit: B-1

Date: 11/15/16



15.305.005 Purpose

- A. The following standards are intended to implement the City's vision for the S. 154th Street Station Area as set forth in the City of SeaTac Comprehensive Plan, by promoting transit oriented ~~integrated~~ development and pedestrian-oriented design, a diversity of uses within close proximity, open space, and a focal point for community identity.

~~1. Urban Design Vision.~~

~~a. The urban design vision for the S. 154th Street Station Area Overlay District is intended to support an environment that is pedestrian-oriented, visually pleasing and easily accessible to the pedestrian, motorist and public transit user. New development should contribute economic and social opportunities through the establishment of a mix of uses that provide local shopping, services, offices, restaurants, residences, festivals, special events and entertainment experiences.~~

~~b. New development should include public amenities, such as storefronts with canopies, street trees, seating, fountains or water features, outdoor cafes, sculpture or other forms of art, and places for gathering. The use of materials, color, texture, form and massing, proportion, public amenities, mitigation of environmental impacts, landscaping and vegetation and architectural detail should be incorporated in the design of new development with the purpose of supporting a human scale, pedestrian-oriented station area. New development shall be coordinated and consistent with the S. 154th Street Station Area Action Plan.~~

- B. Each standard includes examples and illustrations of ways in which the intent of the standard could be achieved. The graphic illustrations are meant to be examples and not the only acceptable means to accomplishing the intent of the illustrated standards. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of the design standard.

15.305.010 Authority and Application

- A. The provisions of this chapter shall apply to the S. 154th Street Station Area Overlay District as delineated in the S. 154th Street Station Area Overlay District Map at the end of this section. Within the S. 154th Street Station Area Overlay District, this chapter shall supersede existing regulations elsewhere in SMC Title 15 when in conflict with this chapter.
- B. The provisions of this chapter shall apply to all development meeting one (1) or more of the following thresholds:
1. All new construction requiring building permits; and/or

2. **Major Redevelopment.** Additions or alterations to a building or site, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage (GSF) of the existing building(s) or site.

Only the portions of the building or site being altered or added to shall be required to integrate S. 154th Street Station Area Overlay District standards into the design of the alteration or addition. Project applicants proposing additions or alterations to a building or site conforming to the above criteria for major redevelopment shall arrange a pre-design meeting with Planning staff prior to **permit application meeting with the Development Review Committee in order** to establish those design standards applicable to the proposed addition or alteration.

- C. **Departures.** Departures from these overlay district standards may be permitted to promote well designed developments which may not strictly comply with the established standards. Proposed departures from these special standards are subject to the approval of the Director. ~~In order to provide flexibility and creativity of project designs, departures from these special standards may be permitted, subject to the approval of the Director:~~

1. A departure shall not be granted for a request that should be made through the variance process in Chapter 15.115 SMC, Land Use Actions and Procedures; or ~~If the strict interpretation or application of these standards would be inconsistent with related provisions of the Zoning Code or would be contrary to the overall purpose or intent of City goals and objectives for the S. 154th Street Station Area Overlay District or Comprehensive Plan; or~~
2. A departure shall not be granted for height, setbacks, building lot coverage, maximum and minimum parking requirements, minimum lot area, density, lot width or land uses. ~~If it can be shown that the overall project design and feasibility can be improved.~~

- D. **Departure Criteria.** The applicant must show that the proposed development requesting a departure(s) meets all of the following criteria:

1. A list of the departures being requested:
2. How the requested departure meets the intent of the applicable design standard.
3. How the requested departure will not have a detrimental effect on adjacent and nearby properties.
4. Demonstrate how the requested departure offers a significant improvement over what otherwise could have been built under the minimum design standards.
5. Demonstrate how the proposed departure is part of an overall, thoughtful and comprehensive approach to the design of the project as whole.

6. Provide a graphics that shows (1) what is allowed under the design standard; and (2) How the departure exceeds and improves the intent of the design standard.

~~D. **Development Agreements.** In order to provide flexibility, to permit creativity of design, style, and technique, and to provide for phased development and interim uses, development agreements may be entered into by and between the City and property owners or developers, pursuant to RCW 36.70B.170 through 36.70B.200, unless otherwise prohibited in this chapter; provided, that the terms of any such development agreement shall be consistent with the purpose and intent of this chapter. Special conditions or exemptions established for a particular site or project through a development agreement shall include criteria or date for the termination of any such agreement.~~

~~1. **Development Agreement Prohibition.** Development agreements are prohibited for park and fly commercial parking and other long term (overnight) commercial parking facilities which provide parking space for a fee.~~

- E. **Single Family Exemption.** Existing single-family homes are exempt from the provisions of this chapter.
- F. **High Capacity Transit.** Standards for high capacity transit facilities, as identified in Chapter 15.530 SMC, shall apply to all applicable development within the S. 154th Street Station Area Overlay District.

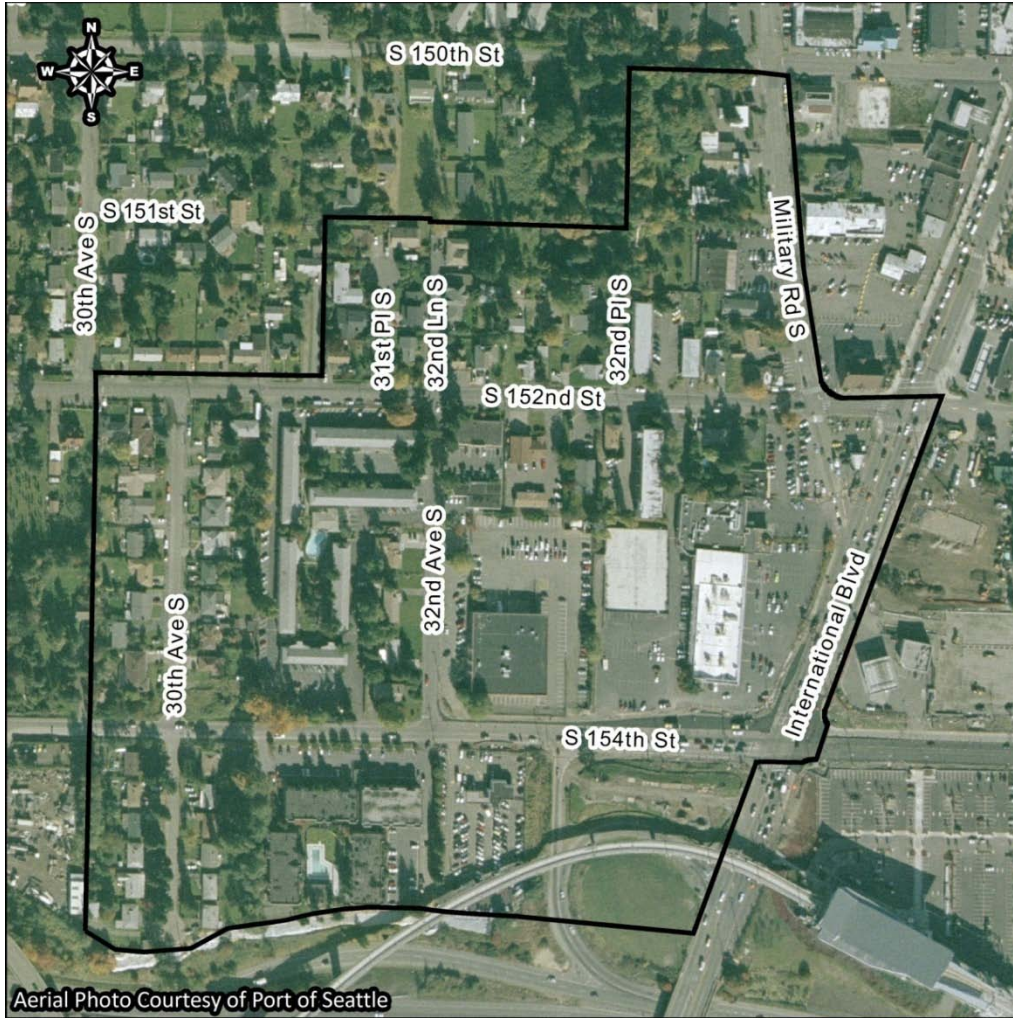


Figure: S. 154TH STREET STATION AREA OVERLAY DISTRICT MAP

15.305.055 S. 154th Street Station Area Overlay District Use Chart

ZONES:

UL-Urban Low

UM-Urban Medium

UH-Urban High

UH-UCR-Urban High-Urban

T-Townhouse

NB-Neighborhood Business

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

O/CM-Office/Commercial

CB-C-Community Business in the Urban Center

P – Park

P-Permitted Use; C-Conditional Use Permit required

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
ANIMALS								
Butterfly/Moth Breeding								
Kennel/Cattery					P(1)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Stables							P	
Veterinary Clinic				P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
BUSINESS SERVICES								
Airport Support Facility								
Cargo Containers								
Commercial/Industrial Accessory Uses					C			
Conference/Convention Center				P(1)	P(1)			(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 .Pedestrian-Oriented Use Requirements.
Construction/Trade					C			
Construction/Landscaping Yard								
Distribution Center/Warehouse								
Equipment Rental, Large								
Equipment Rental, Small					C			

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Equipment Repair, Large								
Equipment Repair, Small					P(1)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Helipad/Airport and Facilities								
Professional Office			P(1)	P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Storage, Self-Service								
Truck Terminal								
CIVIC & INSTITUTIONAL								
Cemetery								
City Hall		P	P	P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Court					P			
Fire Facility		P	P	P	P			
Funeral Home/Crematory								
Police Facility		P	P	P	P			
Public Agency Office			P	P	P			
Public Agency Yard								
Public Archives					P			
Social Service Office			C	P	P			
EDUCATIONAL								
College/University		C	C	P	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Elementary/Middle School		C	C	C				
High School		C	C	C	C			
Specialized Instruction School		P(1)	P(1)	P	P(2)			(1) Limited to three (3) students per day. (2) Permitted as a part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Vocational/Technical School				P	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
HEALTH & HUMAN SERVICES								
Crisis Diversion Facility (CDF)								
Crisis Diversion Interim Facility (CDIF)								

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Day Care I		P(1)	P(1)	P(1)			P(1)	See SMC Ch. 15.420 Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200 Family Day Care Facilities apply.
Day Care II		P	P	P	P			See SMC Ch. 15.420 Day Care Facilities.
Halfway House								
Hospital					P			
Medical Dental Lab			C	C	P			
Medical Office/Outpatient Clinic			P(1)	P(1)	P			(1) Permitted as a part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Miscellaneous Health				⊖	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Opiate Substitution Treatment Facility					C			Subject to the CUP-EPF siting process (SMC 15.115.040 Essential Public Facilities).
Overnight Shelter								
Secure Community Transition Facility					⊖			
Transitional Housing			C	C	P(1)			Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders (1) Permitted only as part of a mixed use development, as described in SMC 15.305.730 Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC as described in SMC 15.305.720 Definition of Mixed Use.
MANUFACTURING								
Aerospace Equipment								
Assembly and Packaging					P			
Food Processing					P(1)			(1) Food processing with retail section or restaurant to be oriented to the public street.
Laboratories, Research Development and Testing					P or C			
Micro-winery/Brewery/Distillery					P			
Manufacturing and Fabrication, Light					P			
Manufacturing and								

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Fabrication, Medium								
Recycling Processing								
Apparel/Textile Products								
Biomedical Product Facility								
Chemical/Petroleum Products								
Commercial/Industrial Machinery								
Computer/Office Equipment								
Electronic Assembly								
Fabricated Metal Products								
Food Processing								
Furniture/Fixtures								
Laboratories, Research, Development & Testing					Ⓢ			
Manufacturing, Light Misc.								
Winery/Brewery/ Distillery					P(1)			(1) Micro winery/brewery/distillery with retail section.
Paper Products								
Primary Metal Industry								

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Printing/Publishing								
Recycling Processing								
Rubber/Plastic/Leather/ Mineral Products								
Textile Mill								
Wood Products								
MOTOR VEHICLES								
Auto/Boat Dealer								

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Auto Service Center								
Auto Supply Store					P(1)			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Auto Wrecking								
Commercial Marine Supply					P			
Electric Vehicle Infrastructure	P(1)	P(1)	P(2)	P(2)	P	P(1)		(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station								
Mobile Refueling Operation		P	P	P	P	P		See SMC Ch. 15.450 Mobile Refueling. (1) Permitted only to refuel heavy equipment at a construction site, subject to the criteria under SMC 15.450
Public/Private Parking								
Tire Retreading								
Towing Operation								
Vehicle Rental/Sales								
Vehicle Rental/Sales, Large								
Vehicle Repair, Large								
Vehicle Repair, Small					P			
RECREATIONAL & CULTURE								
Amusement Park								
Community Center		C	P	P(1)	P(1)		P	(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.
Drive-In Theater								
Golf Course							P	
LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Health Club			C (1)	P(2)	P(2)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.
Library		P	C	P(1)	P(1)	C		(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.
Museum		C	C	P(1)	P(1)			(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.
Nonprofit Organization		C/P (1,2)	P	P(3)	P(3)		C/P (1,2)	(1) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E). (2) Allowed as a permitted use subject to the criteria in SMC 15.470. (3) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.
Park		P	P	P(1)	P(1)	P	P	(1) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.
Recreational Center			P	P(1)	P(1)		P	

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Religious Use Facility		C/P (1,2)	P	P(3)	P(3)		C/P (1,2)	<p>(1) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E).</p> <p>(2) Allowed as a permitted use subject to the criteria in SMC 15.470.</p> <p>(3) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.</p> <p>(4) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p>
Religious Use Facility Accessory		C/P (1,2,3)	C(1)	P (1,4)	P(4)		C/P (2,3)	<p>(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p> <p>(2) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E).</p> <p>(3) Allowed as a permitted use subject to the criteria in SMC 15.470.</p> <p>(4) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.</p>
Stadium/Arena								
RESIDENTIAL								

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
College Dormitory					P			
Duplex		P				P(1)		(1) Duplexes allowed in townhouse zone only as part of townhouse development. See SMC Ch 15.505 for standards.
Dwelling Unit, Caretaker/Manager								
Dwelling Unit, Detached								Existing single-family homes are exempt from the provisions of this chapter.
Manufactured /Modular Home								
Mobile Home								
Mobile Home Park								
Multi-Family		P(1)	P(1)	P	P			(1) Ground floor pedestrian-oriented uses, as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements, are allowed, but not required in the UM zones and in the UH-1,800 and UH-900 zones.
Townhouse		P				P		
RESIDENTIAL, RETIREMENT & ASSISTED LIVING								
Assisted Living			P	P		P		
Community Residential Facility I	P	P(1)	P(1)	P(1)	P (1,2)			(1) See SMC 15.465.400 for Community Residential Facilities Standards. (2) Permitted only as part of a mixed use development, as described in SMC 15.305.730 Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC 15.305.720 Definition of Mixed Use.
Community Residential Facility II			P	P	P(1)			(1) Permitted only as part of a mixed use development, as described in SMC 15.305.730 Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC 15.305.720 Definition of Mixed Use.
Convalescent Center/ Nursing Home		P	P	P				
Retirement Apartments		P	P	P	P			
RESIDENTIAL, ACCESSORY								
Home Occupation		P	P	P	P	P		See SMC 15.465.500 Home Occupations.
Shed/Garage		P(1)	P(1)	P(1)		P		See SMC Chapter 15.405 Accessory and Tent Structures. (1) Limited to 1,000 gross square feet and a 20 foot height limit (highest point).
RETAIL & COMMERCIAL								

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Agricultural Crop Sales (Farm Only)					P			
Antique/ Secondhand Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Apparel/ Accessory Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Arcade (Games/Food)			P(1)	P(1, 2)	P(2)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) For new development and redevelopment projects that are located in the CB-C and UH-UCR zones, except for the areas south of S. 154th St., at least 60% of the length of the exterior ground floor facing the street(s) shall be a pedestrian-oriented retail, office, or public use as described in SMC 15.305.057 Pedestrian-Oriented Use Requirements.
Beauty Salon/ Personal Grooming Service			P(1)	P(2)	P			(1) Small, resident-oriented uses only. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Coffee Shop/ Retail Food Shop			P(1)	P(2)	P			(1) Small, resident-oriented uses only (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Department/ Variety Store					P			
Drug Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Dry Cleaner			P (1,2)	P(2)	P			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Entertainment Club					P			
Espresso Stand			P	P	P			Walk-up only
Fabric Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
								(2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Financial Institution				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Florist Shop			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Laundromat		P(1)	P(2)	P	P			(1) Small, resident-oriented uses only (2) Small, resident-oriented uses only, as part of a residential mixed use project
Food Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Forest Products					P(1)			(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations.
Furniture Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Hardware/Garden					P			
Hobby/Toy Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Restaurant			C(1)	P(2)	P			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Restaurant, Fast Food					P			
Retail, Big Box					P			
Retail, General			P(1)	P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Jewelry Store			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Laundromat		P(1)	P(2)	P	P			(1) Small, resident-oriented uses only (2) Small, resident-oriented uses only, as part of a residential mixed use project
Liquor Store					P			
Media Material			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Other Retail Uses			P(1)	P(2)	P			(1) Small, resident-oriented uses only, as part of a residential mixed use project (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Pet Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Photographic and Electronic Store				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Restaurant			C(1)	P(2)	P			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Sexually-Oriented Business					C			See SMC 15.415.200 Sexually-Oriented Businesses.
Sporting Goods and Related Stores				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Tavern				P(1)	P			(1) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
Theater				P	P		P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Wholesale/ Bulk Store					C			

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
RETAIL & COMMERCIAL, LODGING								
Bed and Breakfast		P	P	P				See SMC 15.465.300 Bed and Breakfast Standards.
Hotel/Motel and Associated Uses			C(1)	P(2)	P			(1) Conditional use with greater than or equal to fifty percent (50%) residential use. (2) Permitted as part of a mixed use development, as described in SMC 15.305.720 Definition of Mixed Use.
UTILITIES								
Communications Facility		C/P	C/P	C/P	C/P	C/P		See SMC Chapter 15.480 Wireless Communications Facilities for specific use and development standards.
Utility Substation			C	C	C			
Utility Use		C	C	C	C			
Wireless Communications Facility		C/P	C/P	C/P	P	C/P		See SMC Chapter 15.480 Wireless Communications Facilities for specific use and development standards.



Community & Economic
Development Department

4800 South 188th Street
SeaTac, WA 98188-8605
Phone: 206.973.4750
Fax: 206.973.4809

Date: November 10, 2016
To: Planning Commission
From: Kate Kaehny, Senior Planner
Re: City Center Park & Fly Bonus Incentive Program Work Session Materials

The following materials will be used at this Tuesday's work session on the City Center Park & Fly Bonus Program.

- City Center Park & Fly Bonus Program Comparison Table
- Staff Suggestions for Parking Bonus Program Document
- Park & Fly Structures in City Center Document

The main goal of the work session is to develop a set of Planning Commission recommendations for the bonus program.

If you have any questions about the materials, or the upcoming work session, please do not hesitate to contact me or Planning Manager Steve Pilcher.

City Center Park & Fly Bonus Program Comparison Table

Parking Bonus Incentive Program	Original (1999)	EXISTING (as amended in 2008)	Ad Hoc Committee 2012	Staff Suggestion
BASE STALL MAXIMUM	300 stalls	300 stalls	1,000 stalls	1,200 stalls
BONUS PROGRAM				
Dedicated Public Right-of-Way	1 stall per <u>150 sf</u>	1 stall per <u>150 sf</u>	1 stall per <u>100 sf</u>	1 stall per <u>100 sf</u>
Open Space	1 stall per <u>150 sf</u>	1 stall per <u>150 sf</u>	1 stall per <u>100 sf</u>	1 stall per <u>50 sf</u>
Retail/Commercial/Service/Residential	1 stall per <u>25 sf</u>	1 stall per <u>250 sf</u>	1 stall per <u>25 sf</u>	1 stall per <u>25 sf</u>
Hotel Unit	1 stall per <u>25 sf</u>	<u>0.5 stall per hotel room</u>	<u>1 stall per hotel room</u>	<u>1.5 stalls per hotel room</u>
Public Art	<u>60 stall</u> maximum	<u>60 stall</u> maximum	<u>60 stall</u> maximum	<u>25 stalls</u> maximum

EXISTING SeaTac Zoning Code, Chapter 15.300 City Center Overlay District

15.300.950 Parking Bonus Incentive Program for Structured Public/Private Parking

- A. A parking allowance bonus, beyond the maximum parking specified in SMC 15.300.410(A)(2), will be granted to those developments which provide retail/commercial or service space beyond the requirements of SMC 15.300.730, or a public benefit in the form of:
 - 1. Dedicated public right-of-way, in an arrangement and amount per parcel that conforms to the City Center vehicular and pedestrian access plan; and/or
 - 2. Publicly accessible on-site open space greater than the minimum ten percent (10%) of net site area required, ~~or an equivalent monetary contribution to the City Center open space fund~~; and/or
 - 3. A ~~water feature or~~ public art display incorporated into publicly accessible on-site open space, as approved by the Director.

- B. The formula for calculating parking bonuses above maximum allowed for on-site land uses shall be as follows:
 - DEDICATED R-O-W: 1 stall per 150-100 sf**
 - 1. One (1) additional parking stall will be awarded for each one hundred ~~thirty~~ ~~(150/100)~~ square feet of interconnected public right-of-way dedicated according to the City Center vehicular and pedestrian access plan;
 - OPEN SPACE: 1 stall per 150-50 sf**
 - 2. One (1) additional parking stall will be awarded for each ~~one hundred~~ ~~fifty~~ ~~(150/50)~~ square feet of publicly accessible on-site open space greater than the minimum ten percent (10%) of net site area required. ~~To receive parking bonus in lieu of additional on-site open space, developments may contribute to the City Center open space fund in increments of equivalent monetary value;~~
 - RETAIL/COMMERCIAL, SERVICE, RESIDENTIAL SPACE: 1 stall per 250-25 sf (in addition to of 50% ground floor retail/com/svc requirement)**
 - 3. Except for hotel/motel uses, one (1) additional parking stall will be awarded for each ~~two hundred fifty~~ ~~twenty-five~~ ~~(250/25)~~ square feet of retail/commercial, service, or residential space, in addition to the minimum ground floor retail/commercial or service space required under SMC 15.300.730, included on the same site as part of a mixed use development at the time of construction;
 - HOTEL: 1.5 1/2 stall per unit (in addition to 50% ground floor retail/com/svc requirement)**
 - 4. Hotel/motel uses shall be awarded ~~one and~~ ~~one-half~~ ~~(1.5 1/2)~~ parking space per hotel/motel unit, in addition to the minimum ground floor retail/commercial or service space required under SMC 15.300.730, included on the same site as part of a mixed use development at the time of construction; and/or
 - PUBLIC ART: Maximum 60-25 stalls**
 - 5. Up to ~~sixty~~ ~~twenty-five~~ ~~(60/25)~~ additional parking stalls may be awarded for a ~~water feature or~~ public art display ~~of equivalent value~~ incorporated into publicly accessible on-site open space, as approved by the Director. ~~Value shall be determined by the per-square-foot market value of the underlying land multiplied by the square footage of the additional parking stalls.~~

Park & Fly Structures in City Center

Both constructed with development agreements



Parking Stalls/Development	Wally Park	Master Park
Base Stalls	900 stalls	600 stalls
Plus (+) Bonus Stalls	+ 793 Bonus Stalls	+ 439 Bonus Stalls
Water Feature	1 Water Feature	1 Water Feature
Bonus Open Space	Permanent Open Space	Open Space for Future
Bonus Commercial/Retail Space	yes	Development yes
TOTAL <u>Park & Fly Stalls</u>	<u>1,554 Park & Fly stalls</u> (396 stalls/acre) (1,595 including retail parking spaces)	<u>1,031 Park & Fly stalls</u> (405 stalls/acre) (1,061 including retail parking spaces)