



CITY OF SEATAC

PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188th Street
March 7, 2017, 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 February 21, 2017 regular meeting
- 4) Annual Election of Officers
- 5) Presentation: Autonomous Vehicles
Steve Marshall, Executive Director
John Niles, Research Director
Center for Advanced Transportation and Energy Solutions - CATES
- 6) Worksession: S. 154th St. Station Area regulations
- 7) Worksession: Comprehensive Plan amendment process
- 8) CED Director's Report
- 9) Planning Commission Comments (including suggestions for next meeting agenda)
- 10) 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 February 21, 2017
Regular Meeting

Members present: Roxie Chapin, Tom Dantzler, Pam Pollock, Jim Todd
Members absent: Robert Scully
Staff present: Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner; Al Torrico, Senior Planner

1. Call to Order

Chair Todd called the meeting to order at 5:32 p.m.

2. Public Comment

Earl Gipson, SeaTac resident, spoke regarding the legal basis of the Comprehensive Plan and urged the Commission and members of the public to read it carefully. He noted the potential of legal challenges that can occur when cities do not follow their Comp Plans.

3. Approval of Minutes

Moved and seconded to approve the minutes of the January 17, 2017 regular meeting as written.
Passed 3-0.

4. Election of Officers

After discussion, the Commission voted 4-0 to postpone election of officers to a future meeting, in order to give new Commissioner Pollock an opportunity to know her fellow commissioners.

5. Continued Public Hearing on Proposed City Center Park & Fly/Parking Structure Code Amendments

Chair Todd re-opened the public hearing at 5:36 p.m.

Planning Manager Steve Pilcher noted that public testimony was closed on January 17th, so if the Commission wishes to consider more testimony, it will need to re-open the hearing for that purpose. He noted that earlier in the day, staff had received a letter from the Port of Seattle. A copy of that letter and a memo in response from Senior Planner Kate Kaehny, was provided to the Commission.

Ms. Kaehny then reviewed the staff's response to the Port's letter. The Commission offered their comments of both.

Chair Todd re-opened the hearing to accept public testimony at 5:50 p.m.

Earl Gipson commented that the Port of Seattle has a history of obstructing the growth of the city and their letter is further evidence of this. He urged passage of the proposed amendments.

Rick Forschler (speaking as a citizen), stated that the Port has been trying to eliminate competition for its own parking garages and that there is a need for structured parking across from the airport.

Cathy Boysen-Heiberg stated that she supports the proposal as a good compromise and reflection of the work done by the previous Ad Hoc Committee.

The Chair closed the hearing to further public testimony at 5:55 p.m.

The Commission discussed the merits of the proposal. **Moved and seconded to approve the code changes as presented. Passed 4-0.**

The Chair then closed the public hearing.

6. Worksession on S. 154th Station Area regulations

Senior Planner Al Torrico appeared to present the next set of recommended code revisions. He responded to a comment from the Commission about the value of having street trees.

Mr. Torrico then reviewed the staff's recommended changes regarding building and site design.

The Commission agreed with the changes as drafted:

Section	Staff Recommendation Summary
15.305.220 - Development Abutting Two (2) or More Street Frontages	Delete existing language and replace with Angle Lake Station Area Overlay District language
15.305.230 - Relation to Adjacent Development	Delete existing language; but capture the intent of the language elsewhere within the regulations where appropriate
15.305.240 - Projects on or Near the Edge of a UL or UM Residential Zone	Delete existing language and replace with new language that better addresses where high and medium density residential transition to single-family
15.305.250 - The Layout and Width of Street Front Pedestrian Zone	Delete the existing language and replace with the Planning Commission recommendations for pedestrian zone widths and which street sections they would apply

Section	Staff Recommendation Summary
15.305.260 - Driveway Entrances	Recommend using the existing S. 154 th Street Station Area Overlay District language
15.305.270 - Service Element Location and Design	Recommend using the existing S. 154 th Street Station Area Overlay District language
15.305.280 - Exterior Lighting	Recommend using existing language with some additional language that addresses lighting function and glare

Mr. Torrico then briefly overviewed the next topic for discussion: open space requirements. He indicated the goal will be to match the approach used in the Angle Lake Station District standards, including requiring only 5% of a site to be open space (instead of the current 10% requirement). He will return at the next Commission meeting with proposed revisions.

7. CED Director's Report

Planning Manager Steve Pilcher reported that the Council is scheduled to act on February 28, 2017 to appoint Joe Scorcio as the permanent City Manager.

He also noted that the City is launching the biennial Comprehensive Plan amendment process. Staff anticipates bringing forward a number of issues for the Planning Commission to consider.

Mr. Pilcher also noted there is potential legislation at the State level that may impact the regulation of wireless communication facilities, so staff is putting the draft amendments presented in January on hold.

8. Commissioners' Reports/Comments

Commissioners formally welcomed new member Pam Pollock.

Commissioner Dantzler advocated expanding the size of the Commission to seven; this would help avoid issues of being able to form a quorum. He also asked that staff call members on the day of the meeting to verify their attendance and that a quorum will be formed.

9. Adjournment

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





MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT

Date: March 7, 2017
To: Planning Commission
From: Albert Torrico, Jr., Senior Planner
Subject: S. 154th Street Station Area Overlay District, Staff Recommendations for Sections 15.305.300 to 15.305.350 – Open Space

As we continue working through the S 154th Street Station Area regulations, tonight we will discuss open space and amenities. The discussion will cover recommendations for the following sections:

- 15.305.300 Open Space and Amenities
- 15.305.310 Minimum Open Space Area Required
- 15.305.320 Front yard Open Space
- 15.305.330 Alternative Methods for Meeting Useable Open Space Requirements
- 15.305.340 Arrangements and Design of Front Yard Open Space
- 15.305.350 Open Space Maintenance

The attached recommendation matrix outlines staff recommendations on open space for the Planning Commission to consider. In some cases staff has proposed to use the existing language, replace the language with the language used in Angle Lake Station Area Overlay District, or replaced with new language that is consistent with the S. 154th Street Station Area Action Plan (policy document). The matrix includes the existing language found in the S. 154th Street Station Area regulations; Angle Lake Station Area regulations and staff recommendation. A quick summary of these changes is as follows:

Section	Title	Recommendation/Revision
15.305.300	Open Space and Amenities	Delete existing language and replace with Angle Lake Station Area Overlay District language describing the “purpose” of open space and amenities.
15.305.310	Minimum Open Space Area Required	Delete existing language; and replace with Angle Lake Station Area Overlay District language. Added language about Multi-Family requirements which are separate from commercial or non-residential requirements.

Section	Title	Recommendation/Revision
15.305.320	Front yard Open Space	Delete existing language. The concepts are generally captured in section 15.305.320. Section 15.305.320 is replaced with language from the Angle Lake Station Area regulations. The purpose of the change is to streamline location and design of open space standards within the S. 154 th Street Station Area.
15.305.330	Alternative Methods for Meeting Useable Open Space Requirements	Staff recommends deleting this section for the following reasons: <ol style="list-style-type: none"> 1. Parks and Recreation has never taken money in lieu to fund future parks project; and 2. The Parks and Recreation CIP does not include any future park projects within the S. 154th Station Area
15.305.340	Arrangements and Design of Front Yard Open Space	Staff recommends deleting this section. The concepts are largely captured in section 15.305.320 above. Those concepts not captured are deleted to improve the usability and flexibility of the open space and amenities section.
15.305.350	Open Space Maintenance	Staff recommends keeping the maintenance section from the existing S. 154 th Street Station Area Standards.

S. 154th Street Station Area Overlay District Revisions (Sections 15.305.300 to 15.305.350 – Open Space) - Staff Recommendations

S. 154 th St Station Area Overlay District (Existing Regulations)	Angle Lake Station Area Overlay District (Regulations)	Staff Recommendation
<p>15.305.300 Open Space and Amenities</p> <p>Purpose: Break up dense development patterns with passive or active open spaces such as plazas, parks, trails and other means and link them wherever possible. Open spaces should be usable, have good access and take advantage of local amenities. Planted areas should be used to frame and soften structures, to define site functions, to enhance the quality of the environment, to screen undesirable views and to create identity. Whenever possible, development should include seating areas and be enhanced by such features as trees and flower displays, fountains, art and open spaces. Outdoor spaces and landscaping shall also be designed to achieve the urban design vision set forth in SMC15.305.005 (A)(1) Urban Design Vision.</p>	<p>15.310.300 Open Space and Amenities</p> <p>Purpose: Provide for open space that enhances and activates the pedestrian realm through the provision of plazas, courtyards, pocket parks and sidewalks. Open spaces should be inviting, functional, easy to maintain and safe. They should contribute to the character of the area and complement the built environment.</p>	<p><i>Staff recommends deleting the existing language and use the Angle Lake Station Area Standards language describing the “purpose” of open space and amenities.</i></p> <p>15.305.300 Open Space and Amenities</p> <p>Purpose: Provide for open space that enhances and activates the pedestrian realm through the provision of plazas, courtyards, pocket parks and sidewalks. Open spaces should be inviting, functional, easy to maintain and safe. They should contribute to the character of the area and complement the built environment.</p>
<p>15.305.310 Minimum Open Space Area Required</p> <p>A. A minimum of ten percent (10%) of net site area shall be set aside as usable outdoor open space accessible to the public. This requirement applies to all new commercial and mixed use development in the station area overlay district, except residential only projects. Open space requirements for residential only projects can be found in SMC Chapter 15.510SMC, Multi-Family Housing Design Standards.</p> <p>1. Areas that Do Not Qualify as Open Space. The following shall not be included toward meeting the minimum usable open space requirement:</p> <p>a. Required landscaping and sensitive area buffers without common access links, such as pedestrian trails.</p> <p>b. Driveways, parking, or other auto uses.</p> <p>c. Areas of a parcel with slopes greater than eight percent (8%) shall not qualify as usable outdoor open space, unless the area has been developed with an enhanced accessibility system of stairs, ramps, terraces, trails, seating areas, or other site improvements as approved by the Director.</p> <p>d. Setback areas, unless developed as usable open space.</p> <p>e. Access to parking areas, lobby entrances and stairs.</p>	<p>15.310.310 Minimum Open Space Area Required</p> <p>The following standards are applicable to all commercial or other nonresidential development. See multi-family development standards, Chapter 15.510 SMC, Multi-Family Housing Design Standards, for residential development standards.</p> <p>A. Minimum Area Required. Five percent (5%) of net site area shall be set aside as usable outdoor open space accessible to the public.</p> <ol style="list-style-type: none"> 1. Net Site Area Calculation. Net Site Area = Total Site Area – Sensitive Areas. 2. Areas That Do Not Qualify as Open Space. For the purposes of this chapter, the following shall not be included toward meeting the minimum open space requirement: <ol style="list-style-type: none"> a. Portions of a parcel classified as sensitive area; stormwater facility, provided that such stormwater facilities are at grade and not covered; or open water. b. Required landscaping and sensitive area buffers without common access links, such as pedestrian trails. c. Driveways, parking, or other auto serving uses. d. Areas of a parcel with slopes greater than eight percent (8%) shall not qualify as usable outdoor open space, unless the area has been developed with an enhanced accessibility system of stairs, ramps, terraces, trails, seating areas, or other site improvements as approved by the Director. 3. Prohibited Adjacent to Open Space. The following is 	<p><i>Staff recommends deleting the existing 15.305.310 section and replacing with the following:</i></p> <p>15.305.310 Minimum Open Space Required</p> <p>The following standards are applicable to all commercial, nonresidential and Multi-family developments.</p> <p>A. Multi-Family Development. For Multi-Family open space requirements see Chapter 15.510 SMC, Multi-Family Housing Design Standards.</p> <p>B. Commercial and Nonresidential Development.</p> <ol style="list-style-type: none"> 1. Minimum Open Space Required. Five percent (5%) of net site area shall be set aside as accessible, usable outdoor open space. 2. Net Site Area Calculation. Net Site Area = Total Site Area – Sensitive Areas. For the purpose of this chapter, the following shall not be included toward meeting the minimum open space requirement: <ol style="list-style-type: none"> a. Portions of a parcel classified as sensitive area; stormwater facility, provided that such stormwater facilities are at grade and not covered; or open water. b. Required landscaping and sensitive area

S. 154th Street Station Area Overlay District Revisions (Sections 15.305.300 to 15.305.350 – Open Space) - Staff Recommendations

S. 154 th St Station Area Overlay District (Existing Regulations)	Angle Lake Station Area Overlay District (Regulations)	Staff Recommendation
	<p>prohibited adjacent to pedestrian oriented space:</p> <ol style="list-style-type: none"> a. Unscreened parking lots; b. Chain link fences; c. Blank walls; d. Dumpsters or service areas; and e. Outdoor storage (shopping carts, potting soil bags, firewood, etc.). <p>4. Areas That Qualify as Open Space. Open space that qualifies toward meeting the minimum open space requirement shall include one (1) or more of the following:</p> <ol style="list-style-type: none"> a. Active outdoor recreation areas; b. Expansion of existing sidewalks; c. Pedestrian-only corridors or multi-purpose trails separate from the public or private roadway system that provide through connections to enhance pedestrian and bicycle connectivity or provide access links in sensitive area buffers. The square footage (length times width) of corridors/trails shall be counted as usable open space; and/or d. Publicly accessible plazas, courtyards or pocket parks constructed contiguous with new or existing sidewalks. Publicly accessible courtyard designs shall conform to SMC 15.310.320. 	<p>buffers without common access links, such as pedestrian trails.</p> <ol style="list-style-type: none"> c. Driveways, parking, or other auto serving uses. d. Areas of a parcel with slopes greater than eight percent (8%) shall not qualify as usable outdoor open space, unless the area has been developed with an enhanced accessibility system of stairs, ramps, terraces, trails, seating areas, or other site improvements as approved by the Director. <p>3. Prohibited Adjacent to Open Space. The following is prohibited adjacent to pedestrian oriented space:</p> <ol style="list-style-type: none"> a. Unscreened parking lots; b. Chain link fences; c. Blank walls; d. Dumpsters or service areas; and e. Outdoor storage (shopping carts, potting soil bags, firewood, etc.). <p>4. Areas That Qualify as Open Space. Open space that qualifies toward meeting the minimum open space requirement shall include one (1) or more of the following:</p> <ol style="list-style-type: none"> a. Active outdoor recreation areas; b. Expansion of existing sidewalks; c. Pedestrian-only corridors or multi-purpose trails separate from the public or private roadway system that provide through connections to enhance pedestrian and bicycle connectivity or provide access links in sensitive area buffers. The square footage (length times width) of corridors/trails shall be counted as usable open space; and/or d. Publicly accessible plazas, courtyards or pocket parks constructed contiguous with new or existing sidewalks. Publicly accessible courtyard designs shall conform to SMC 15.305.320.

S. 154th Street Station Area Overlay District Revisions (Sections 15.305.300 to 15.305.350 – Open Space) - Staff Recommendations

S. 154 th St Station Area Overlay District (Existing Regulations)	Angle Lake Station Area Overlay District (Regulations)	Staff Recommendation
<p>15.305.320 Front Yard Open Space</p> <p>The following front yard open space regulation shall supersede the street frontage landscape requirement as specified in the landscaping chart in SMC 15.445 Landscaping and Tree Retention:</p> <p>A. — Front Yard Open Space Requirements. The minimum open space requirement shall include front yard open space, with a minimum area of at least fifty percent (50%) of the overall open space requirement specified in SMC 15.305.310 Minimum Open Space Area Required.</p>	<p>No equivalent section in the Angle Lake Station Area regulations.</p>	<p>Staff recommends deleting this section. The concept is generally captured in section 15.305.320.</p>
	<p>15.310.320 Location and Design of Open Space</p> <p>The following open space regulation shall supersede the street frontage landscape requirement as specified in SMC 15.445.010(C) and 15.445.210. The building facade landscaping requirement shall continue to apply to uses in the Angle Lake Station Area Overlay District, except under pedestrian weather protection structures, as specified in SMC 15.310.610(C).</p> <p>A. Open Space Requirements. Open space is to be provided on site in the following order of priority:</p> <ol style="list-style-type: none"> 1. Sidewalk Improvements. Sidewalk widths shall be enhanced and other improvements shall be provided along all public and private streets as per SMC 15.310.250. 2. Remaining Open Space Area. After fulfilling the sidewalk improvements, remaining open space shall be provided within the front yard or to the side of the property. The open space shall be developed and arranged in a manner that is accessible to the public at all times, directly connected to a sidewalk or pedestrian pathway, and bordered on at least one (1) side by, or readily accessible from, the primary structure(s) on site. Front yard open space shall be placed in one (1) or more of the following ways: <ol style="list-style-type: none"> a. Plaza, Courtyard, or Pocket Park. Publicly accessible open space shall be placed in a plaza, courtyard or pocket park that includes at a minimum: <ol style="list-style-type: none"> i. Two hundred (200) square feet in size that is adjacent to a pedestrian building entrance; ii. At least fifty percent (50%) decorative paving, constructed of such materials as stamped, broom finish, or scored concrete; brick or modular pavers; iii. One (1) tree for every two hundred (200) square feet 	<p>Staff recommends replacing the existing 15.305.205 with the following from the Angle Lake Station Area regulations. The purpose of the change is to streamline location and design of open space standards within the <u>S. 154th Street Station Area</u>.</p> <p>15.305.320 Location and Design of Open Space</p> <p>The following open space regulation shall supersede the street frontage landscape requirement as specified in SMC 15.445.010(C) and 15.445.210. The building facade landscaping requirement shall continue to apply to uses in the S. 154th Street Station Area Overlay District, except under pedestrian weather protection structures, as specified in SMC 15.310.610(C).</p> <p>A. Multi-Family Development. For Multi-Family open space location and design requirements see Chapter 15.510 SMC, Multi-Family Housing Design Standards.</p> <p>B. Commercial and Nonresidential Development Open Space Requirements. Open space is to be provided on site in the following order of priority:</p> <ol style="list-style-type: none"> 1. Sidewalk Improvements. Sidewalk widths shall be enhanced and other improvements shall be provided along all public and private streets as per SMC 15.305.250. 2. Remaining Open Space Area. After fulfilling the sidewalk improvements, remaining open space shall be provided within the front yard or to the side of the property. The open space shall

S. 154th Street Station Area Overlay District Revisions (Sections 15.305.300 to 15.305.350 – Open Space) - Staff Recommendations

S. 154 th St Station Area Overlay District (Existing Regulations)	Angle Lake Station Area Overlay District (Regulations)	Staff Recommendation
	<p>of decorative paving area;</p> <p>iv. One (1) linear foot of seating per each forty (40) square feet of plaza, courtyard, or pocket park space on site and shall be provided in the form of freestanding outdoor benches of a minimum sixteen (16) inches wide or seating incorporated into low walls, raised planters or building foundations at least twelve (12) inches wide and eighteen (18) inches high;</p> <p>v. Incorporate one (1) or more of the following to encourage pedestrian use and activity: plantings or grass within or immediately adjacent to the plaza, courtyard, or pocket park, public art such as a water feature or sculpture or other public amenities approved by the Director.</p> <p>B. General Open Space Design Standards.</p> <p>1. Accessory Site Furnishing. Accessory site furnishings shall be located so as not to obstruct pedestrian access along sidewalks and to businesses.</p> <p>a. Waste receptacles, movable planters and other accessory site furnishings shall be of a design which is compatible with the design of the plaza, courtyard, or pocket park, through the use of similar detailing or materials.</p> <p>2. Common Space Areas. Common open space should be located to take advantage of surrounding features such as building entrances, significant landscaping, unique topography or architecture, and solar exposure.</p> <p>3. Integration with Adjacent Parcels. Usable open space areas on site shall be organized and designed in a manner that allows for maximum integration with open space on adjacent parcels.</p> <p>4. Linkage of Open Space Elements. Developments proposing on-site plazas and pocket parks as publicly accessible project amenities shall link the open space elements with adjacent sidewalks, pedestrian paths, and/or bikeways.</p>	<p>be developed and arranged in a manner that is accessible to the public at all times, directly connected to a sidewalk or pedestrian pathway, and bordered on at least one (1) side by, or readily accessible from, the primary structure(s) on site. Front yard open space shall be placed in one (1) or more of the following ways:</p> <p>a. Plaza, Courtyard, or Pocket Park. Publicly accessible open space shall be placed in a plaza, courtyard or pocket park that includes at a minimum:</p> <p>i. Two hundred (200) square feet in size that is adjacent to a pedestrian building entrance;</p> <p>ii. At least fifty percent (50%) decorative paving, constructed of such materials as stamped, broom finish, or scored concrete; brick or modular pavers;</p> <p>iii. One (1) tree for every two hundred (200) square feet of decorative paving area;</p> <p>iv. One (1) linear foot of seating per each forty (40) square feet of plaza, courtyard, or pocket park space on site and shall be provided in the form of freestanding outdoor benches of a minimum sixteen (16) inches wide or seating incorporated into low walls, raised planters or building foundations at least twelve (12) inches wide and eighteen (18) inches high;</p> <p>v. Incorporate one (1) or more of the following to encourage pedestrian use and activity: plantings or grass within or immediately adjacent to the plaza, courtyard, or pocket park, public art such as a water feature or sculpture or other public amenities approved by the Director.</p>

S. 154th Street Station Area Overlay District Revisions (Sections 15.305.300 to 15.305.350 – Open Space) - Staff Recommendations

S. 154 th St Station Area Overlay District (Existing Regulations)	Angle Lake Station Area Overlay District (Regulations)	Staff Recommendation
		<p>C. Commercial and Nonresidential General Open Space Design Standards.</p> <ol style="list-style-type: none"> 1. Accessory Site Furnishing. Accessory site furnishings shall be located so as not to obstruct pedestrian access along sidewalks and to businesses. <ol style="list-style-type: none"> a. Waste receptacles, movable planters and other accessory site furnishings shall be of a design which is compatible with the design of the plaza, courtyard, or pocket park, through the use of similar detailing or materials. 2. Common Space Areas. Common open space should be located to take advantage of surrounding features such as building entrances, significant landscaping, unique topography or architecture, and solar exposure. 3. Integration with Adjacent Parcels. Usable open space areas on site shall be organized and designed in a manner that allows for maximum integration with open space on adjacent parcels. 4. Linkage of Open Space Elements. Developments proposing on-site plazas and pocket parks as publicly accessible project amenities shall link the open space elements with adjacent sidewalks, pedestrian paths, and/or bikeways.
<p>15.305.330 Alternative Methods for Meeting Useable Open Space Requirements</p> <p>Developments have the option of contributing to a S. 154th Street Station Area open space fund up to fifty percent (50%) of the overall open space requirement specified in SMC15.305.310 Minimum Open Space Area Required, in lieu of setting aside additional on-site open space area greater than the minimum required in SMC15.305.320 Front Yard Open Space.</p>	<p><i>There are no alternative methods for meeting useable open space requirements within the Angle Lake Station Area regulations.</i></p>	<p><i>Staff recommends deleting this section for the following reasons:</i></p> <ol style="list-style-type: none"> <i>1. Parks and Recreation has never taken money in lieu to fund future parks project; and</i> <i>2. The Parks and Recreation CIP does not include any future park projects within the S. 154th Station Area</i>

S. 154th Street Station Area Overlay District Revisions (Sections 15.305.300 to 15.305.350 – Open Space) - Staff Recommendations

S. 154 th St Station Area Overlay District (Existing Regulations)	Angle Lake Station Area Overlay District (Regulations)	Staff Recommendation
<p>A. The City shall use the funds contributed to the S. 154th Street Station Area open space fund within six (6) years on an approved open space/park project(s) or return said funds to contributors.</p> <p>B. Revenue from the S. 154th Street Station Area open space fund may be applied only to open space/park projects within the defined S. 154th Street Station Area.</p>		
<p>15.305.340 Arrangements and Design of Front Yard Open Space</p> <p>A. Arrangement and Design of Front Yard Open Space. Front yard open space shall be developed and arranged in a manner that is accessible to the public, directly connected to a sidewalk or pedestrian pathway, and bordered on at least one (1) side by, or readily accessible from, approved structure(s) on site. Front Yard Open Space shall be placed in one (1) or more of the following ways, as approved by the Director:</p> <p>1. Plaza, Courtyard, or Pocket Park. Publicly accessible open space of a minimum one thousand (1,000) square feet constructed contiguous with new or existing sidewalks shall link the open space elements with adjacent sidewalks, pedestrian paths, bikeways, and building entrances. Open space shall consist of at least fifty percent (50%) decorative paving. One (1) tree shall be required for every two hundred (200) square feet of decorative paving area. Decorative paving areas shall be constructed of such materials as stamped, broom finish, scored concrete, brick or modular pavers, tiles, inlaid artwork, or similar materials as approved by the Director.</p> <p>a. Additional Courtyard Standards. Publicly accessible courtyard designs shall conform to the following standards:</p> <p>i. The courtyard dimension is a measurement of the usable open space between two (2) buildings or to a property line, and shall have a width equal to the height of the building, up to a maximum of seventy-five (75) feet, but in no case less than twenty (20) feet.</p> <p>ii. If the enclosing walls of a courtyard terrace upward and back with succeeding stories, the courtyard dimension shall be measured from the lowest</p>	<p><i>N/A</i></p>	<p><i>Staff recommends deleting this section. The concepts are largely captured in section 15.305.320 above. Those concepts not captured are deleted to improve the usability and flexibility of the open space and amenities section.</i></p>

S. 154th Street Station Area Overlay District Revisions (Sections 15.305.300 to 15.305.350 – Open Space) - Staff Recommendations

S. 154 th St Station Area Overlay District (Existing Regulations)	Angle Lake Station Area Overlay District (Regulations)	Staff Recommendation
<p style="text-align: center;">enclosing floor or projection.</p> <p>2. Additional Paving Contiguous with Sidewalk. A minimum five (5) foot wide paving area constructed contiguous with a new or existing sidewalk along the length of the front yard building facade, coupled with a direct connection between the building entrance and sidewalk.</p> <p>B. Performance Standards for Open Space</p> <p>1. Outdoor Seating. Publicly accessible plazas, courtyards, and pocket parks shall include at least one (1) linear foot of seating per each forty (40) square feet of plaza, courtyard, or pocket park space on site. Outdoor seating shall be in the form of:</p> <ul style="list-style-type: none"> a. Freestanding outdoor benches of a minimum sixteen (16) inches wide; or b. Seating incorporated into low walls, raised planters or building foundations at least twelve (12) inches wide and eighteen (18) inches high. <p>2. Focal Point for Plazas, Courtyards and Pocket Parks. In addition to seating, publicly accessible plazas, courtyards, and pocket parks shall incorporate one (1) or more of the following open space amenities, as approved by the Director, in order to encourage pedestrian use and activity:</p> <ul style="list-style-type: none"> a. Public art such as a sculpture or a water feature; b. Transit stops, where appropriate; e. Performance/stage areas; or d. Other public amenities. <p>3. Accessory Site Furnishings. Accessory site furnishings shall be located so as not to obstruct pedestrian access along sidewalks and to businesses.</p> <ul style="list-style-type: none"> a. Waste receptacles, movable planters and other accessory site furnishings shall be of a design which is compatible with the design of the plaza, courtyard, or pocket park through the use of similar detailing or materials. 		

S. 154th Street Station Area Overlay District Revisions (Sections 15.305.300 to 15.305.350 – Open Space) - Staff Recommendations

S. 154 th St Station Area Overlay District (Existing Regulations)	Angle Lake Station Area Overlay District (Regulations)	Staff Recommendation
<p>C. Arrangement and Design of Remaining Open Space. In cases where front yard open space requirements have been met, but additional open space must be provided to meet minimum usable open space requirements, the following open space options can be utilized:</p> <p>1. The remaining percentage of required minimum usable open space may be installed as plantings within or immediately adjacent to the plaza, courtyard, or pocket park provided as front yard open space.</p> <p>2. Multi-Purpose Green Space. A combination of grass, pedestrian ways, and seating areas of a minimum two hundred (200) square feet. One (1) tree shall be required for every two hundred (200) square feet of green space area.</p> <p>D. Sun angles and wind pattern should be considered in the design of plazas, courtyards and pocket parks to maximize sunlight areas.</p> <p>E. Open space areas on site shall be organized and designed in a manner that allows for maximum integration with open space on adjacent parcels, as specified in SMC 15.300.230 Relation to Adjacent Development.</p>		
<p>15.305.350 Open Space Maintenance</p> <p>All open space improvements shall be maintained in good condition. Maintenance shall include regular watering, mowing, pruning, clearance of debris and weeds, removal and replacement of dead plants and the repair and replacement of irrigation systems.</p> <p>A. Water features such as fountains must be functional, operating on a continuous basis, and maintained in good condition.</p>		<p><i>Staff recommends keeping the maintenance section from the existing S. 154th Street Station Area Standards.</i></p>



City of SeaTac - 2017 Comprehensive Plan & Development Regulations

ANTICIPATED AMENDMENT PROCESS & SCHEDULE

NOTE: Please contact the Department of Community & Economic Development for more information or check the [City's Online Calendar](#) for specific meeting dates.

STEP 1: APPLICATION SUBMITTAL

WINTER/SPRING

- Applications Available
- **April 28th: Application Deadline**

STEP 2: PRELIMINARY DOCKET COMPILATION & REVIEW

SPRING/EARLY SUMMER

- Staff Analyzes/Compiles Preliminary Docket
- Planning Commission Review of Preliminary Docket
- Planning Commission Recommendation on Final Docket

STEP 3: ESTABLISHMENT OF FINAL DOCKET

SUMMER

- City Council Reviews Preliminary Docket & Planning Commission Recommendation
- City Council Establishes Final Docket

STEP 4: FINAL DOCKET REVIEW

SUMMER/FALL

- Final Docket Supplemental Information
- Public Notification of Proposed Comprehensive Plan Map Changes & Rezones
- Staff Analysis/Dept of Commerce/Environmental (SEPA) Review
- Planning Commission Review
- Planning Commission Public Hearing & Recommendation to City Council

STEP 5: CITY COUNCIL ADOPTION OF PROPOSED AMENDMENTS

LATE FALL

- City Council Reviews Final Docket & Planning Commission Recommendation
- City Council Adoption of Amendments & Concurrent Rezones



Criteria for Evaluating Comprehensive Plan Amendments

Note: State Growth Management Act (GMA) - related criteria highlighted in blue text

Preliminary Docket Criteria

Proposals that do not meet the criteria may be eliminated from consideration prior to public notification.

1. For All Changes.

- a. **Sufficient City Resources for Review.** The City has the resources, including staff and budget, necessary to review the proposal.
- b. **City-Led Process More Appropriate.** The proposal does not raise policy or land use issues that are more appropriately addressed by on-going or planned City work program item.
- c. **Regional Policy Consistency.** The proposal is consistent with requirements of the Growth Management Act, the Puget Sound Regional Council (PSRC) plans, and King County Countywide Planning Policies.
- d. **Not in Conflict/Redundant with Comprehensive Plan.** The proposal is not in conflict with an adopted Comprehensive Plan Policy; is not redundant with, or duplicative of, an adopted Comprehensive Plan Policy; or is not clearly out of character with the goals of the Comprehensive Plan.

2. Additional Criteria for Comprehensive Plan Map Changes.

- a. **Site Suitability.** The site affected is physically suited for anticipated development.
- b. **Sufficient Infrastructure/Public Facilities.** Adequate public facility capacity to support the proposed land use exists, or can be provided, including sewer, water and roads.

Final Docket Criteria

1. **Changed Circumstance.** Circumstances related to the proposal have changed or new information has become available which was not considered when the Comprehensive Plan was last amended.
2. **Comprehensive Plan Consistency.** The proposal is consistent with all elements of the Comprehensive Plan and other applicable City policies and agreements.
3. **Population/Employment Targets.** The proposal will not prevent the City's adopted population and employment targets from being achieved.
4. **Concurrency.** The proposal will be able to satisfy concurrency requirements for public facilities including transportation and utilities, and does not adversely affect other adopted Level of Service standards.
5. **No Adverse Impacts.** The proposal will not result in development that adversely affects public health, safety and welfare and, as demonstrated from the SEPA environmental review, the proposal will not result in impacts to housing, transportation, capital facilities, utilities, parks or environmental features that cannot be mitigated.
6. **Additional Criteria for Comprehensive Plan Map Changes.** In addition to the above criteria, map change proposals will be evaluated according to the following:
 - a) **Change in Condition.**
 - (1) Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate, or
 - (2) The map change will correct a Comprehensive Plan designation that was inappropriate when established.
 - b) **Anticipated Impacts.** The proposal identifies anticipated impacts of the change, including the geographic area affected and the issues presented by the proposed change.
 - c) **Compatibility with Adjacent Uses.** The proposed amendment will be compatible with nearby uses.