



CITY OF SEATAC

PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188th Street
April 18, 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 April 4, 2017 regular meeting
- 4) Worksession: S. 154th St. Station Area regulations
- 5) Worksession: Potential Comprehensive Plan amendments/zoning changes
- 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 April 4, 2017
Regular Meeting

Members present: Roxie Chapin, Tom Dantzler, Pam Pollock, Robert Scully, Jim Todd
Members absent: None
Staff present: Jeff Robinson, CED Director; Steve Pilcher, Planning Manager; Al Torrico, Senior Planner

1. Call to Order

Chair Todd called the meeting to order at 5:31 p.m.

2. Public Comment

None.

3. Approval of Minutes

Moved and seconded to approve the minutes of the March 21, 2017 regular meeting as written.
Passed 5-0.

4. Review of a proposed development on a site less than 5 acres in size, within a Business Park zone

CED Director Jeff Robinson indicated that a developer is interested in purchasing the former Boulevard Park Elementary School site on S. 128th St. from the Highline School District, for the purpose of constructing a treatment center and office for NW Kidney Center. This site is zoned Business Park (BP), but is less than 5 acres in size, which is the minimum development site for a project in this zone district. He noted that there are many BP properties in the city that fail to meet this 5 acre standard. The BP zone allows development on sites smaller than 5 acres, subject to a recommendation from the Planning Commission and action by the City Council, finding that the proposal would be consistent with the purpose of the zone. Staff is asking the Commission to act this evening, as the issue has been set for action by the City Council on April 11th.

Planning Manager Steve Pilcher reviewed the purpose of the BP zone, noting that the proposed use is consistent with that purpose. He advised the Commission that, given the size of the proposed project, it will be subject to environmental review (SEPA), which requires public notification and an opportunity to comment. He reminded the Commission that the Zoning Code does not contain any review criteria for this evening's requested action, other than finding that the use is consistent with the purpose of the BP zone.

The Commission discussed the merits of this use for this site, which is located next to North SeaTac Park. Earl Gipson, SeaTac resident, provided some history of past attempts to develop this property.

Moved and seconded to recommend approval of this project on a site less than 5 acres in the BP zone; passed 4 – 1 (abstention).

5. Worksession on S. 154th Station Area regulations

Senior Planner Al Torrico continued the on-going review of proposed code revisions to the S. 154th St. Station Area regulations. He noted the focus of the evening’s work would be primarily on commercial areas. He also stated that since the Commission appeared to be satisfied with replicating many of the Angle Lake Station Area standards for this area, the discussion will only focus on areas where staff is recommending a different approach.

In regards to landscaping, Mr. Torrico noted that staff is recommending a 10 ft. landscape buffer when parking is provided to the side of a building. (The standard is 20 ft. in the Angle Lake District). The Commission was in supportive of that approach.

Mr. Torrico then reviewed recommended language for addressing street level design, including transparency, weather protection and pedestrian entries. Staff is also recommending additional language regarding building massing and building facades.

The Commission discussed the question of what would be the best interval for vertical façade changes (staff is recommending 30 ft.). It was agreed to add the word “generally” to lessen the prescriptive nature of the standard.

Mr. Torrico also reviewed proposed design guideline language addressing secondary architectural features. These were acceptable to the Commission. He then reviewed the next steps to be taken in the review process.

6. CED Director’s Report

CED Director Jeff Robinson announced the department is recruiting for an Economic Development Strategist position, to backfill some of his prior duties as Economic Development Manager.

He also showed the Commission the design concept for the waterfront park on the former Hughes property.

7. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:00 p.m.



S. 154 th St Station Area Overlay District (Existing Regulations)	Angle Lake Station Area Overlay District (Regulations)	Staff Recommendation
<p>15.305.710—Mixed Use Development Standards Purpose: Incorporate a mixture of different types of uses in one (1) structure or in close proximity to encourage pedestrian circulation, maximize site development potential and create an active environment at the street level. The ground floors of these projects should be designed to accommodate commercial or public uses that benefit from a high degree of pedestrian activity while upper floors should be devoted to residential or office uses. The following regulations shall supersede the mixed use standard in SMC 15.520.300 Residential Mixed Use Standards, and shall apply to S. 154th Street Station Area Overlay District developments proposing land uses specified as being part of a mixed use development in SMC 15.305.055 S. 154th Street Station Area Overlay District Use Chart. Mixed use developments shall be designed to achieve the urban design vision set forth in SMC 15.305.005(A)(1) Urban Design Vision.</p>	<p>15.310.710 Mixed Use Development Standards Purpose: Incorporate a mixture of different types of uses in one (1) structure or in close proximity to encourage pedestrian circulation, maximize site development potential and create an active environment. Design ground floors to accommodate commercial uses that benefit from a high degree of pedestrian activity while upper floors are encouraged to be devoted to residential uses. The following regulations shall supersede the mixed use standards in SMC 15.520.300, Mixed Use in Residential Projects, and shall apply to Angle Lake developments proposing land uses specified as being part of a residential mixed use development in SMC 15.310.055, Angle Lake Station Area Overlay District Use Chart. (Ord. 16-1009 § 1)</p>	<p><i>Staff recommends the following:</i></p> <p><i>15.305.710 Mixed Use Development Standards</i> <i>Purpose: Incorporate a mixture of different types of uses in one (1) structure or in close proximity to encourage pedestrian circulation, maximize site development potential and create an active environment. Design ground floors to accommodate commercial uses that benefit from a high degree of pedestrian activity while upper floors are encouraged to be devoted to residential uses.</i></p>
<p>15.305.720—Definition of Mixed Use “Mixed use” in required mixed use projects is defined as a combination of the following uses: residential or office uses with pedestrian-oriented retail, restaurant, personal service or public uses as defined in SMC 15.305.057(A) Pedestrian Oriented Uses. Mixed use refers to the combining of these uses in the same building or on the same site in one (1) of the following ways:</p> <p>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 pedestrian-oriented retail, restaurant, personal service or public uses.</p> <p>B. Horizontal Mixed Use—Attached. A single structure which provides pedestrian-oriented retail, restaurant, personal service or public uses in the portion fronting the public or private street with attached residential or office uses behind.</p> <p>C. Horizontal Mixed Use—Detached. Two (2) or more structures on one (1) site which provide pedestrian-oriented retail, restaurant, personal service or public 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.</p>	<p>15.310.720 Definition of Mixed Use “Mixed use” refers to the combining of retail/commercial and/or service uses located on the ground floor with residential use in the same building or on the same site in one (1) of the following ways:</p> <p>A. Vertical Mixed Use. A single structure with the above floors used for residential use and a portion of the ground floor for retail/commercial or service uses.</p> <p>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 uses behind.</p> <p>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 uses in separate structure(s) behind or to the side. (Ord. 16-1009 § 1)</p>	<p><i>Staff recommends the following:</i></p> <p><i>15.305.720 Definition of Mixed Use.</i> <i>“Mixed Use” refers to the type of development that blends residential, commercial, cultural or institutional uses, where those uses are vertically or horizontally integrated.</i></p> <p><i>A. Vertical Mixed Use.</i> <i>Vertical mixed-use occurs when different uses inhabit the same building and sit atop one another, such as residential or office uses over ground floor retail or commercial uses.</i></p> <p>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 uses behind.</p> <p>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 uses in separate structure(s) behind or to the side.</p>
<p>15.305.730—Ground Floor Uses in Mixed Use Projects The following shall apply to vertical mixed use buildings, as well as structures in horizontal mixed use projects sited within the maximum front yard setback: (see SMC 15.305.720 Definition of Mixed Use for definitions of mixed use types).</p> <p>A. Minimum Ground Floor Use Requirement.</p> <p>1. A minimum of sixty percent (60%) of the length of the exterior</p>	<p>No equivalent section in the Angle Lake Station Area Standards.</p>	<p>Staff recommends deleting this section.</p>

S. 154th Street Station Area Overlay District Revisions (Sections 15.305.700-900 – Mixed-Use & Multi-Family) - Staff Recommendations

S. 154 th St Station Area Overlay District (Existing Regulations)	Angle Lake Station Area Overlay District (Regulations)	Staff Recommendation																
<p>ground floor facing the street(s), excluding vehicle entrances, exits, and alleys, shall be designed to be occupied by a pedestrian-oriented use as specified in SMC 15.305.057(A) Pedestrian-Oriented Uses, except that required mixed-use projects on the south side of S. 154th Street are exempt from the sixty percent (60%) pedestrian-oriented use requirement in this subsection.</p> <p>2. When projects with required mixed-use elements are located on primary or secondary pedestrian-oriented streets (see Figure: Primary and Secondary Pedestrian-Oriented Streets Map for locations), ground floor use requirements for the primary and secondary pedestrian-oriented streets shall apply per SMC 15.305.057 Pedestrian-Oriented Use Requirements.</p> <p>B. Architecture and Entrances. Pedestrian-level nonresidential uses in vertical mixed-use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.</p> <p>C. 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.</p>																		
<p>15.305.740 — Multi-Family Development Standards</p> <p>Purpose: Design multiple-family projects that are of high quality, good architectural design, are compatible with adjacent development, especially single-family neighborhoods, and that provide linked open space. Townhouse units should be well-designed and architecturally appealing. Multi-family projects in the station area shall be designed to achieve the urban design vision set forth in SMC 15.305.005 Urban Design Vision.</p> <p>A. Multi-family development within the S. 154th Street Station Area Overlay District shall meet the requirements of SMC Chapter 15.510 Multi-Family Housing Design Standards, with the following additions:</p> <p>1. The following standards shall apply to all multi-family projects in the S. 154th Street Station Area Overlay District:</p> <p>SMC 15.305.100, Circulation.</p> <p>SMC 15.305.110, Vehicular and Pedestrian Circulation Requirements.</p> <p>SMC 15.305.130, Pedestrian Requirements.</p> <p>SMC 15.305.200, Site Planning and Building Orientation.</p>	<p>15.310.740 Multi-Family Development Standards</p> <p>Purpose: Design multiple-family projects that are of high quality, good architectural design, are compatible with adjacent development, especially single-family neighborhoods, and that provide linked open space.</p> <p>A. Multi-family development within the Angle Lake Station Area Overlay District shall meet the requirements of Chapter 15.510 SMC, Multi-Family Housing Design Standards. Additionally, the following sections of the Angle Lake Station Area Overlay District standards shall apply to projects as stated below:</p> <p>1. The following standards shall apply to all multi-family projects in the Angle Lake Station Area Overlay District:</p> <table border="0"> <tr> <td>Circulation:</td> <td></td> </tr> <tr> <td>SMC 15.310.100</td> <td>Circulation</td> </tr> <tr> <td>SMC 15.310.110</td> <td>Vehicular Circulation Requirements</td> </tr> <tr> <td>SMC 15.310.120</td> <td>Pedestrian Circulation Requirements</td> </tr> <tr> <td>Site Planning:</td> <td></td> </tr> <tr> <td>SMC 15.310.200</td> <td>Site Planning and Building Orientation</td> </tr> <tr> <td>SMC 15.310.210</td> <td>Building Placements/Setbacks</td> </tr> <tr> <td>SMC 15.310.220</td> <td>Development Abutting Two (2) or More Street Frontages</td> </tr> </table>	Circulation:		SMC 15.310.100	Circulation	SMC 15.310.110	Vehicular Circulation Requirements	SMC 15.310.120	Pedestrian Circulation Requirements	Site Planning:		SMC 15.310.200	Site Planning and Building Orientation	SMC 15.310.210	Building Placements/Setbacks	SMC 15.310.220	Development Abutting Two (2) or More Street Frontages	<p><i>Staff recommends deleting the existing section regarding Multi-Family Development Standards and following the Multi-Family Development Standards section developed for the Angle Lake Station Area.</i></p>
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S. 154th Street Station Area Overlay District Revisions (Sections 15.305.700-900 – Mixed-Use & Multi-Family) - Staff Recommendations

S. 154 th St Station Area Overlay District (Existing Regulations)	Angle Lake Station Area Overlay District (Regulations)	Staff Recommendation
<p>SMC 15.305.210, Building Placement/Setbacks. SMC 15.305.230, Relation to Adjacent Development. SMC 15.305.250, The Layout and Width of Street Front Pedestrian Zone. SMC 15.305.400, Parking Standards. SMC 15.305.410(A)(2), Maximum Parking Standards. SMC 15.305.450, Surface Parking. SMC 15.305.500(B), Surface Parking Lot Landscaping and Treatment of Perimeter. SMC 15.305.450(B), Pedestrian Circulation Through Parking Lots.</p> <p>2. The following standards shall apply only to ground floor commercial or other nonresidential spaces in mixed use residential projects: SMC 15.305.220, Development Abutting Two (2) or More Street Frontages. SMC 15.305.610, Ground Floor Transparency Requirements. SMC 15.305.620, Pedestrian Building Entries. SMC 15.305.630(C), Treatment of Blank Walls. SMC 15.305.300, Open Space and Amenities. SMC 15.305.310, Usable Open Space Area Requirements. SMC 15.305.320, Required Street Front Usable Open Space. SMC 15.305.330, Alternative Methods of Meeting Usable Open Space Requirements. SMC 15.305.340, Usable Open Space Design Standards. SMC 15.305.710, Mixed Use Development Standards.</p> <p>B. This chapter shall supersede existing regulations in SMC Chapter 15.510 Multi-Family Housing Design Standards when in conflict with this chapter.</p>	<p>SMC 15.310.250 Layout and Width of Streetfront Pedestrian Zone</p> <p>SMC 15.310.260 Driveway Design SMC 15.310.280 Exterior Lighting</p> <p>Parking:</p> <p>SMC 15.310.400 Parking Standards SMC 15.310.410 Off-Street Parking Requirements and Reductions SMC 15.310.440 General Parking Design and Construction Standards SMC 15.310.450 Surface Parking SMC 15.310.460 Structured Parking</p> <p>2. The following standards shall apply only to ground floor commercial in mixed use residential projects:</p> <p>Building Design: SMC 15.310.610 Street Level Design SMC 15.310.620 Pedestrian Building Entries SMC 15.310.630 Building Facades</p> <p>Open Space: SMC 15.310.300 Open Space and Amenities SMC 15.310.310 Minimum Open Space Area Required SMC 15.310.320 Location and Design of Open Space</p> <p>Mixed Use: SMC 15.310.710 Mixed Use Development Standards SMC 15.310.720 Definition of Mixed Use</p> <p>(Ord. 16-1009 § 1)</p>	
<p>15.305.810 Fences</p> <p>A. Fences over four (4) feet in height or other features that form continuous visual barriers or block views to the windows of a ground level retail, commercial, office, service or public use are prohibited within the front yard setback zone.</p> <p>B. Prohibited Fence Materials. Chain link, plastic or wire fences are prohibited in the S. 154th Street Station Area Overlay District.</p>	<p>15.310.800 Additional Standards (Ord. 16-1009 § 1)</p> <p>15.310.810 Fences</p> <p>A. Fences over four (4) feet in height or other features that form continuous visual barriers or block views to the windows of a ground level retail/commercial or service are prohibited within the front yard setback.</p> <p>B. Prohibited Fences. The following types of fences and/or materials are prohibited. Utility substations are exempt from this provision:</p>	<p><i>Staff recommends the following:</i></p> <p><u>15.305.800 Additional Standards</u></p> <p><u>15.305.810 Fences</u></p> <p><u>A. Fences over four (4) feet in height or other features that form continuous visual barriers or block views to the windows of a ground level retail/commercial or service are prohibited within the front yard setback.</u></p> <p><u>B. Prohibited Fences. The following types of fences and/or materials are prohibited. Utility substations are exempt from this</u></p>

S. 154th Street Station Area Overlay District Revisions (Sections 15.305.700-900 – Mixed-Use & Multi-Family) - Staff Recommendations

S. 154 th St Station Area Overlay District (Existing Regulations)	Angle Lake Station Area Overlay District (Regulations)	Staff Recommendation
	<ol style="list-style-type: none"> 1. Barbed wire/razor wire. 2. Electric fences. 3. Chain link fences of any type are not permitted on any street frontage except as follows: <ol style="list-style-type: none"> a. To secure a site during construction; or b. In connection with any approved temporary or special event use. C. Multi-Family Buildings. Multi-family developments, excluding residential mixed use structures, may have fences to a height of four (4) feet within the front yard setback. (Ord. 16-1009 § 1) 	<p><i>provision:</i></p> <ol style="list-style-type: none"> <u>1. Barbed wire/razor wire.</u> <u>2. Electric fences.</u> <u>3. Chain link fences of any type are not permitted on any street frontage except as follows:</u> <ol style="list-style-type: none"> <u>a. To secure a site during construction; or</u> <u>b. In connection with any approved temporary or special event use.</u> <u>C. Multi-Family Buildings. Multi-family developments, excluding residential mixed use structures, may have fences to a height of four (4) feet within the front yard setback.</u>
	<p>15.310.850 Signs Signs shall be regulated per Chapter 15.600 SMC, Sign Code. (Ord. 16-1009 § 1)</p>	<p><i>Staff recommends the following:</i></p> <p><u>15.305.850 Signs</u> <u>Signs shall be regulated per Chapter 15.600 SMC, Sign Code.</u></p>
<p>15.305.900 Development Incentives See SMC Chapter 15.425 Development Incentives for incentives that may apply.</p>	<p>15.310.900 Development Incentives Development incentives listed in Chapter 15.425 SMC, Development Incentives, are not applicable within the Angle Lake Station Area Overlay District. (Ord. 16-1009 § 1)</p>	<p><i>Staff recommends following the language developed under the Angle Lake Station Area standards process.</i></p>

EXHIBIT C
DATE: 04/18/2017

2017 Comprehensive Plan/ Development Regulations Amendment Process

- Briefing #2 -

Planning Commission

April 18, 2017



Purpose of Briefing

1. Recap 2017 Comprehensive Plan Amendment Process
2. Discuss Staff Proposals for Preliminary Docket
 - **Get Planning Commission input on whether to include proposals on preliminary docket**
3. Review Next Steps

2017 Comprehensive Plan Amendment Process

<p>Spring/Summer</p> <p><i>(4/28 Proposal Deadline)</i></p>	<p><u>Preliminary Docket Review</u></p> <ul style="list-style-type: none">- Planning Commission review- PC Recommendation on Final Docket
<p>Summer/Fall</p>	<p><u>Establishment of Final Docket</u></p> <ul style="list-style-type: none">- Council review of PC recommendation- Council establishes Final Docket
<p>Fall</p>	<p><u>Final Docket Review</u></p> <ul style="list-style-type: none">- Planning Commission review- Public Hearing & PC Recommendation- Council review
<p>November/December</p>	<p><u>City Council Adoption</u></p>

Staff Proposals for Preliminary Docket

Total # of Staff Proposed Amendments: 11

- Proposed Map Amendments: 3
- Proposed Text Amendments: 6
- Routine/Biennial Amendments: 2
 - *Updating Capital Facilities Plan*
 - *Updating various maps*

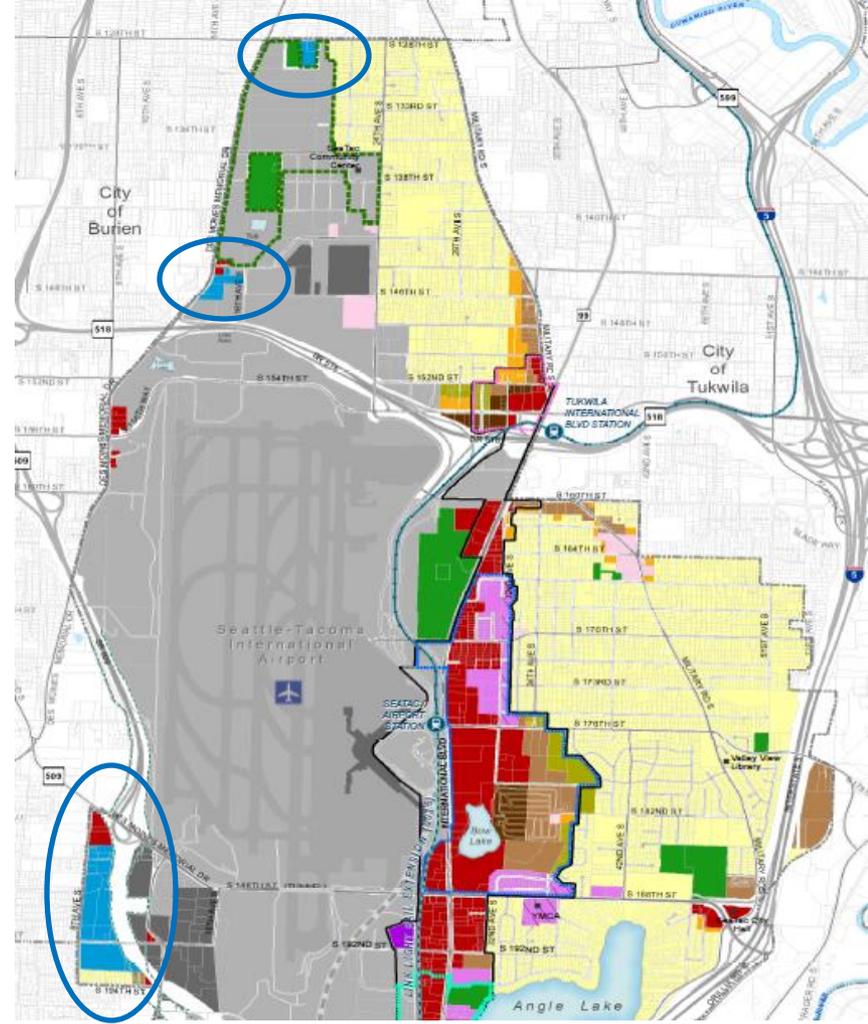
Staff Proposals: Map Amendments

Proposed Map Amendments (3):

1. Attaining zoning consistency with Comprehensive Plan (*changing property zoning or land use designations*)
 - ✓ *PC Reviewed on 3/21/17*
2. Eliminating Business Park land use designation and zone (*see following page*)

Staff Map Proposal #2: Eliminating Business Park

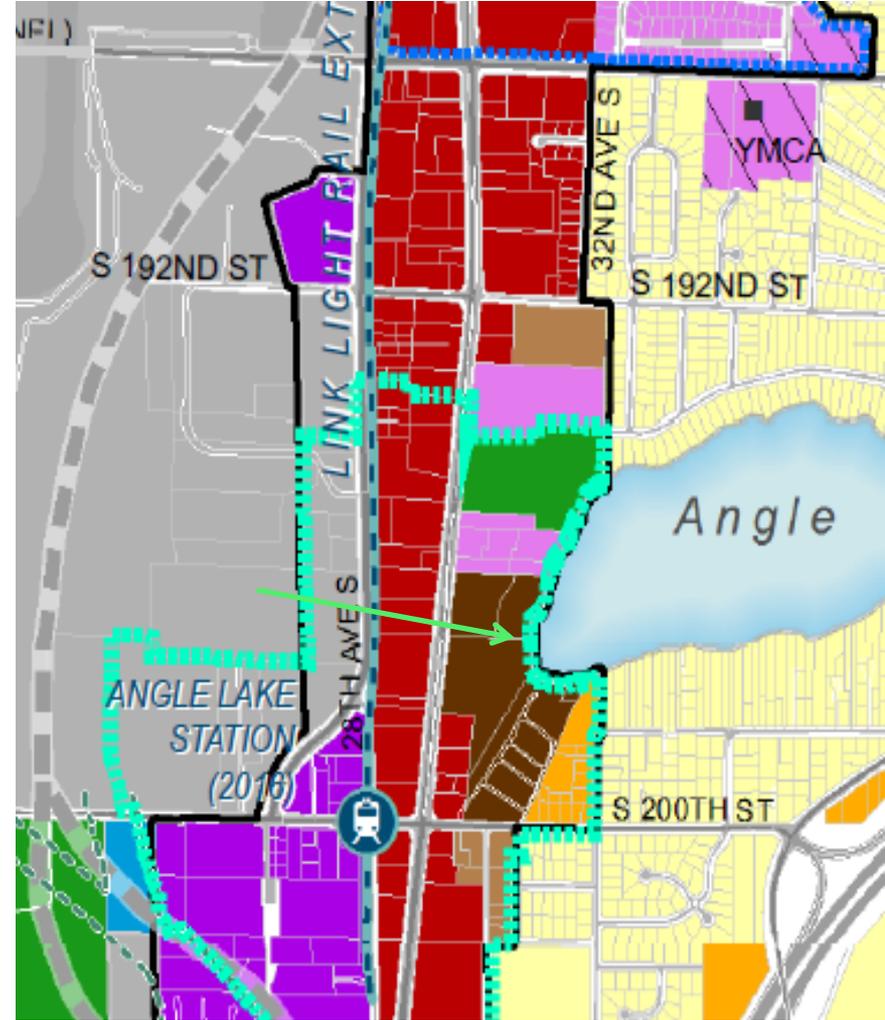
- REMOVE: 29 Parcels with BP land use designation or zone
- REPLACE: Replace with industrial or commercial designation/zone as appropriate



Staff Map Proposal #3: Correct/Clarify Land Use Designations

EXAMPLES: Land use designation changes needed to reflect new/corrected land use:

- New waterfront park on Angle Lake
- New Riverton park
- Possibly others



Staff Proposals: Text Amendments

1. Clarifying land use designation descriptions (*example: Commercial High designation is...*)
2. Integrating Low Impact Development policy updates
3. Updating Mobile Home Park policies
4. Adding policy to explore when appropriate to allow duplexes in some single family areas
5. Updating policies regarding sufficient mitigation for communities adjacent to large scale projects such as Port and SR509 expansions
6. Adding policy to consider updating City Center Plan in near future

Anticipated Next Steps

April: 4/28 - Deadline for proposals from public

May: PC Preliminary Docket Review

- 5/16: Planning Commission review of all “Preliminary Docket” proposals (*including proposals from public*)

June: PC Recommendation on “Final Docket”

- 6/6: Planning Commission votes on recommendation to Council on proposals to include in “Final Docket”