

2017 Comprehensive Plan Amendment Process


Preliminary Docket: Final Review

Planning Commission

June 20, 2017



Purpose of Briefing

1. Recap Project Milestones
 2. Final Review of Preliminary Docket, including:
 - **Summary of Proposals**
 - **Briefing on 6/12 Property Owner Meeting** (*for property owners affected by proposed zoning & land use changes*)
 - **Updates & New Information**
 3. **Make Recommendation on Proposals to Consider for Final Docket**
 4. Review Anticipated Next Steps
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PROJECT MILESTONES


<u>May</u> 5/2 & 5/16	<ul style="list-style-type: none">• PC reviews of Preliminary Docket
5/25	<ul style="list-style-type: none">• LUP review of Preliminary Docket
<u>June</u> 6/6	<ul style="list-style-type: none">• Continued PC review of Preliminary Docket
6/12	<ul style="list-style-type: none">• Property Owner Meeting (re: properties affected by potential zoning/land use designation changes)
6/20	<ul style="list-style-type: none">• PC final review & recommendation on proposals for Final Docket
6/22	<ul style="list-style-type: none">• LUP final review & recommendation on proposals for Final Docket
<u>July</u>	<ul style="list-style-type: none">• City Council establishes Final Docket
<u>Sept-Dec</u>	<ul style="list-style-type: none">• PC & LUP reviews, Public Hearing• Planning Commission & LUP recommendations• Council decision on Comp Plan Amendments

Summary of Preliminary Docket Proposals

Total Proposed Map Amendments: 7

- Public proposals (2)
- City-initiated (4)
- Routine (1)

Total Proposed Text Amendments: 7

- City-initiated (6)
 - Routine (1)
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SUMMARY OF PROPOSED MAP AMENDMENTS : PROPOSALS FROM THE PUBLIC		STATUS
M-1	<p>Segale Comprehensive Plan Map Amendment & Concurrent Rezone: Proposal to change from Residential Low Density to Residential High Density as part of Tukwila South Project</p> <ul style="list-style-type: none"> • <i>Location:</i> Northeast SeaTac, near S. 184th St., east of I-5 (adjacent to “Tukwila South” development) • <i>Applicant:</i> Segale Properties 	<ul style="list-style-type: none"> ✓ Meets Preliminary Docket Criteria: Yes ✓ PC Initial Recommendation: Approve
M-2	<p>Hillside Park Comprehensive Plan Map Amendment & Concurrent Rezone: Proposal to change from Residential Medium Density to Residential High Density</p> <ul style="list-style-type: none"> • <i>Location:</i> Southeast SeaTac, Orillia Rd, south of S. 204th St. & north of Polygon multi-family developments • <i>Applicant:</i> Pier 67 Capital Partners 	<ul style="list-style-type: none"> ○ Meets Preliminary Docket Criteria: Yes* ○ PC Initial Recommendation: TBD <p><i>*See new information from applicant in following slides</i></p>

SUMMARY OF PROPOSED MAP AMENDMENTS		STATUS
M-3	<p>Address Zoning & Comprehensive Plan Map Consistency: Change classification/s of properties zoned at a higher intensity than their land use designation</p>	<ul style="list-style-type: none"> ✓ Meets Preliminary Docket Criteria: Yes ✓ PC Initial Recommendation: Approve
M-4	<p>Eliminate Business Park Zone & Land Use Designation</p> <p>(Note: If established on final docket, text amendment will be added to remove references to the “Business Park” designation from Comprehensive Plan.)</p>	<ul style="list-style-type: none"> ✓ Meets Preliminary Docket Criteria: Yes ✓ PC Initial Recommendation: Approve
M-5	<p>Correct/Update Land Use Designations of City-Owned Properties</p>	<ul style="list-style-type: none"> ✓ Meets Preliminary Docket Criteria: Yes ✓ PC Initial Recommendation: Approve
M-6	<p>Routine Comp Plan Map Updates (housekeeping)</p>	<ul style="list-style-type: none"> ✓ Meets Preliminary Docket Criteria: Yes ✓ PC Initial Recommendation: Approve
M-7	<p>Council Request: Examine Bow Lake & Angle Lake Mobile Home Park Zoning & Land Use Designations</p>	<ul style="list-style-type: none"> ✓ Meets Preliminary Docket Criteria: Yes ○ PC Initial Recommendation: Maintain existing zoning and land use designations * See letter from Ishbel Dickens and Assoc of Manufactured Homeowners

SUMMARY OF PROPOSED TEXT AMENDMENTS		STATUS
T-1	Clarify Land Use Designation Descriptions: Add language to better describe land designations such as “Commercial High,” “Commercial Medium,” etc.	<ul style="list-style-type: none"> ✓ Meets Preliminary Docket Criteria: Yes ✓ PC Initial Recommendation: Approve
T-2	Integrate Low Impact Development (LID) Policy Updates: Per State requirements	<ul style="list-style-type: none"> ✓ Meets Preliminary Docket Criteria: Yes ✓ PC Initial Recommendation: Approve
T-3	Consider Updating Mobile Home Park Policies	<ul style="list-style-type: none"> ✓ Meets Preliminary Docket Criteria: Yes ○ PC Initial Recommendation: Maintain existing policies
T-4	Add Duplex Policy to Explore Where Appropriate: Including in some low density residential/single family areas	<ul style="list-style-type: none"> ✓ Meets Preliminary Docket Criteria: Yes ✓ PC Initial Recommendation: Approve <p><i>*See updated language in following slides</i></p>
T-5	Update Regional Facility Design Policies: Address design of regional projects (e.g. Sound Transit, SR509 extension) in residential neighborhoods	<ul style="list-style-type: none"> ✓ Meets Preliminary Docket Criteria: Yes ✓ PC Initial Recommendation: Approve <p><i>*See updated language in following slides</i></p>
T-6	Add Policy Establishing Review of City Center Plan	<ul style="list-style-type: none"> ✓ Meets Preliminary Docket Criteria: Yes ✓ PC Initial Recommendation: Approve
T-7	Update Capital Facilities Plan Update: Routine update	<ul style="list-style-type: none"> ✓ Meets Preliminary Docket Criteria: Yes ✓ PC Initial Recommendation: Approve

6/12 Property Owners Meeting

Total # of Owners Invited: 28

- To date, two mailings sent to owners of “Inconsistent” properties (zoned at higher intensity than land use designation), and “Business Park” zoned or designated parcels

Total # of Meeting Attendees: 10

- Generally, attendees in support of proposed zone and land use designation changes
- 

M-3 Update: “Inconsistent” Parcel Proposal

See Exhibit C-1 for “Inconsistent” Parcel Information Matrix

Total # of Parcels: 17

Total # Property Owners: 10

“Inconsistent” Parcels = Properties with zone of higher intensity than Comprehensive Plan land use designation)

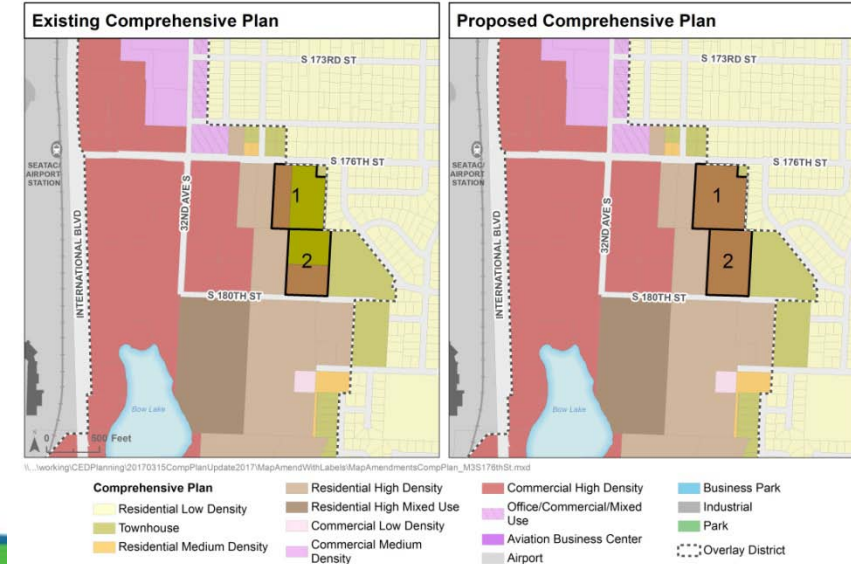
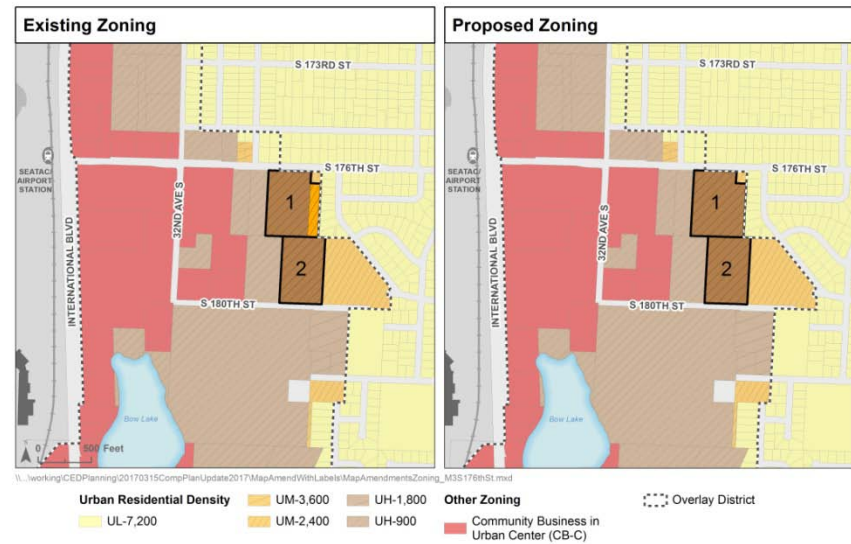
Type of Change Proposed	# of Parcels
Parcels Proposed for Rezones (only)	11
Parcels Proposed for Comp Plan Changes (only)	2
Parcels Proposed for Both Rezone & Comp Plan Changes	4

(Note: Proposal includes 3 parcels added to proposal because of adjacency to “inconsistent parcels.” These 3 property owners support proposed changes.)

Proposed Changes: “Inconsistent” Parcels #1-2

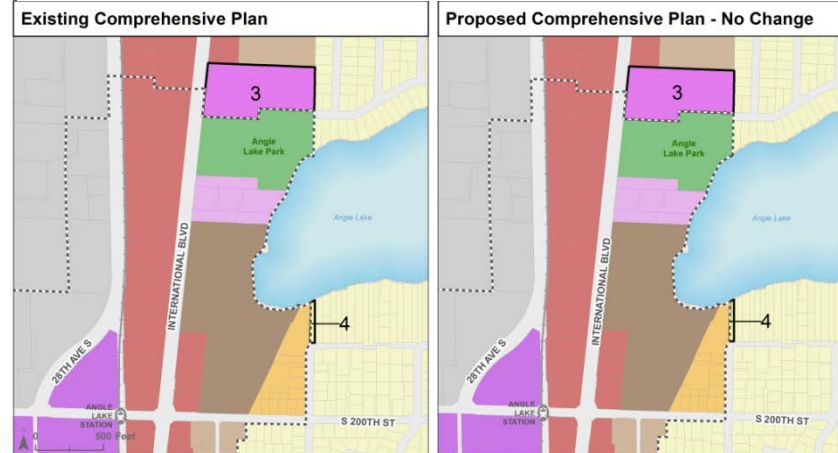
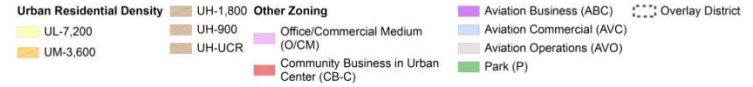
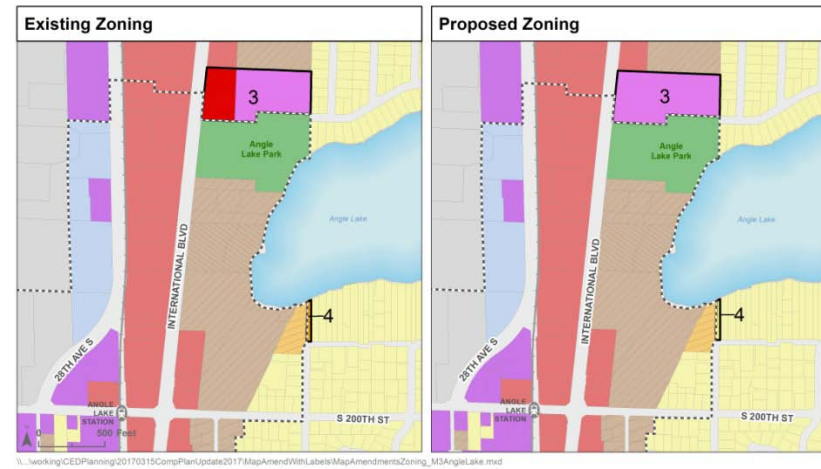
See Exhibit C-1: Inconsistent Parcel Information Sheet for property-specific details

1	Wedgewood Manor c/o The Mgmt Trust (Condominiums)
2	Carriage House Apts (Apartments)



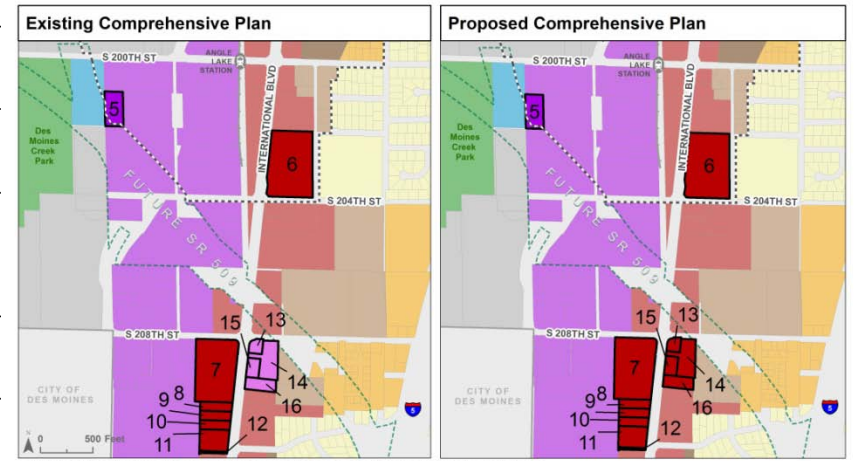
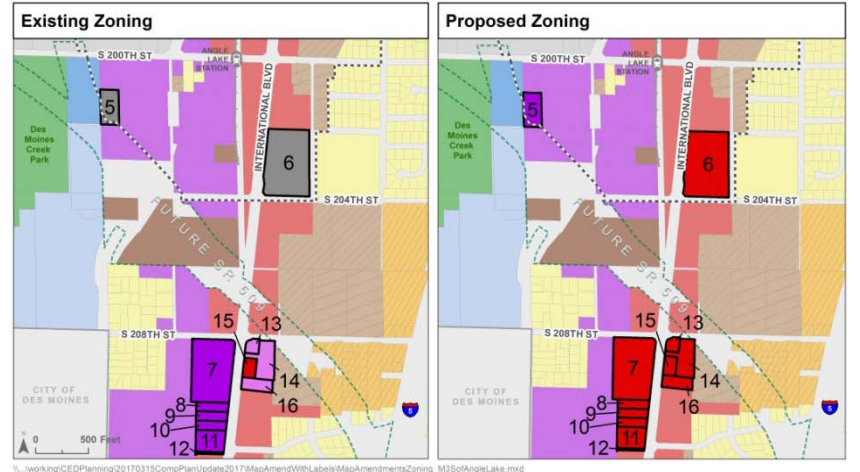
Proposed Changes: “Inconsistent” Parcels #3-4

3	Alaska Airlines Inc (Office Bldgs)
4	Patton (Single Family Residence)



Proposed Changes: “Inconsistent” Parcels #5-16

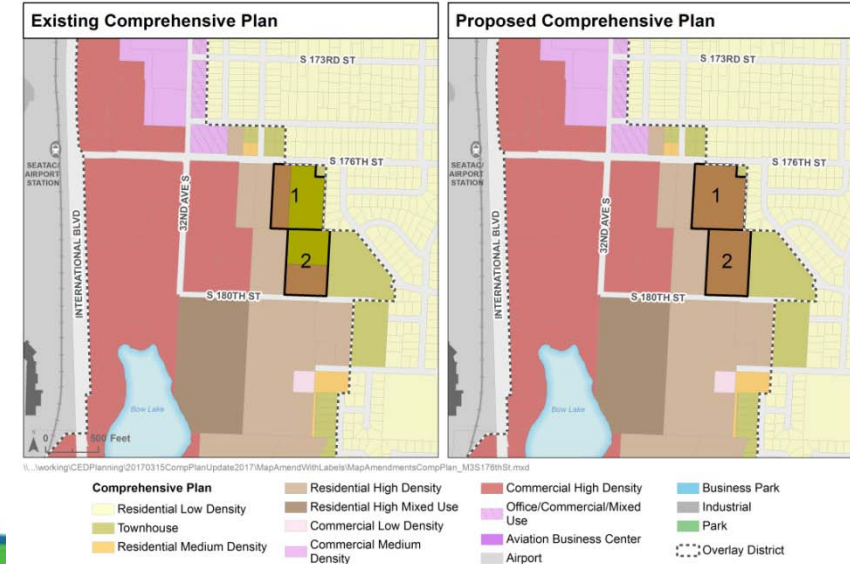
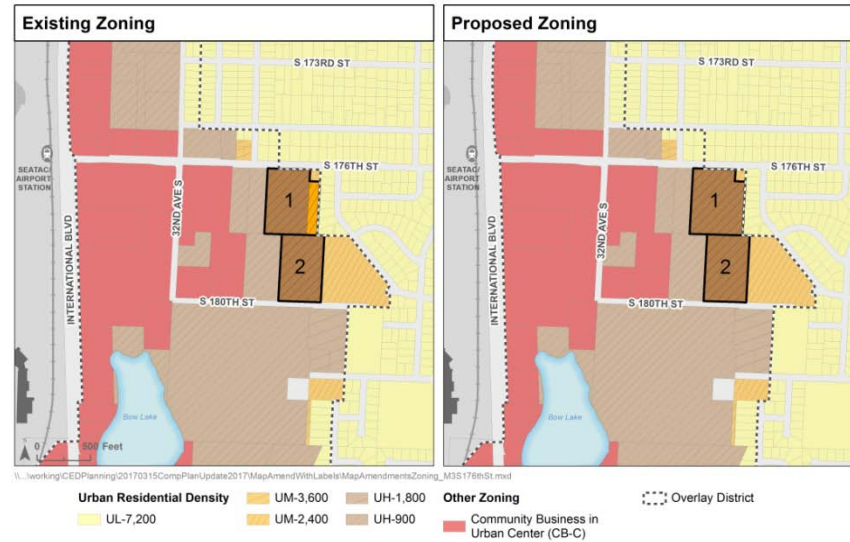
5	Fearn Ltd (Warehouse)
6	Cymbaluk (Kenworth Truck Sales)
7	Shamseldin Corp (Alaska Airlines Gold Coast Ctr)
8	Shamseldin Corp (Vacant)
9	Shamseldin Corp (Vacant)
10	Shamseldin Corp (Vacant)
11	Shamseldin Corp (Retail & Garage)
12	Shamseldin Corp (Driveway)
13	Hassen Properties (Napa Auto/Angle Lk Cyclery)
14	Hassen Properties (Industrial Park)
15	Omkaaraa LLC (Vacant)
16	Shamseldin Corp (Service Bldg)



Proposed Changes: “Inconsistent” Parcels #17

17

WSDOT (Vacant)



M-4 Update: Eliminating “Business Park” Proposal

See Exhibit C-2 for “Business Park” Parcel Information Matrix

Total # of BP Parcels: 29

Total # of Property Owners: 18

(Includes parcels with Business Park zone and/or Comprehensive Plan land use designation)

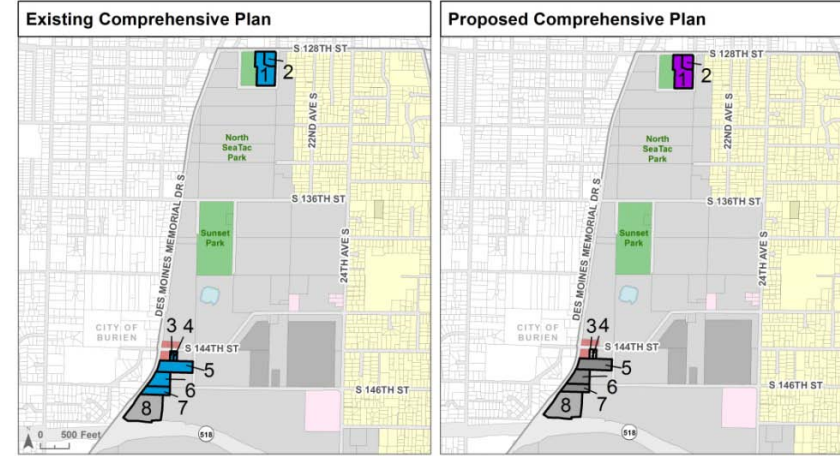
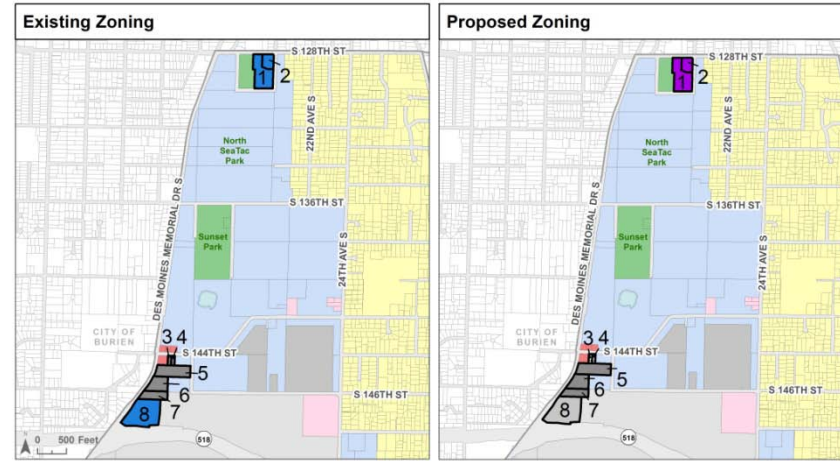
Type of Change Proposed	# of Parcels
Parcels Proposed for Rezones	1
Parcels Proposed for Comp Plan Change	4
Parcels Proposed for Both Rezone & Comp Plan Change	24

Proposed Changes: "Business Park"

Parcels #1-8

See Exhibit C-2: Business Park Parcel Information Sheet for property-specific details

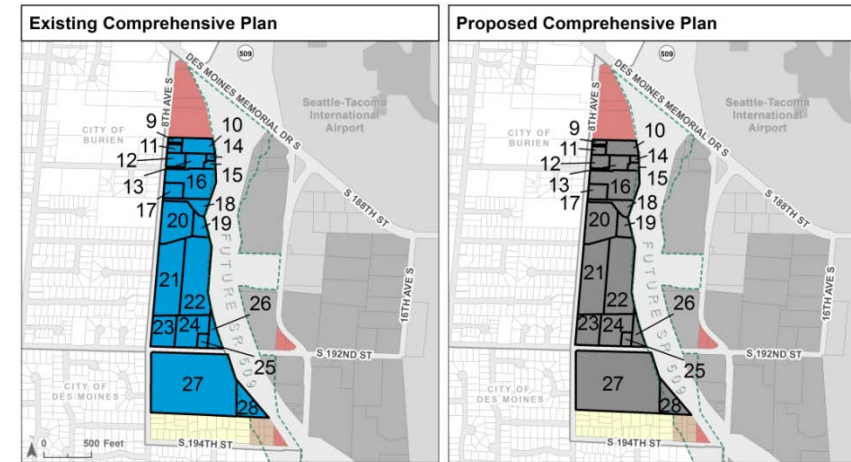
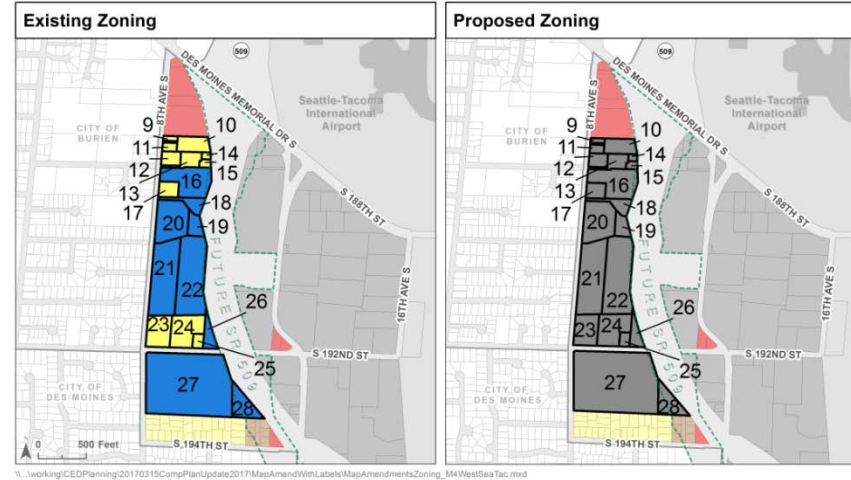
1	Highline Schl District (Vacant)
2	SPU Water (Utility)
3	2 J's Leasing (Vacant)
4	
5	For Our Future LLC (Commercial Fence Corp)
6	Des Moines Way Self Storage
7	Grandbridge R/E Capital (self-storage)
8	Port of Seattle (Vacant)



Proposed Changes: “Business Park”

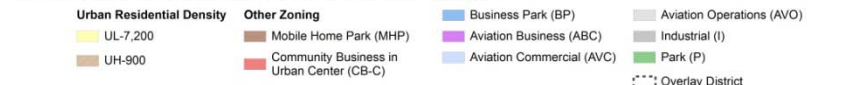
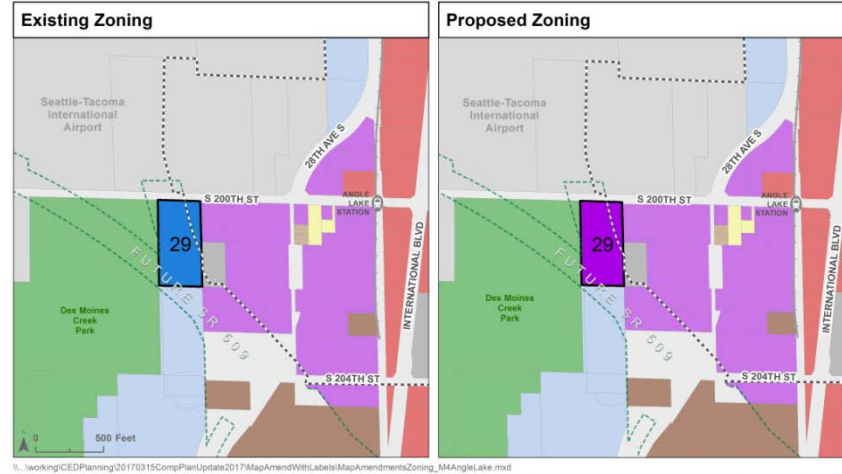
Parcels #9-28

9	Park-n-Jet (Single Family Residence)
10	Park-n-Jet (Vacant)
11	Getachew (Single Family Residence)
12	Christianson (Single Family Residence)
13	France (Single Family Residence)
14	
15	Basra (Vacant)
17	Mapelli (Single Family Residence)
18	AMB/Prologis (Vacant)
19	AMB/Prologis (Warehouse)
20	
21	
22	Prince of Peace Lutheran Church
23	Melkumyants (Single Family Residence)
24	
25	Sound Home Contracting Inc
26	AMB/Prologis (Warehouse)
27	AMB/Prologis (Vacant)
28	



Proposed Changes: “Business Park” Parcels #29

29	Realty Associates Fund (Warehouse)
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M-2 Update: Hillside Park

Map Amendment & Rezone Proposal

Proposal: To change a Residential Medium Density parcel to Residential High Density (& rezone from UL-15,000 to UH-900) as part of future senior (assisted living) and/or multi-family housing project, depending on the market.

Meet Preliminary Docket Criteria (General)? Yes

- ✓ Sufficient City Resources for Review
- ✓ Regional Policy Consistency
- ✓ Not in Conflict/Redundant with Comprehensive Plan

*****NEW INFORMATION PROVIDED BY APPLICANT ALLOWED STAFF ASSESSMENT IN RED BELOW*****

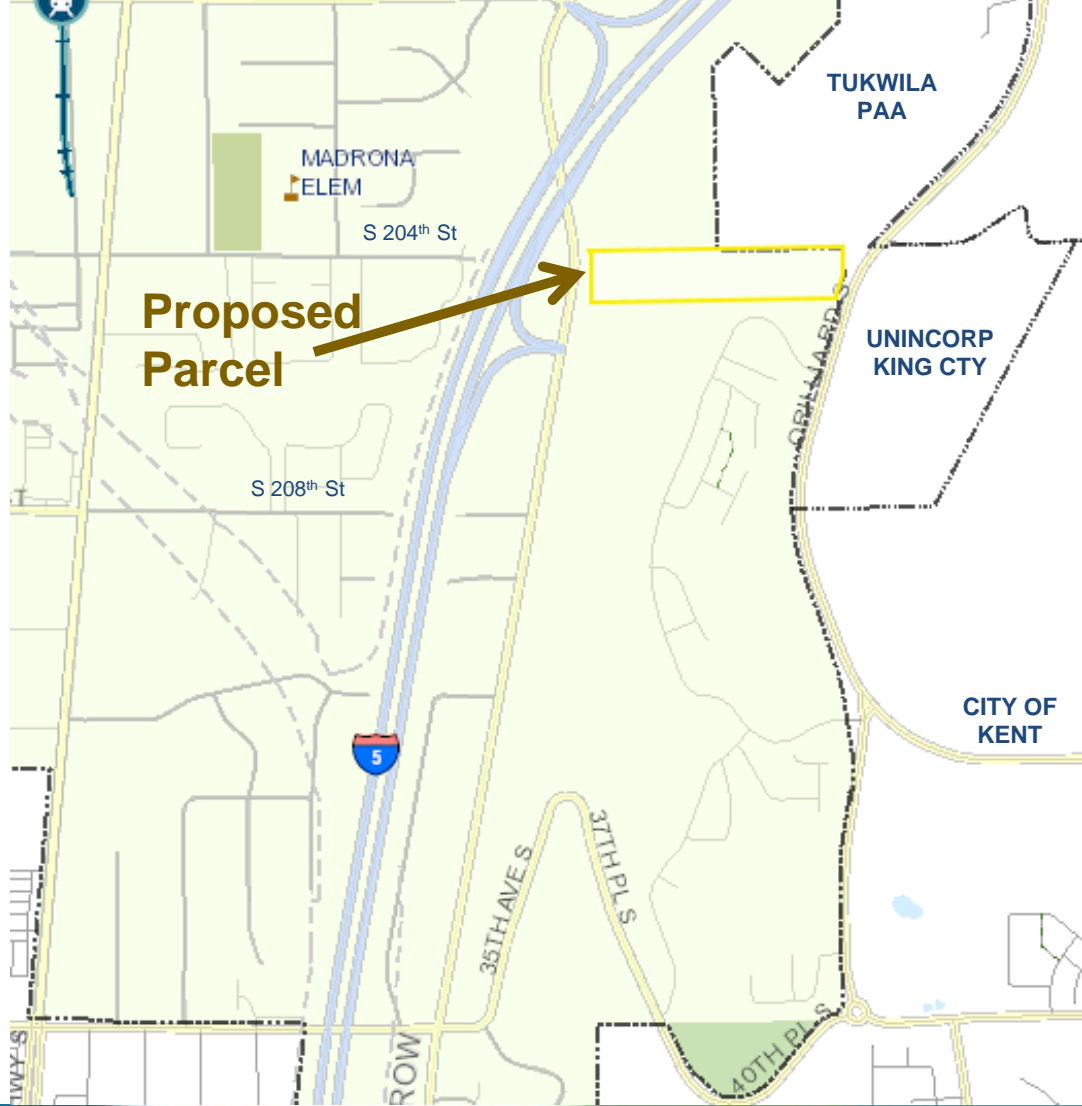
Meet Preliminary Docket Criteria (Map)? Yes (clarifying information provided by applicant as requested)

- ✓ Site Suitability (site is physically suited to development)
- ✓ Sufficient Infrastructure/Public Facilities

Location & Context

Site Adjacent to:

- Orillia Rd S, south of S 204th
- *To North:* Residential low parcels including within Tukwila Potential Annexation Area (PAA)
- *To South:* Apartment, condo and small lot single family developments



Site Context: Physical Geography (cont.)

Sensitive Areas

Steep Slopes

30% - 40%

>=40%

Class 2 Stream - Perennial; No Salmonids (50' Buffer)



Wetlands and Buffers

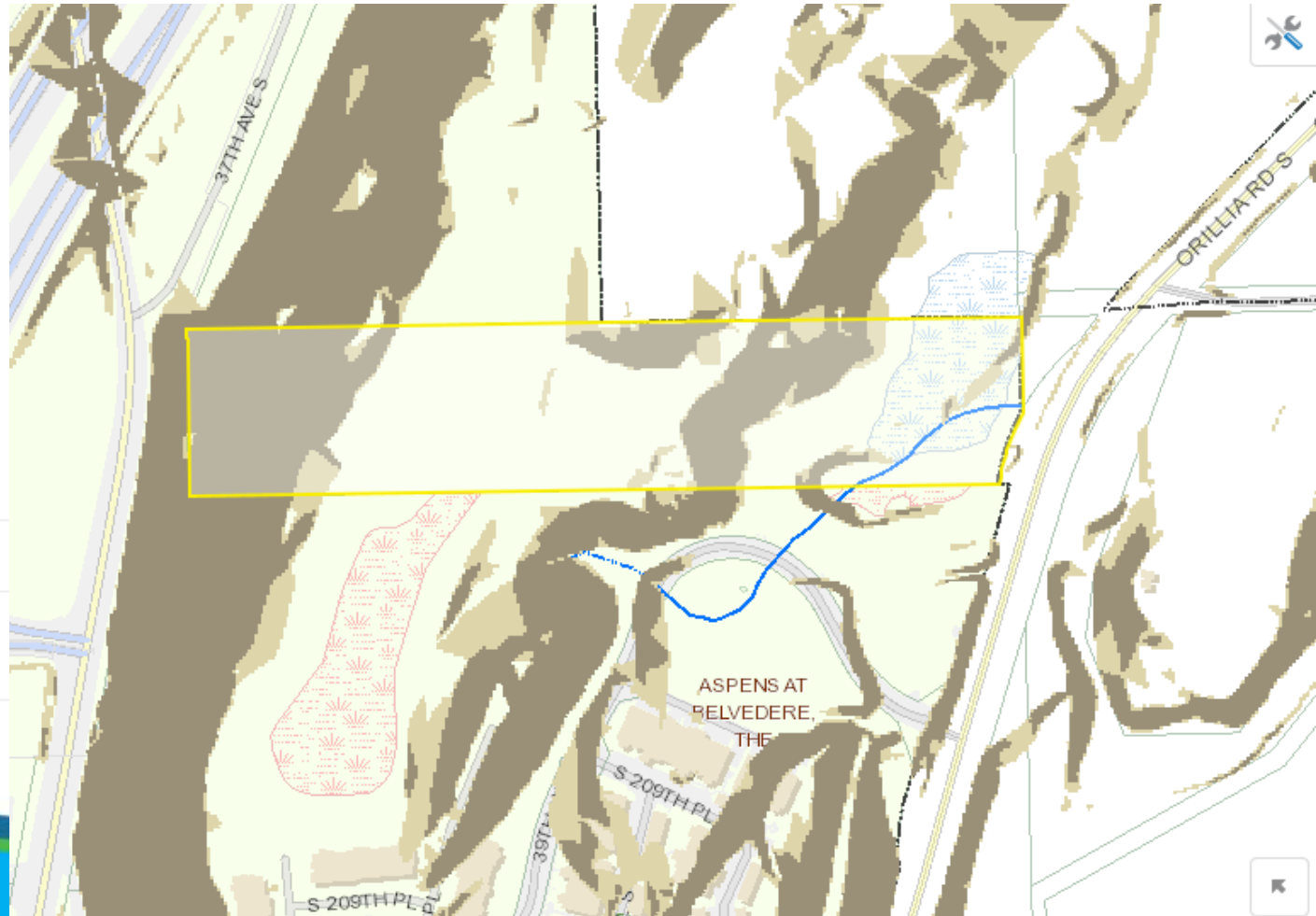
Wetland Classification



Class 1 Wetland (100' Buffer)

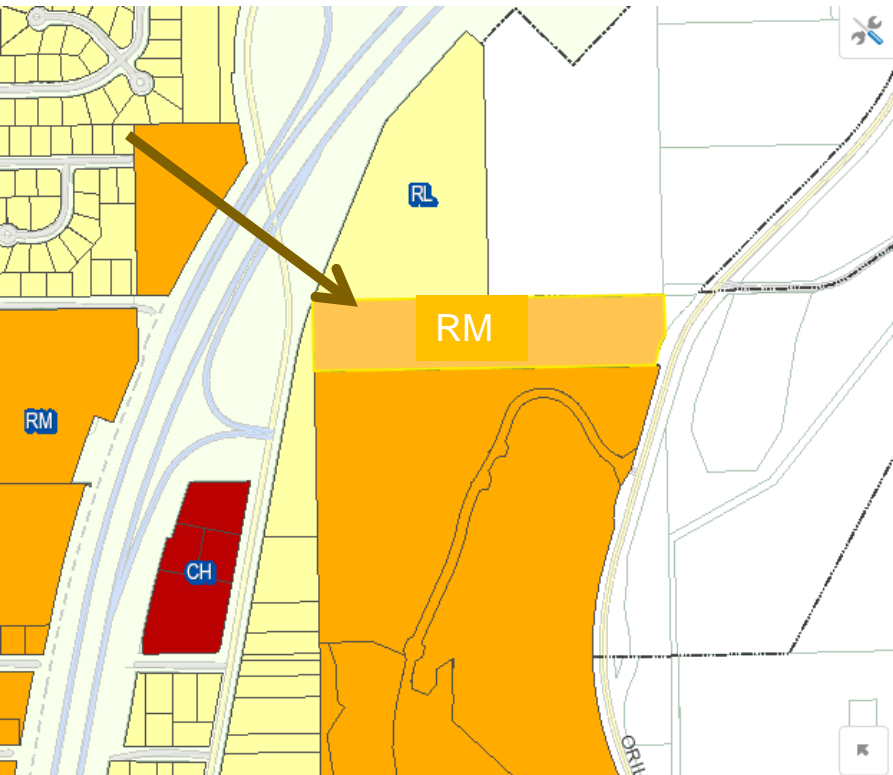


Class 2 Wetland (50' Buffer)

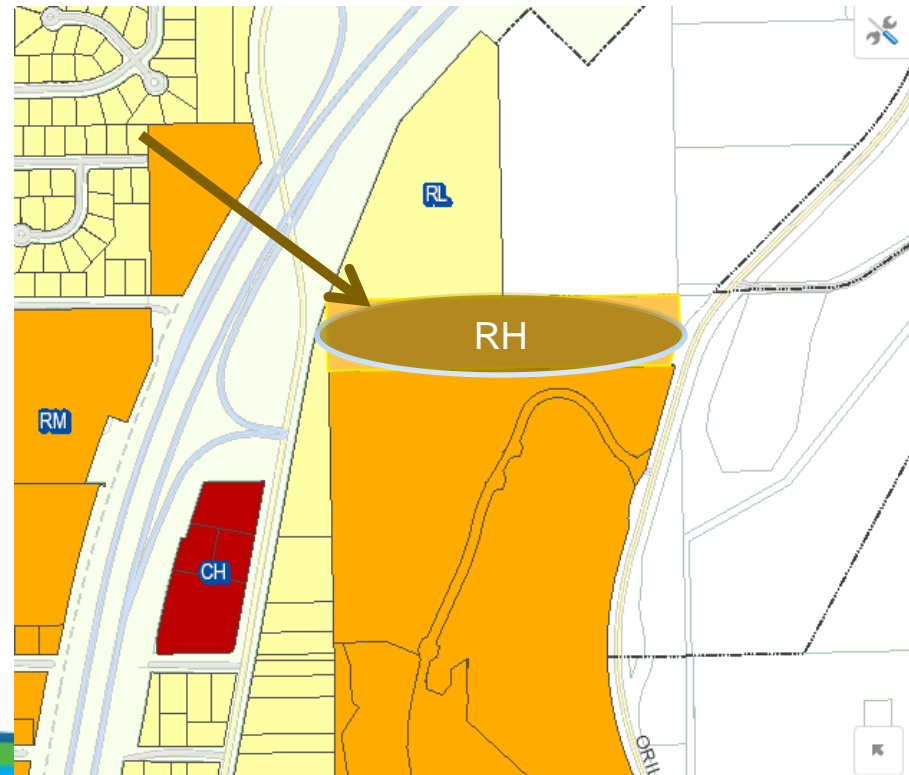


Comprehensive Plan Designations

Existing: Residential Medium
(medium density multi-family)



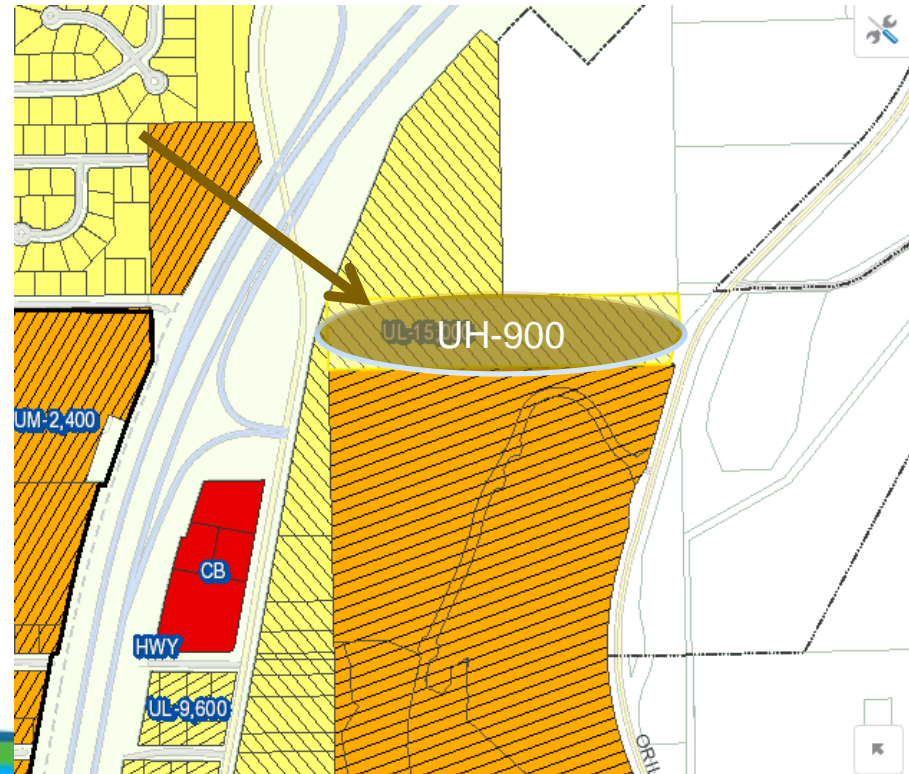
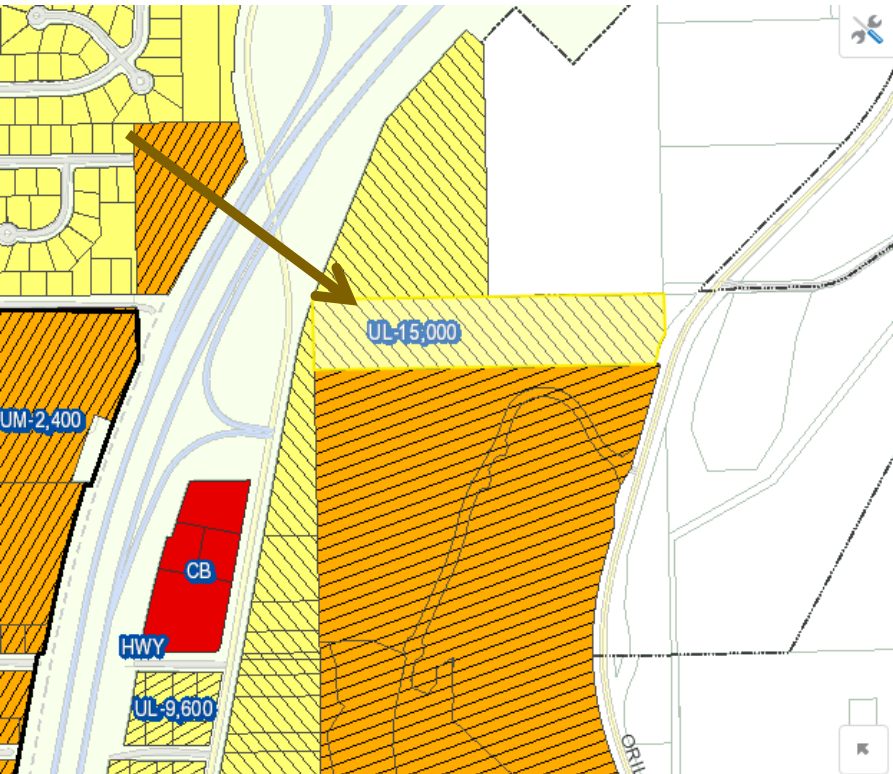
Proposed: Residential High
(high density multi-family)



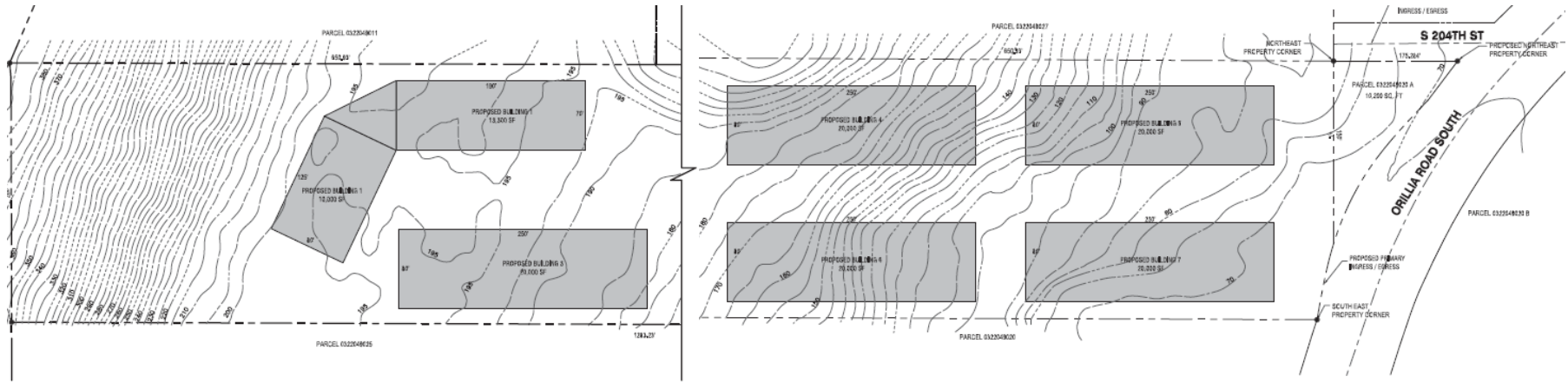
Zoning Classifications

Existing: Urban Low 15,000
(single-family, large lot)

Proposed: Urban High 900
(multi-family, 55' max. height)



Updated Concept Design / Site Information



- **Potential number of housing units:** (*bonuses assumed*)
Multi-Family: Approx. 486 units, Senior/Assisted Living: Approx. 748 units
- **Site Access:** From Orillia Road S
- **Site Infrastructure:** Sewer, water available
- **Critical Areas:** Critical area regulations may be triggered

M-7 Update: Council Request to Examine Mobile Home Park Zone & Land Use Designation

See Exhibit C-3: Letter from Ishbel Dickens on behalf of
Association of Manufactured Home Owners

PC Initial Recommendation on M-7:

- Maintain existing zoning and land use designations

Additional Discussion Needed?



T-4 Update: Add Duplex Policy

Proposed Duplex Policy Language:

LUP recommended language in red text

- “Consider allowing duplexes in residential low density areas when appropriate criteria can be met such as: **connectivity to sanitary sewer**, frontage along arterial streets, close proximity to high capacity transit, or adjacency to commercial or high density residential zoned parcels.”

T-5 Update: Enhance Regional Public Design

Proposed Policy Language:

LUP recommended language in red text on following slide

LAND USE ELEMENT – PROPOSED POLICY REVISIONS

GOAL 2.7: Accommodate essential public facilities in alignment with this Plan's goals and policies.

Policy 2.7B	Actively engage with Sound Transit and neighboring cities on the planning, <u>design</u> and construction of the extension of light rail service south of S. 200th Street to the southern city limits and beyond.
Policy 2.7D	Actively engage with WSDOT and neighboring cities on the planning, <u>design</u> and construction of, and mitigation for highway or other major roadway facilities.

COMMUNITY DESIGN ELEMENT – PROPOSED POLICY REVISIONS

GOAL 7.1: Provide residents and visitors with a positive identifiable image of the City of SeaTac.

PROPOSED
Policy 7.1Q

Ensure Sound Transit, WSDOT, the Port of Seattle and other public agencies work closely with affected neighborhoods in the design of regional public facilities, such as transit, highway and other major projects, that impact residential neighborhoods.

PROPOSED
Policy 7.1R

Use visual barriers and sound absorption methods to reduce impacts from the construction and operation of regional transportation projects in, or adjacent to residential uses neighborhoods, including the Port of Seattle, Sound Transit’s Federal Way Link light rail extension and WSDOT’s SR 509 extension projects.

PROPOSED
Policy 7.1S

Implement visual and aesthetic enhancements, such as landscape buffers, high quality construction materials, and public art, in the design of regional public facility projects as a means of preserving and contributing to the quality of residential neighborhoods.

Planning Commission Recommendation

Proposals to Recommend to Council for Final Docket:

- **Confirm initial recommendations**

(Note: “Recommendation” means the proposals merit further consideration as part of Final Docket)



Anticipated Next Steps

June: Recommendation on Items for “Final Docket”

- 6/22: LUP completes review & makes recommendation
- 6/27-CSS: Council reviews Preliminary Docket

July: City Council Establishes Final Docket

- 7/11-CSS: Council reviews Resolution on Establishing Final Docket
- 7/25-RCM: Council Establishes Final Docket

August: Staff Analysis (incl. SEPA Environmental Rvw)

Sept – Dec: Final Docket Reviews/Recs/Adoption

- November/December: City Council review & action