

2017 Comprehensive Plan Amendment Process

Preliminary Docket: Review #3

Land Use & Parks (LUP) Committee

June 22, 2017



Purpose of Briefing

1. **Recap Project Milestones**
2. **Final Review of Preliminary Docket**
 - Summary of All Proposals & PC Recommendations
 - Briefing on 6/12 Property Owner Meeting
 - Complete Review of Proposed Map Amendments
3. **Make Recommendation on Proposals for Final Docket** (“Recommendation” = Proposal meets preliminary docket criteria & merits further consideration)
4. **Review Anticipated Next Steps**

Project Milestones	
<u>SPRING: PRELIMINARY DOCKET REVIEW</u>	
5/2 & 5/16	✓ Planning Commission review of Preliminary Docket
5/25	✓ LUP review of Preliminary Docket
6/12	✓ Property Owner Meeting
6/20	✓ Planning Commission final review & recommendation on proposals for Final Docket
Today	• LUP final review & recommendation on proposals for Final Docket
<u>SUMMER: FINAL DOCKET ESTABLISHED</u>	
6/27, 7/11, 7/25	• City Council review & establishment of Final Docket
<u>FALL: FINAL DOCKET REVIEW & ADOPTION OF AMENDMENTS</u>	
Sept-Dec	<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 # of Proposed Text Amendments: 7

✓ LUP reviewed all on 5/25

Total # of Proposed Map Amendments: 7

✓ LUP reviewed proposed Map Amendment #7 on 5/25

Today: LUP will complete review

Note: Planning Commission recommending 12 of 14 proposals be considered for Final Docket

SUMMARY OF PROPOSED TEXT AMENDMENTS		REVIEW STATUS
T-1	Clarify Land Use Designation Descriptions: Add language to better describe land use designations	<input checked="" type="checkbox"/> Meets Preliminary Docket Criteria: Yes <input checked="" type="checkbox"/> PC Final Docket Recommendation: Yes <input type="checkbox"/> LUP Final Docket Recommendation: ___
T-2	Integrate Low Impact Development (LID) Policy Updates: Per State requirements	<input checked="" type="checkbox"/> Meets Preliminary Docket Criteria: Yes <input checked="" type="checkbox"/> PC Final Docket Recommendation: Yes <input type="checkbox"/> LUP Final Docket Recommendation: ___
T-3	Consider Updating Mobile Home Park Policies	<input checked="" type="checkbox"/> Meets Preliminary Docket Criteria: Yes <input type="checkbox"/> PC Final Docket Recommendation: No, maintain existing policies <input type="checkbox"/> LUP Final Docket Recommendation: ___
T-4	Add Duplex Policy to Explore Where Appropriate: Including in some low density residential/single family areas	<input checked="" type="checkbox"/> Meets Preliminary Docket Criteria: Yes <input checked="" type="checkbox"/> PC Final Docket Recommendation: Yes <input type="checkbox"/> LUP Final Docket Recommendation: ___
T-5	Update Regional Facility Design Policies: Specifically address design of regional projects (e.g. SR509 extension)	<input checked="" type="checkbox"/> Meets Preliminary Docket Criteria: Yes <input checked="" type="checkbox"/> PC Final Docket Recommendation: Yes <input type="checkbox"/> LUP Final Docket Recommendation: ___
T-6	Add Policy Establishing Review of City Center Plan	<input checked="" type="checkbox"/> Meets Preliminary Docket Criteria: Yes <input checked="" type="checkbox"/> PC Final Docket Recommendation: Yes <input type="checkbox"/> LUP Final Docket Recommendation: ___
T-7	Update Capital Facilities Plan Update: Routine update	<input checked="" type="checkbox"/> Meets Preliminary Docket Criteria: Yes <input checked="" type="checkbox"/> PC Final Docket Recommendation: Yes <input type="checkbox"/> LUP Final Docket Recommendation: ___

SUMMARY OF PROPOSED MAP AMENDMENTS: PROPOSALS FROM THE PUBLIC		REVIEW STATUS
M-1	Segale Comprehensive Plan Map Amendment & Concurrent Rezone: Proposal to change from Residential Low Density to Residential High Density as part of larger multi-family development project <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 	<input checked="" type="checkbox"/> Meets Preliminary Docket Criteria: Yes <input checked="" type="checkbox"/> PC Final Docket Recommendation: Yes <input type="checkbox"/> Today: LUP Review
M-2	Hillside Park Comprehensive Plan Map Amendment & Concurrent Rezone: Proposal to change from Residential Medium Density to Residential High Density <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 	<input checked="" type="checkbox"/> Meets Preliminary Docket Criteria: Yes <input checked="" type="checkbox"/> PC Final Docket Recommendation: Yes <input type="checkbox"/> Today: LUP Review

SUMMARY OF PROPOSED MAP AMENDMENTS		REVIEW STATUS
M-3	Address Zoning & Comprehensive Plan Map Consistency: Change classification/s of properties zoned at a higher intensity than their land use designation	<input checked="" type="checkbox"/> Meets Preliminary Docket Criteria: Yes <input checked="" type="checkbox"/> PC Final Docket Recommendation: Yes <input type="checkbox"/> Today: LUP Review
M-4	Eliminate Business Park Zone & Land Use Designation (Note: If established on final docket, text amendment will be added to remove references to the "Business Park" designation from Comp Plan.)	<input checked="" type="checkbox"/> Meets Preliminary Docket Criteria: Yes <input checked="" type="checkbox"/> PC Final Docket Recommendation: Yes <input type="checkbox"/> Today: LUP Review
M-5	Correct/Update Land Use Designations of City-Owned Properties	<input checked="" type="checkbox"/> Meets Preliminary Docket Criteria: Yes <input checked="" type="checkbox"/> PC Final Docket Recommendation: Yes <input type="checkbox"/> Today: LUP Review
M-6	Routine Comp Plan Map Updates (housekeeping)	<input checked="" type="checkbox"/> Meets Preliminary Docket Criteria: Yes <input checked="" type="checkbox"/> PC Final Docket Recommendation: Yes <input type="checkbox"/> Today: LUP Review
M-7	Council Request: Examine Bow Lake & Angle Lake Mobile Home Park Zoning & Land Use Designations * See letter from Ishbel Dickens and Assoc of Manufactured Homeowners, emailed to City Council on 6/12/17	<input checked="" type="checkbox"/> Meets Preliminary Docket Criteria: Yes <input type="checkbox"/> PC Final Docket Recommendation: No, maintain existing zoning and land use designations <input checked="" type="checkbox"/> 5/25 LUP Review

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

Other Property Owner Input:

- Letter from Prince of Peace Church: Concerned about becoming "legal non-conforming" or "grandfathered" use

“Legal Nonconforming Uses”

A "*legal nonconforming use*" is a use of land or structure which was *legally* established according to the applicable zoning regulations of the time, but which does not meet current zoning regulations

Example: Single family houses in industrial zones are *legal nonconforming uses*.

- The house can remain but cannot expand its footprint
- Interior renovations are allowed

M-1) Segale Map Amendment & Rezone Proposal

Proposal: To change a Residential Low Density parcel to Residential High Density (& rezone from UL-9,600 to UH-900) as part of future multi-family housing project, which includes adjacent parcels.

Proposal Meets Preliminary Docket Criteria (General)? Yes

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

Proposal Meets Preliminary Docket Criteria (Map)? Yes

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

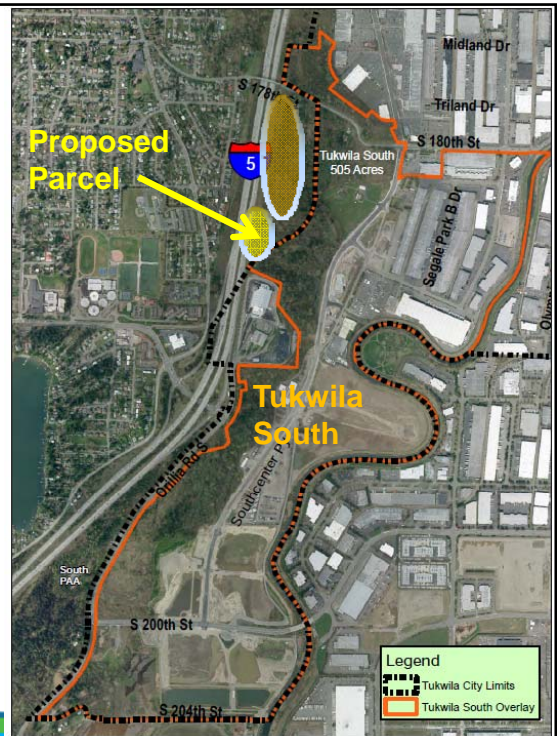
Site Location

Proposed Site Part of Larger Multi-Family Project:

Parcels adjacent to north received Comp Plan and zoning changes to Residential High/UH-900 in 2015

Adjacent to “Tukwila South” Development:

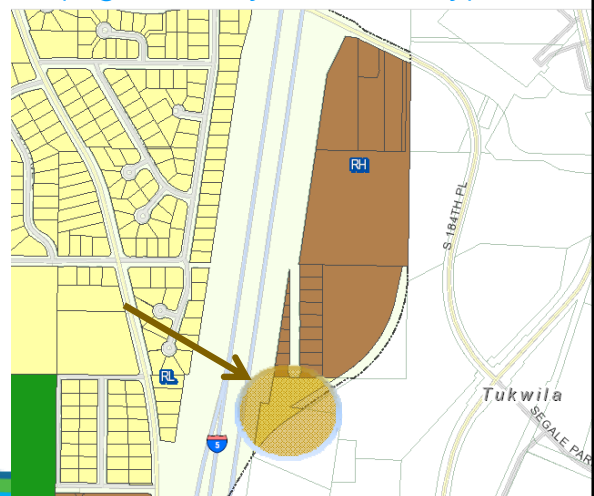
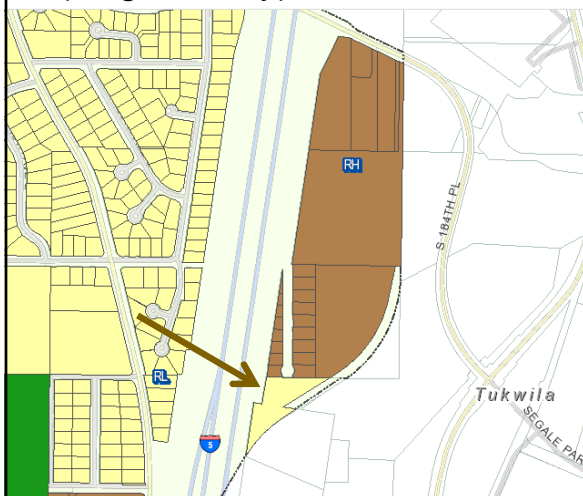
- **Tukwila South long term vision:** “multi-use, regional employment center, with residential and retail”
(Tukwila Comprehensive Plan)



Comprehensive Plan Map Designations

Existing: Residential Low
(single-family)

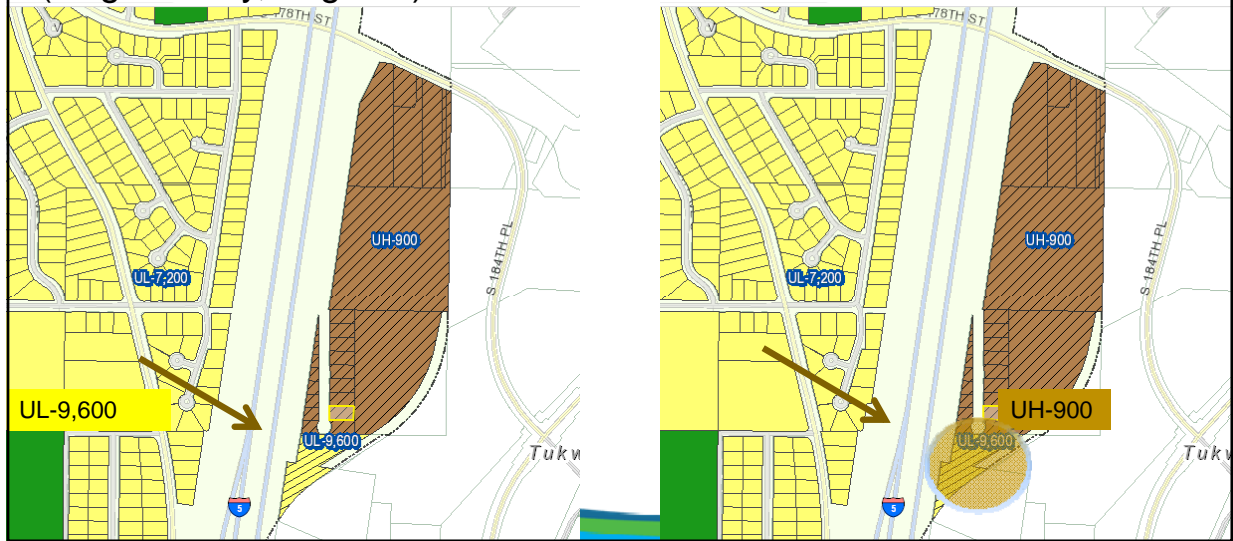
Proposed: Residential High
(high density multi-family)



Zoning Classifications

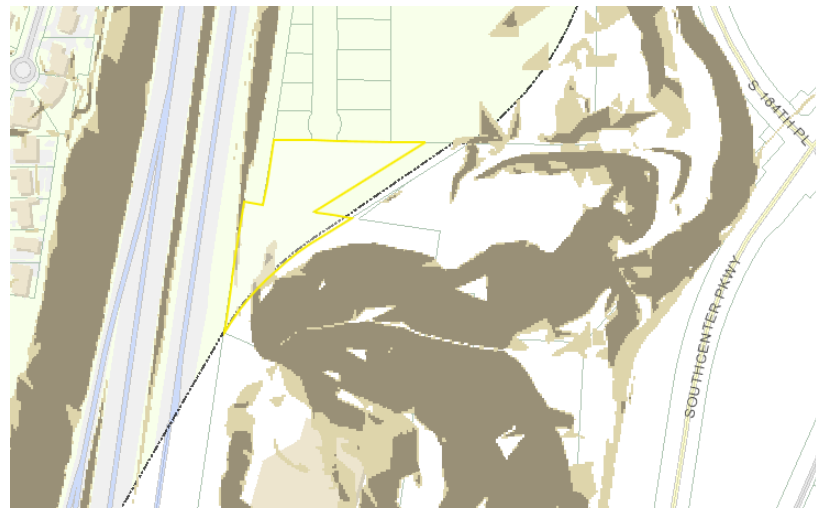
Existing: Urban Low 9,600
(single-family, large lot)

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



Site Information: Physical Geography

- Sensitive Areas
- Steep Slopes
 - 30% - 40%
 - >=40%



Site Information: Concept Design

- **Potential number of housing units:**

- Approx. 86 units, 138 people in proposed parcel (bldgs in color)
- Total with adjoining parcel, approx 1,145 units



- **Site Access:**

New S 178th St to be constructed at time of development

- **Site Infrastructure:** Sewer, water available
- **Critical Areas:** Critical area regulations not triggered

M-2) 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

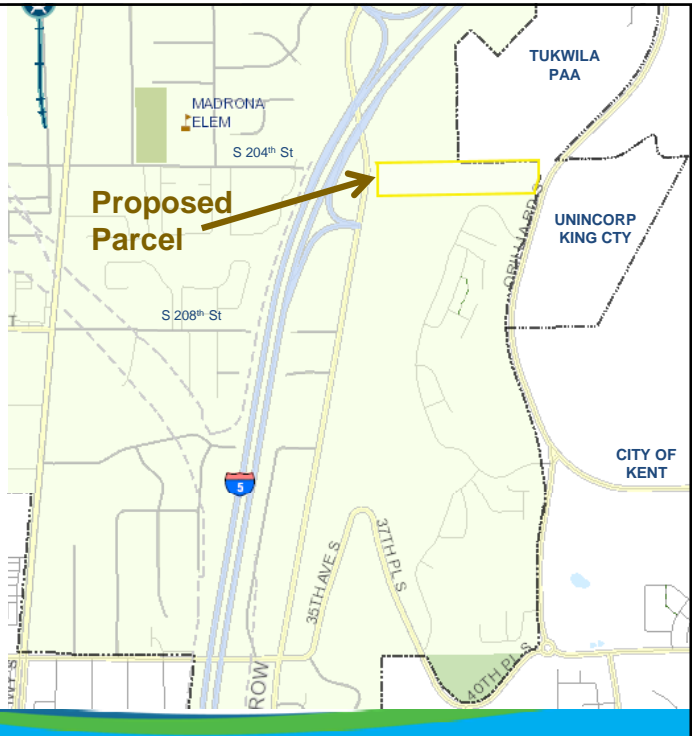
Meet Preliminary Docket Criteria (Map)? Yes

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

Site Location

Site Adjacent to:

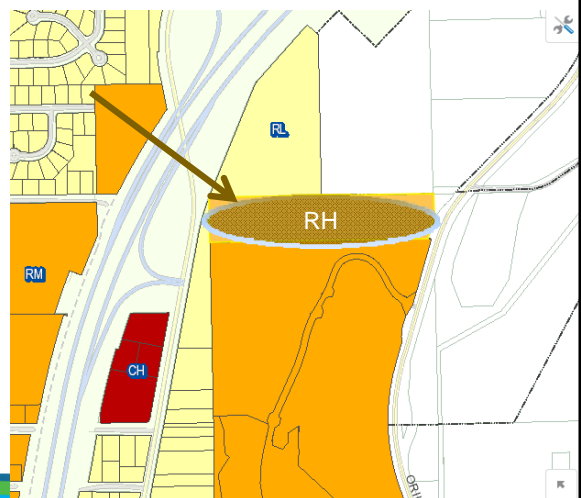
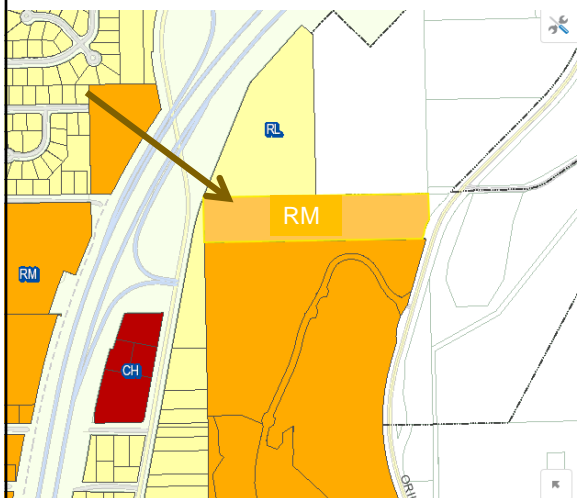
- **Orillia Rd S, south of S 204th**
- *To North:* Residential low parcels including within Tukwila Potential Annexation Area (PAA)
- *To South:* Apartment, condo and small lot single family developments



Comprehensive Plan Designations

Existing: Residential Medium
(medium density multi-family)

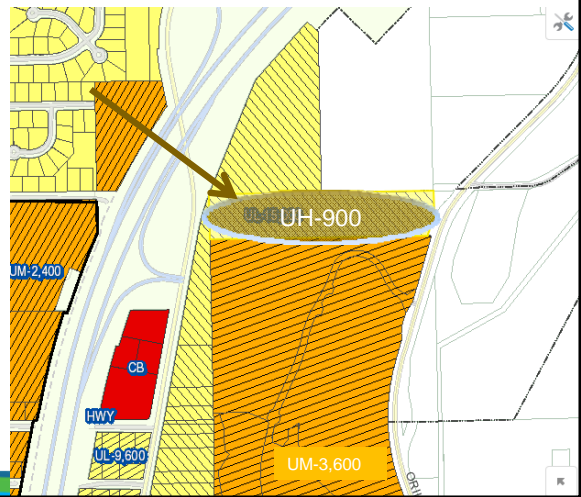
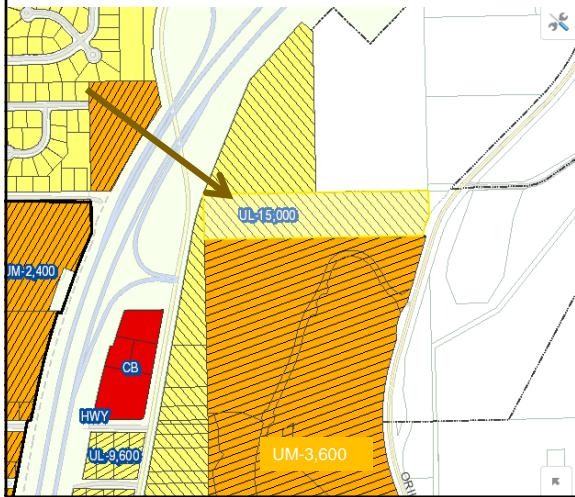
Proposed: Residential High
(high density multi-family)



Zoning Classifications

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

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



Site Information: Physical Geography

Sensitive Areas

Steep Slopes

30% - 40%

>=40%

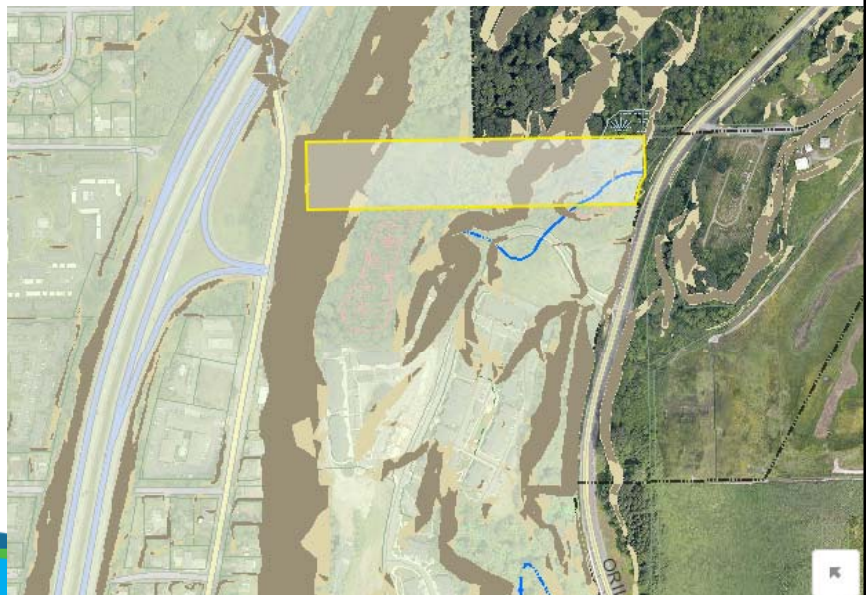
Class 2 Stream - Perennial; No Salmonids (50' Buffer)

Wetlands and Buffers

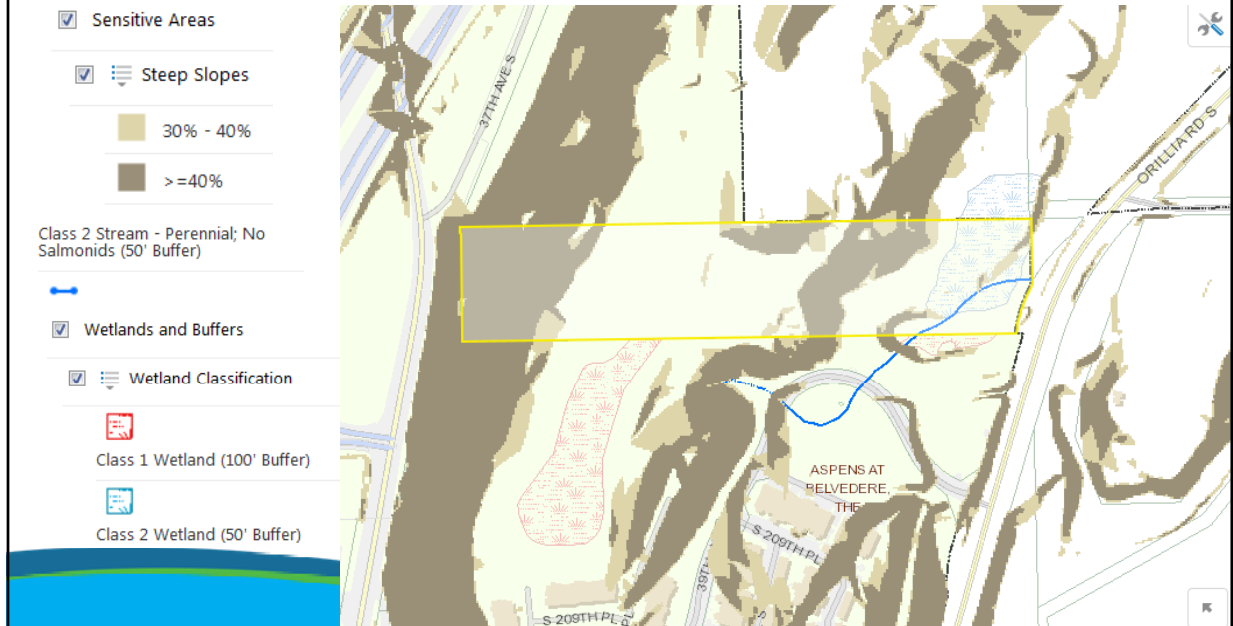
Wetland Classification

Class 1 Wetland (100' Buffer)

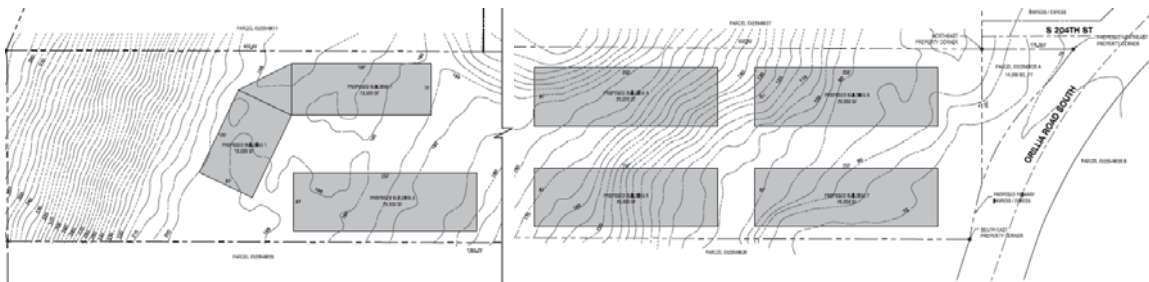
Class 2 Wetland (50' Buffer)



Site Information: Physical Geography (cont.)



Site Information: Concept Design



- **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-3) Zoning & Comp Plan Consistency Map Amendment & Rezone Proposal

Proposal: To change the zoning and/or land use designations of parcels with zones of higher intensity than allowed by Comprehensive Plan.

Proposal Meets Preliminary Docket Criteria (General)? Yes

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

Proposal Meets Preliminary Docket Criteria (Map)? Yes

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

M-3) “Inconsistent” Parcel Summary

Total # of Parcels: 17

Total # Property Owners: 10

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

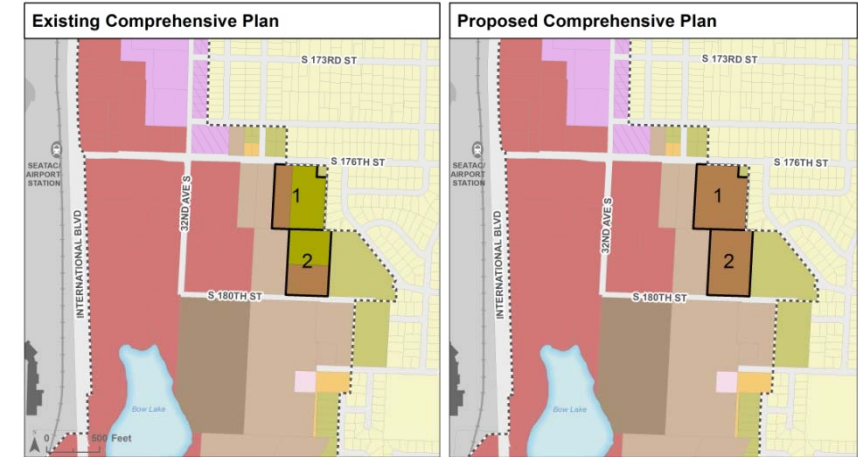
Type of Change Proposed	# of Parcels
Parcels Proposed for Rezones (only)	11
Parcels Proposed for Comp Plan Changes (only)	2
Parcels Proposed for Both Rezone & Comp Plan Changes	4

(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

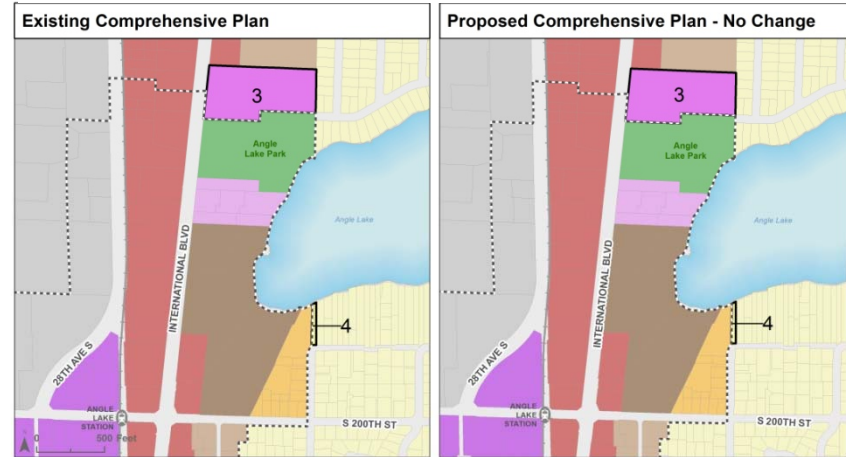
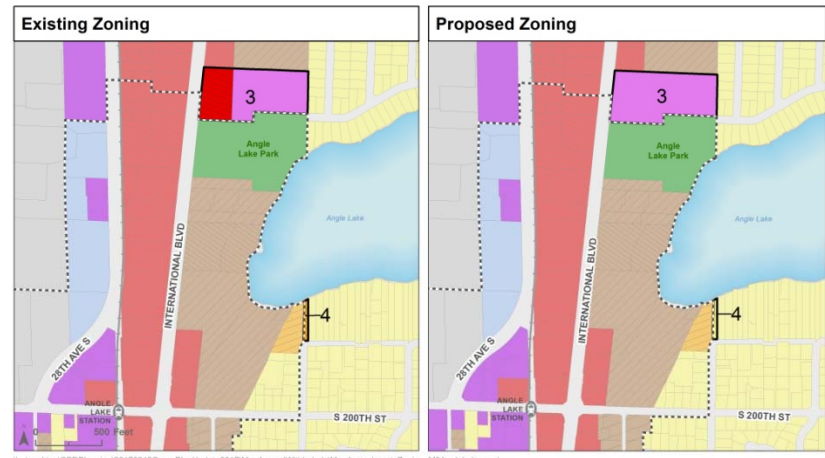
See Inconsistent Parcel Information Sheet for property-specific details

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



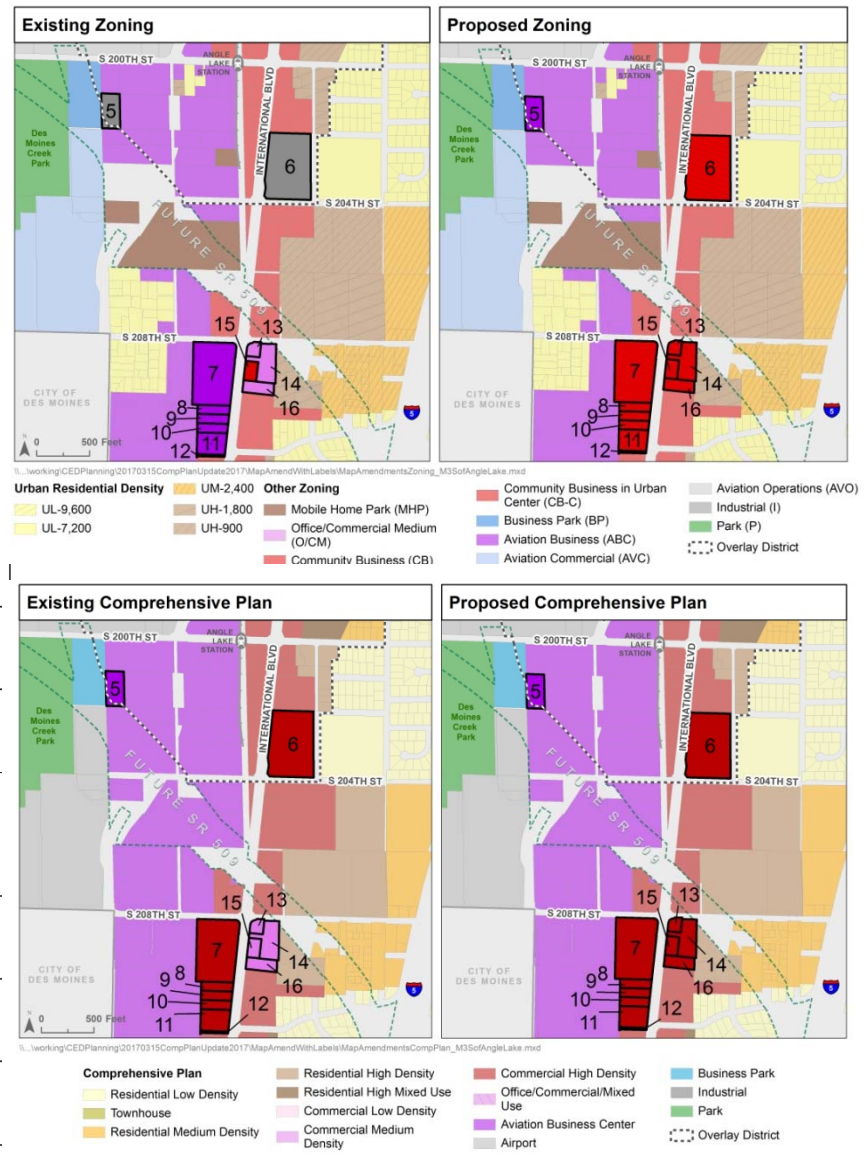
Proposed Changes: "Inconsistent" Parcels #3-4

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



Proposed Changes: “Inconsistent” Parcels #5-16

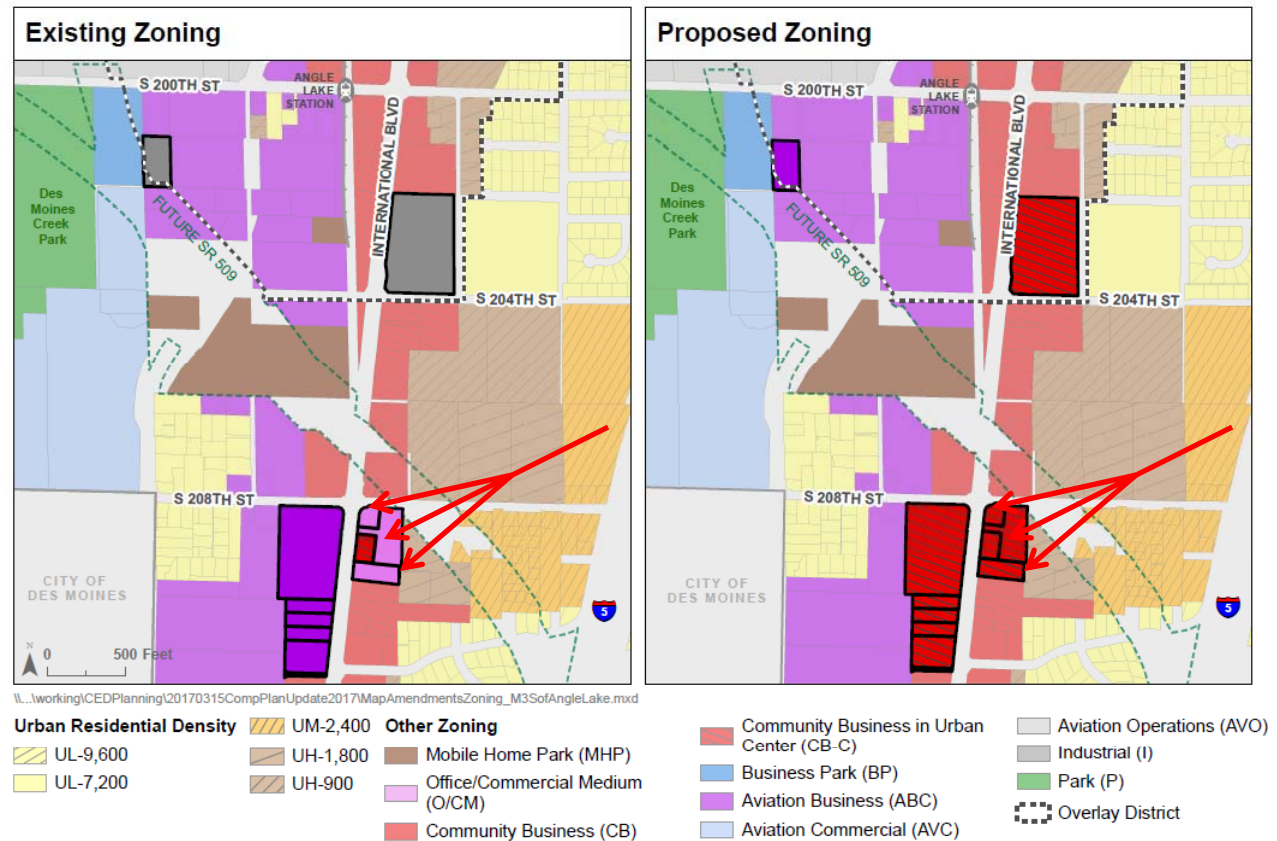
5	Fearn Ltd (Warehouse)
6	Cymbaluk (Kenworth Truck Sales)
7	Shamseldin Corp (Alaska Airlines Gold Coast Ctr)
8	Shamseldin Corp (Vacant)
9	Shamseldin Corp (Vacant)
10	Shamseldin Corp (Vacant)
11	Shamseldin Corp (Retail & Garage)
12	Shamseldin Corp (Driveway)
13	Hassen Properties (Napa Auto/Angle Lk Cyclery)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



Adjacent to “Inconsistent” Parcel: #13, 14, 16

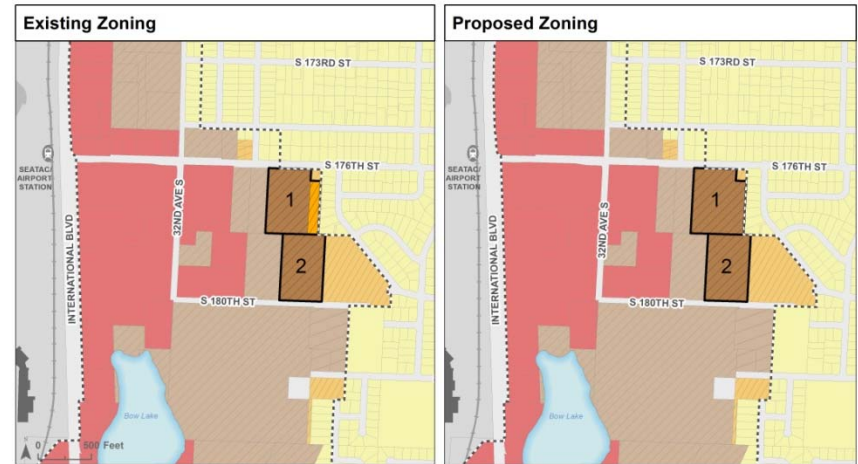
Three Parcels Added because Adjacent to “Inconsistent” Parcel

- 3 parcels’ current Comp Plan & zone are **Commercial Medium & O/CM zone**
- Proposal to change all to **Commercial High & CB-C zone**
- All property owners support proposal

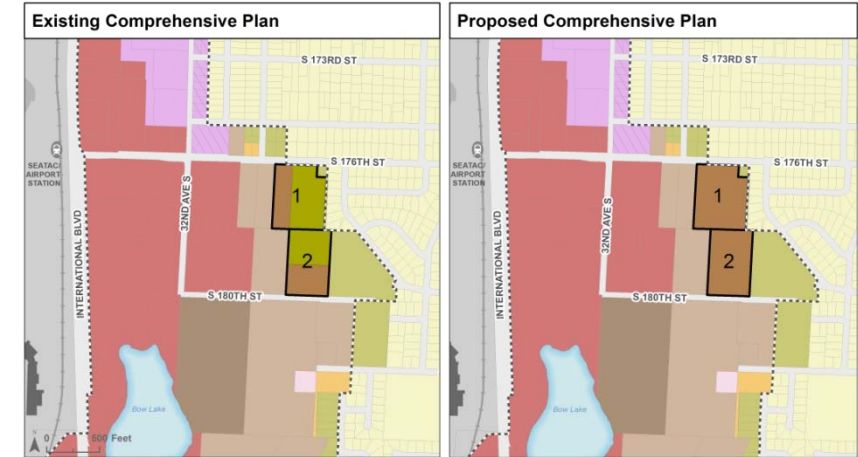


Proposed Changes: “Inconsistent” Parcels #17

17	WSDOT (Vacant)
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M-4) Business Park Elimination Map Amendment & Rezone Proposal

Proposal: To eliminate the Business Park Comprehensive Plan and zoning designations.

Proposal Meets Preliminary Docket Criteria (General)? Yes

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

Proposal Meets Preliminary Docket Criteria (Map)? Yes

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

Why Eliminate Business Park Zone & Land Use Designations?

Considerations

- Limited uses allowed, and special zoning standards may constrain development of Business Park zoned parcels
- Only 3 of 29 BP parcels currently meet minimum 5 acre per development site requirement
- Questions have been raised by property owners/developers regarding purpose and limitations of BP zone
- Other existing zones could allow for development compatible with existing uses and adjacent areas

KEY DIFFERENCES	Business Park Zone	Industrial Zone	Aviation Business Center (ABC) Zone
Permitted Uses	<ul style="list-style-type: none"> • Light Manufacturing • Distribution Center/ Warehouse • <i>Office limited to 20% of structure</i> 	<ul style="list-style-type: none"> • Light Manufacturing • Distribution Center/ Warehouse • Office building • Park and Fly ("public/private pkg") • Vehicle rental/sales 	<ul style="list-style-type: none"> • Light Manufacturing • Distribution Center/ Warehouse • Office building • Park and Fly ("public/private pkg") • Vehicle rental/sales
Min. Size of Development Site	5 acres	N/A	N/A
Max. Height	45'	75'	No height max.
Landscape Buffers Required	Adjacent to street & other properties	Less required than Business Park zone	More pedestrian-oriented landscaping required

M-4): "Business Park" Parcel Summary

Total # of BP Parcels: 29

Total # of Property Owners: 18

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

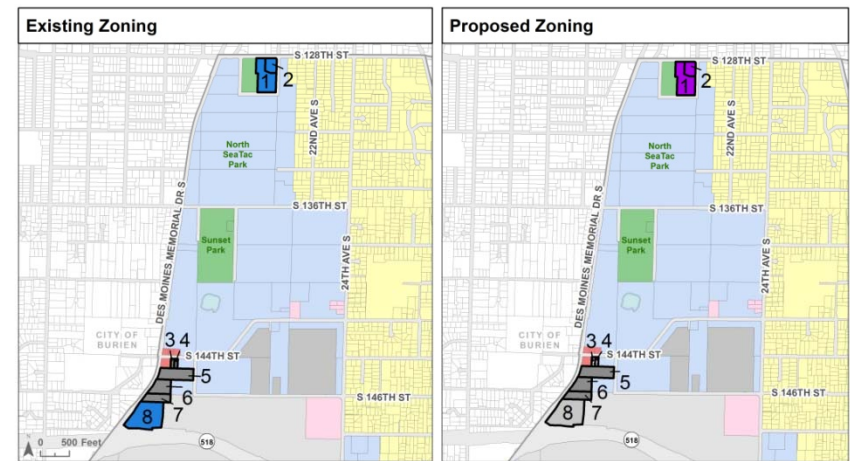
Type of Change Proposed	# of Parcels
Parcels Proposed for Rezones	1
Parcels Proposed for Comp Plan Change	4
Parcels Proposed for Both Rezone & Comp Plan Change	24

Proposed Changes: “Business Park” Parcels

#1-8

See [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	(Vacant)
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)

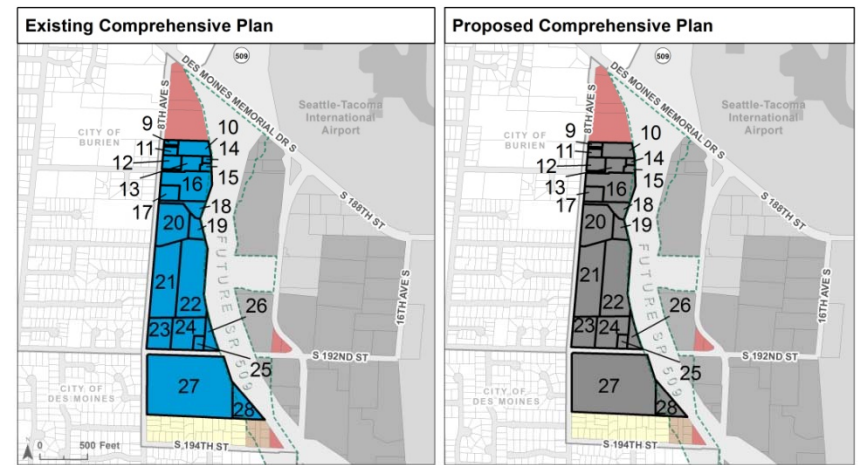
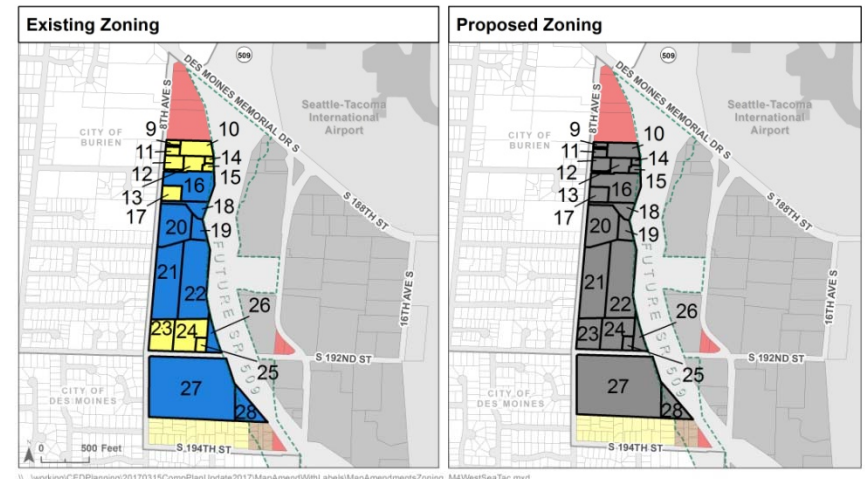


Proposed Changes: “Business Park” Parcels

#9-28

Note: Letter from Prince of Peace Church

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)
16	
17	Mapelli (Single Family Residence)
18	AMB/Prologis (Vacant)
19	
20	AMB/Prologis (Warehouse)
21	
22	Prince of Peace Lutheran Church
23	
24	Melkumyants (Single Family Residence)
25	
26	Sound Home Contracting Inc
27	AMB/Prologis (Warehouse)
28	AMB/Prologis (Vacant)

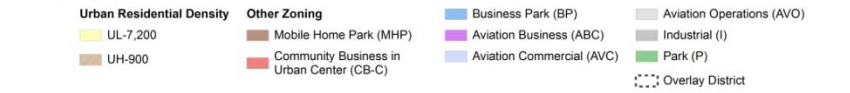
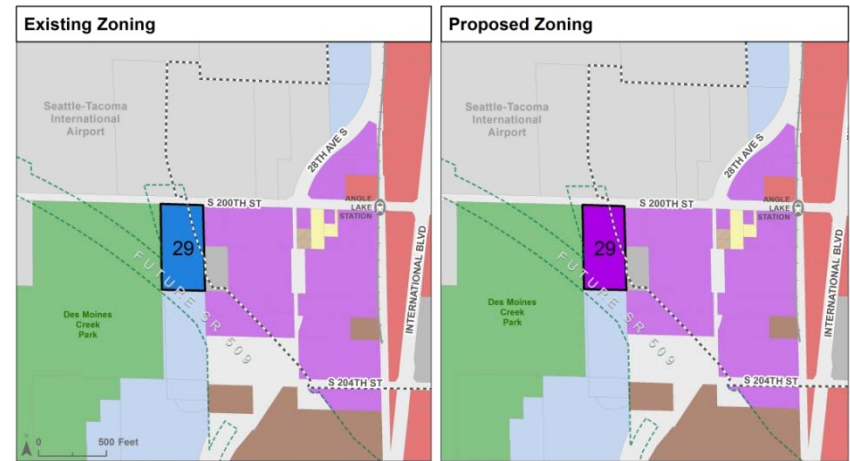


Proposed Changes: “Business Park” Parcels

#29

29

Realty Associates
Fund (Warehouse)



M-5) City Parcel Comp Plan Designation Update/Clean Up

Proposal: To update land use and/or zoning designations of City-owned parcels, **and two parcels adjacent to City-owned parcels**, to reflect current or proposed uses.

Proposal Meets Preliminary Docket Criteria (General)? Yes

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

Proposal Meets Preliminary Docket Criteria (Map)? Yes

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

M-5) City Parcel Update/Clean-Up Summary

Total # of Parcels with Proposed Changes: 5

(Includes 2 parcels, which are adjacent to City parcels, that are also proposed for land use designation & zoning changes)

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	4

M-5) City Parcel Update/Clean-Up (cont.)

#1: McMicken Park
 Rezone from single family
 "UL-7200" zone to "Park"
 zone



Existing Zone: UL-7200

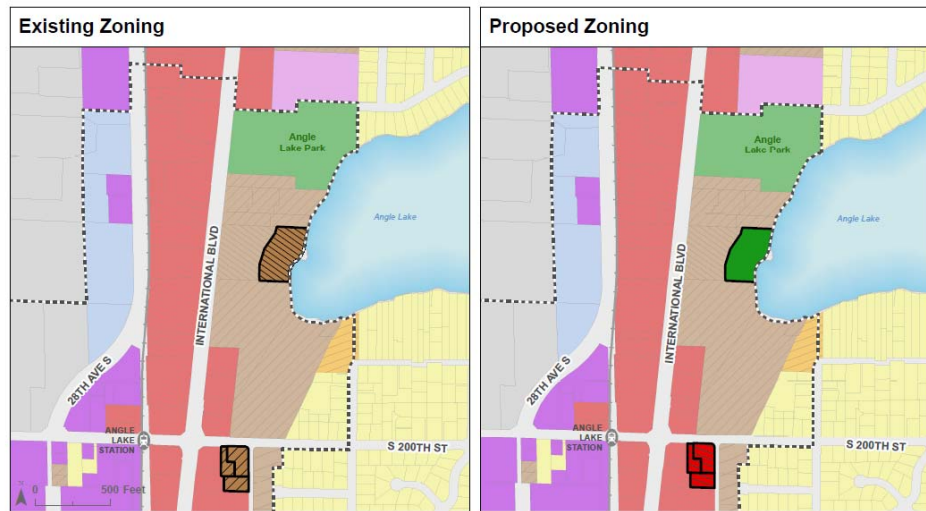


Existing Comp Plan: Park

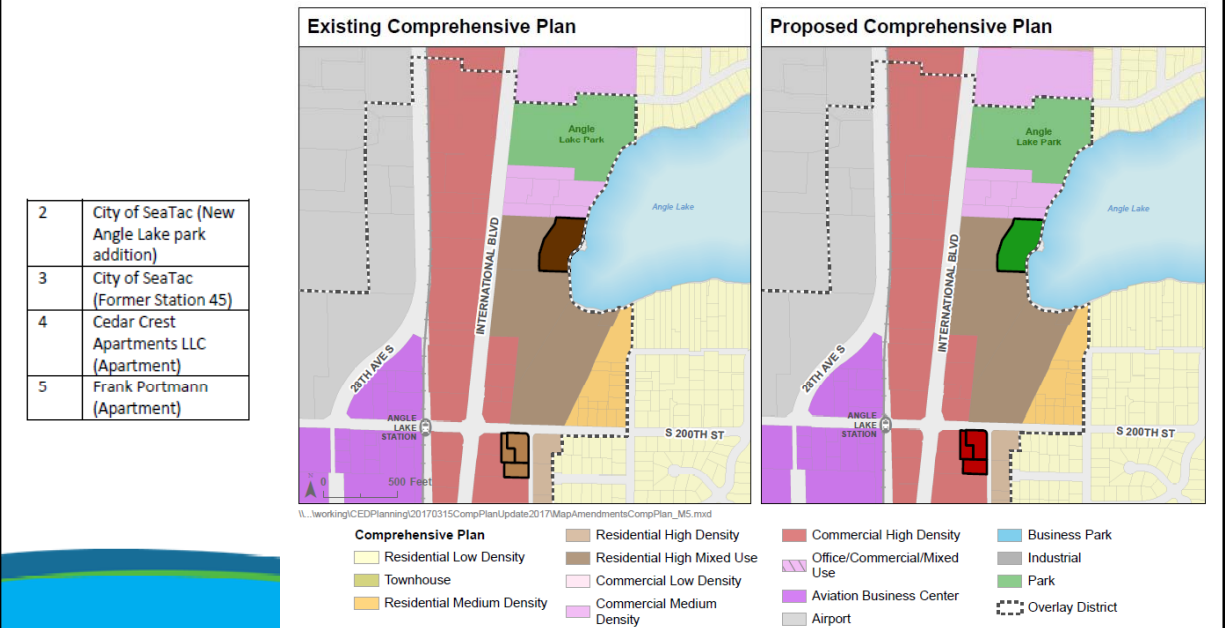


M-5) City Parcel Update/Clean-Up (cont.): Zoning

2	City of SeaTac (New Angle Lake park addition)
3	City of SeaTac (Former Station 45)
4	Cedar Crest Apartments LLC (Apartment)
5	Frank Portmann (Apartment)



M-5) City Parcel Update/Clean-Up (cont.)



M-6) Comp Plan Map Routine Updates

Proposal: To update existing maps in the Comprehensive Plan with new or more accurate information as appropriate.

Proposal Meets Preliminary Docket Criteria (General)? Yes

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

Proposal Meets Preliminary Docket Criteria (Map)? N/A

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

LUP Recommendation

Proposals to Recommend to Council for Final Docket:

- **Confirm proposals which merit further consideration as part of Final Docket**



Anticipated Next Steps

June: City Council Begins Review of Proposals

- **6/27 (CSS)** – Council overview of proposals (*informational*)

July: City Council Establishes Final Docket

- **7/11** – City Council completes review and makes recommendation
- **7/25** – City Council acts on Resolution to Establish the Final Docket

August – Dec: Final Docket Reviews/Recs/Adoption



INCONSISTENT PARCEL INFORMATION SHEET							
LOCATION	ADDRESS	PropName	Exist Zoning	Proposed Zoning	Exist CompPlan	Proposed CompPlan	TaxpayerNa
1	34250 S 176th St	WEDGEWOOD CONDOMINIUM	UH-900 & UM-2400	UH-900 for all	RH & T	RH for all	WEDGEWOOD MANOR C/O THE MANAGEMENT TRUST
2	3602 S 180th St	CARRIAGE HOUSE APT	UH-900	no change	RH & T	RH for all	CARRIAGE HOUSE APTS
3	19300 Int'l Blvd	Alaska Airlines Office Buildings	CB-C & O/CM split	O/CM entire parcel	CM	no change	ALASKA AIRLINES INC
4	3200 S 198th St	SFR	UM-3,600	UL-7,200	RL	no change	ADAM PATTON
5	2407 S 200th St	Warehouse	I	ABC	ABC	no change	FEARN LIMITED PARTNERSHIP C
6	20220 Int'l Blvd	Kenworth Truck Sales	I	CB-C	CH	no change	CYMBALUK MARSHALL+KATHERINE
7	20833 Int'l Blvd	Alaska Airlines Gold Coast Center	ABC	CB-C	CH	no change	SHAMSELDIN CORPORATION
8	20841 Int'l Blvd	Vacant Land	ABC	CB-C	CH	no change	SHAMSELDIN CORPORATION
9	21011 Int'l Blvd	Vacant Land	ABC	CB-C	CH	no change	SHAMSELDIN CORPORATION
10		Vacant Land	ABC	CB-C	CH	no change	SHAMSELDIN CORPORATION
11	21031 Int'l Blvd	Retail & Service Garage	ABC	CB-C	CH	no change	SHAMSELDIN CORP
12	21101 Int'l Blvd	Private Driveway	ABC	CB-C	CH	no change	SHAMSELDIN CORPORATION
13	20804 Int'l Blvd	Napa Auto Parts, Angle Lk Cyclery	O/CM	CB-C	CM	CH	HASSEN PROPERTIES INC
14	Multiple addresses	Industrial Park	O/CM	CB-C	CM	CH	HASSEN PROPERTIES INC
15	20842 Int'l Blvd	Vacant Land	CB-C	no change	CM	CH	OMKAARAA L L C
16	20848 Int'l Blvd	Service Building	O/CM	CB-C	CM	CH	SHAMSELDIN CORPORATION
17	S 200TH	Vacant-WSDOT owned - 509 cuts through	AVC	I	I	no change	WSDOT REAL ESTATE SERVICES

BUSINESS PARK PARCEL INFORMATION SHEET

	ADDRESS	PropName	Exist Zoning	Proposed Zoning	Exist CompPlan	Proposed CompPlan	TaxpayerNa
1	S 128th/ N SeaTac Park	HIGHLINE SCHOOL DIST 401	BP	ABC	BP	ABC	Highline School District 401
2	12815 20 th Ave S	SPU-Water Utility	BP	ABC	BP	ABC	SPU-Water
3	14402 DES MOINES MEMORIAL DR S	Vacant Commercial Pkg Lot	I	I or CB-C?	BP	I or CH?	2 J's Leasing LLC
4	S 144TH ST	Vacant Commercial Pkg Lot	I	I or CB-C?	BP	I or CH?	2 J's Leasing LLC
5	14420 DES MOINES MEMORIAL DR S	Commercial Fence Corp	I	no change	BP	I	For Our Future LLC
6	14460 Des Moines Memorial Way	Des Moines Way Self Storage	I	no change	BP	I	Des Moines Way Mini-Storage
7	south of mini storage parcel	part of Self Storage	I	no change	BP	I	Grandbridge R/E Capital
8	south of mini storage parcels, E of Pacwest Little League	Vacant-Class 3 wetland, Class 2 stream	Business Park	AVO	Airport	no change	Port of Seattle
9	18432 8TH AVE S	SFR	UL	I	BP	I	PARK-N-JET LLC
10	flag lot adj to DM Mem Way	Vacant	UL	I	BP	I	PARK-N-JET LLC
11	18446 8TH AVE S	SFR	UL	I	BP	I	TESFAYE GETACHEW
12	18458 8TH AVE S	SFR	UL	I	BP	I	CLINT CHRISTIANSON
13	826 S 186TH LN	SFR	UL	I	BP	I	RALPH FRANCE
14	840 S 186TH LN	SFR	UL	I	BP	I	RALPH FRANCE
15	844 S 186TH LN	SFR	UL	I	BP	I	RALPH FRANCE
16	8th Ave S & S 186th	Vacant	BP	I	BP	I	TEJVIR BASRA
17	18628 8TH AVE S	SFR	UL	I	BP	I	MAPELLI JESUS J SR+AGUSTINA
18	none	Vacant	BP	I	BP	I	AMB (Prologis)
19	none	Vacant	BP	I	BP	I	AMB (Prologis)
20	18800 8TH AVE S	Industrial Park	BP	I	BP	I	AMB (Prologis)
21	18850 8TH AVE S	Industrial Park	BP	I	BP	I	AMB (Prologis)
22	18900 8TH AVE S	Industrial Park	BP	I	BP	I	AMB (Prologis)
23	19030 8TH AVE S	Church	UL	I	BP	I	Prince of Peace Lutheran Church
24	840 S 192ND ST	Church/House?	UL	I	BP	I	Prince of Peace Lutheran Church
25	848 S 192ND ST	SFR	UL	I	BP	I	KONSTANTIN MELKUMYANTS
26	860 S 192ND ST	Contracting/Landscaping	BP	I	BP	I	SOUND HOME CONTRACTING INC
27	811 S 192ND ST	Seattle Logistics Ctr (WhseA,B,C)	BP	I	BP	I	AMB (Prologis)
28	19253 11TH PL S	Vacant-In 509 ROW	BP	I	BP	I	AMB (Prologis)
29	2315 S 200TH ST	Warehouse	ABC	no change	BP	ABC	Realty Associates Fund X LP

Sea Tac Planning Commission

City of Sea Tac

4800 S. 188th St.

Sea Tac WA 98188-8605

June 12, 2017

Re: Proposals for Comprehensive Plan Amendments

Dear Planning Commission Members,

On behalf of the Association of Manufactured Home Owners, I urge you to give serious consideration to adding a “manufactured home park” zoning ordinance to the list of priority items for the City Council to consider when amending the Comprehensive Plan.

The Association of Manufactured Home Owners (AMHO) is a statewide membership-based organization, working on behalf of the 72,000 households in Washington who own their homes but who rent the land under them and reside in 1,600 manufactured housing communities across the state.

AMHO is currently working with the homeowners at Firs Mobile Home Park on International Blvd., slated to close in the near future to make way for two more hotels and high-end apartments. If carried out as currently planned, this will result in the displacement of 69 low income families with 90 children who attend schools within the Highline School District – a devastating loss of affordable housing and will cause a huge negative impact on the local schools.

The City of Sea Tac is home to two other manufactured housing communities – Angle Lake and Bow Lake. Between them these two communities provide almost 500 spaces upon which low income families and seniors place their own homes.

Manufactured housing communities play an important role in the affordable housing continuum, providing the only affordable home ownership option available for young families starting out on the homeownership ladder and for seniors who want to downsize and continue to live peaceably in their own homes. They also provide a realistic opportunity for people with disabilities who can alter their homes to accommodate their handicap, allowing them to “age in place” thus reducing demand for social service agencies to accommodate them. However, once these communities are gone, they are gone for good and the displaced homeowners lose all the equity they had in their homes, which become worthless when the land under them is sold for another purpose.

Enacting a “manufactured home park” zoning ordinance is one tool that city councils have to ensure the long-term preservation of manufactured housing communities. A manufactured home park zone also allows a city to continue to meet its GMA requirements of, 1) preserving existing neighborhoods, 2) ensuring a variety of housing options, 3) for all economic segments of the population.

Several other jurisdictions in Washington have already enacted manufactured home park zones or prepared language that would allow them to identify specific areas of the city that are ripe for such a zoning designation (Lynnwood, Tumwater, Marysville, Spokane and Snohomish County). To date, neither community owners nor homeowners have suffered any negative consequences as a result of such zoning ordinances. Indeed, in the City of Tumwater, one community owner sold his property at higher than appraised value, even though this sale went through during the economic downturn of the late 2000s.

I would be happy to provide city staff with copies of existing ordinances, which could easily be adapted to suit the requirements of such an ordinance for the City of Sea Tac.

Without a manufactured home park ordinance, the City risks the loss of 500 affordable homeownership spaces – a loss the city can ill afford. Indeed, it may be that some of the homeowners being displaced from the Firs might choose to relocate to Bow Lake or Angle Lake so that their children can continue to be educated in Highline's fine schools. What a disaster it would be for these families if they were to be forced out of their own homes for a second time if either of these other two communities in Sea Tac was sold for other purposes.

Please vote to include manufactured home park zoning as one of your top priority recommendations to the City Council for inclusion in its Comprehensive Plan Amendment process. 500 households, with more than 700 individuals, thank you for your support.

Best,

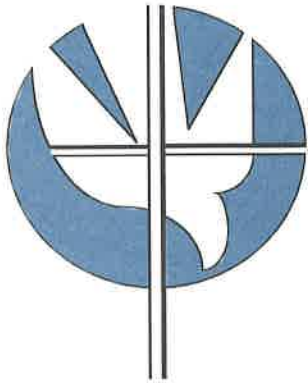
Ishbel Dickens

A handwritten signature in black ink that reads "Ishbel Dickens". The signature is written in a cursive style with a small flourish above the first letter "I".

Ishbel Dickens Consulting

206.851.6385

www.ishbeldickensconsulting.com



Prince of Peace Lutheran Church

19030 8th Avenue South, SeaTac, Washington 98148

Tel: (206) 243-0987 FAX (206) 241-0369

June 19, 2017

Ms. Kate Kaehny, Senior Planner
City of SeaTac
4800 S 188th St
SeaTac WA 98188-8605

Dear Kate,

It has been brought to our attention that the SeaTac Planning Commission is considering a rezone of property along 8th Avenue from various designations to industrial. Two parcels currently owned and used by Prince of Peace Lutheran Church as a "religious-use facility" are located at 19030 8th Ave S and 840 S 192nd St.

We are concerned that this rezone would put Prince of Peace out of compliance as the "industrial" designation does not allow for a "religious-use facility."

Because Prince of Peace would be grandfathered in as an exception, we still believe the proposed rezone would put us out of compliance precluding any further development of the property for religious use, such as a new fellowship hall, or any redevelopment of worship space.

In order to remain in compliance of designated zoning and the Comprehensive Plan, we propose that the Commission consider rezoning the church's two properties to "Aviation Business Center." Since "religious-use facilities" are allowed under this designation, we would remain in compliance with the zoning and still be consistent with the proposed Comprehensive Plan designation of industrial.

Respectfully,

Conrad Tollefson, Lead Pastor

Stanley B. Skjeie, Church Council President

SS/des

cc: Tony Anderson

