

2017 Comprehensive Plan Amendment Process

Final Docket Review #1

Land Use & Parks (LUP) Committee

September 28, 2017



Today's Review

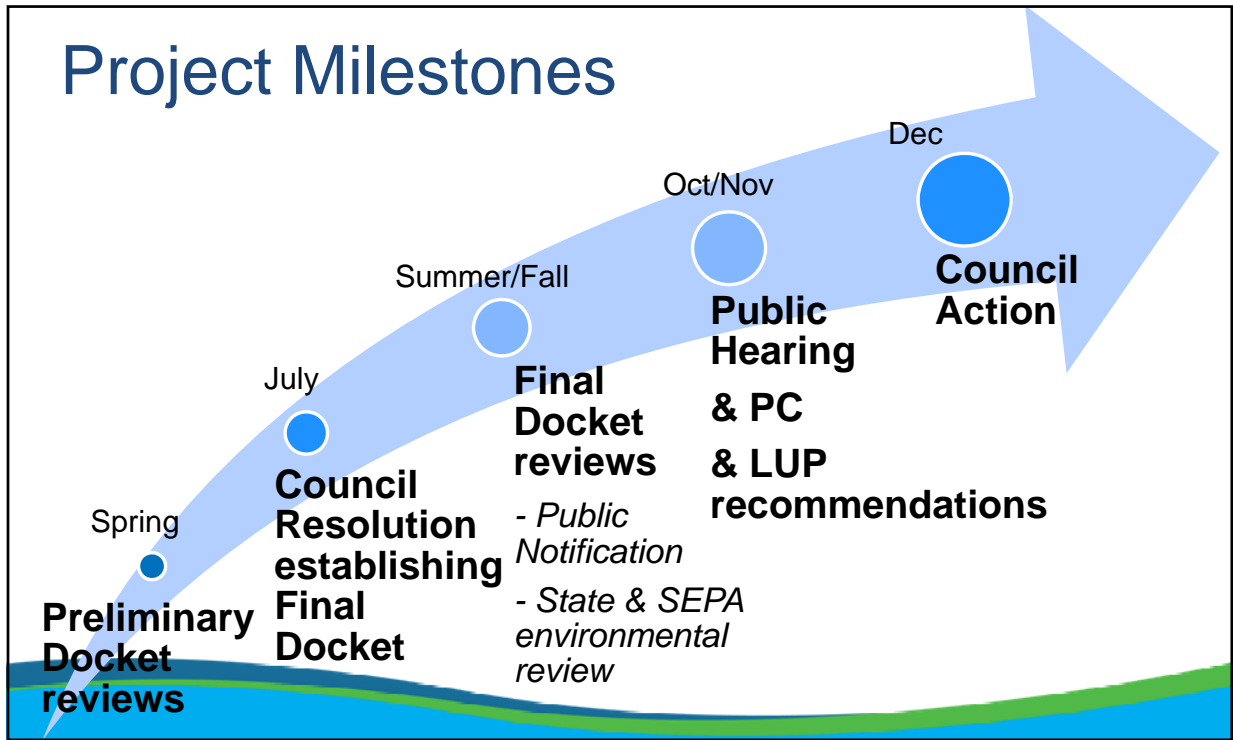
Purpose: Informational, no decision requested

1. Recap:

- Project Milestones
- Final Docket Items Established by 7/25 Council Resolution
- Final Docket Review Criteria

2. Review Final Docket Amendments:

- Update on Revisions to M-4: Eliminating "Business Park" Proposal
- Text Amendments (*focus on new information*)



2017 FINAL DOCKET REVIEW SCHEDULE		
<u>Aug</u>	8/15	✓ <u>PC Final Docket Review #1</u> (New information)
<u>Sept</u>	9/19	✓ <u>PC Final Docket Review #2</u> (Text Amendments)
	9/28	• LUP Final Docket Review
<u>Oct</u>	10/3	• <u>PC Final Docket Review #3</u> (Map Amendments)
	10/17	• PUBLIC HEARING (staff recommendation provided)
	10/26	• LUP Final Review & Recommendation
<u>Nov</u>	11/7	• <u>PC Final Review & Recommendation</u>
	11/14	• City Council Review
<u>Dec</u>	12/12	• Anticipated Council Action

Recap of Final Docket Items Established by 7/25 Council Resolution

Final Docket Proposals (14):

- Total Text Amendments: 7
- Total Map Amendments: 7

FINAL DOCKET: SUMMARY OF PROPOSED MAP AMENDMENTS	
M-1	<p>Segale Comprehensive Plan Map Amendment & Concurrent Rezone</p> <p>Proposal to change parcel from Residential Low Density to Residential High Density</p> <ul style="list-style-type: none"> • <i>Location:</i> Northeast SeaTac, south of S 178th St, east of I-5 • <i>Applicant:</i> Segale Properties
M-2	<p>Hillside Park Comprehensive Plan Map Amendment & Concurrent Rezone:</p> <p>Proposal to change parcel from Residential Medium Density to Residential High</p> <ul style="list-style-type: none"> • <i>Location:</i> Southeast SeaTac, Orillia Rd, south of S 204th St & east of I-5 • <i>Applicant:</i> Pier 67 Capital Partners
M-2A	<p><u>Council Added New Proposal: To consider in tandem with proposal M-2</u></p> <p>Tombs Comprehensive Plan Map Amendment & Concurrent Rezone</p> <p>Proposal to change parcel from Residential Low Density to Residential High</p> <ul style="list-style-type: none"> • <i>Location:</i> Immediately adjacent to Hillside Park parcel, 20040 37th Ave S • <i>Applicant:</i> City of SeaTac

FINAL DOCKET: SUMMARY OF PROPOSED MAP AMENDMENTS (continued)	
M-3	Address Zoning & Comprehensive Plan Map Consistency Change classification/s of properties zoned at a higher intensity than their land use designation (17 properties)
M-4	Eliminate Business Park Zone & Land Use Designation (29 properties) ***New Information for today's LUP review
M-5	Correct/Update Land Use Designations of City-Owned Properties (5 properties)
M-6	Routine Comp Plan Map Updates (housekeeping)
M-7	Council Request: Examine Bow Lake & Angle Lake Mobile Home Park Zoning & Land Use Designations Council removed from consideration

FINAL DOCKET: SUMMARY OF PROPOSED TEXT AMENDMENTS	
T-1	Clarify Land Use Designation Descriptions & Criteria: ***New information for today's LUP review, see Handout
T-2	Integrate Low Impact Development (LID) Policy Updates: Per State requirements
T-3	Consider Updating Mobile Home Park Policies Council removed from consideration
T-4	Add Duplex Policy to Explore Where Appropriate: Including in some low density residential/single family areas
T-5	Update Policies on Regional Facility Design: Address design of regional projects (e.g. Sound Transit, SR509 extension) in and near residential neighborhoods
T-6	Add Policy Establishing Review of City Center Plan
T-7	Update Capital Facilities Plan Update: Routine update ***New information for today's LUP review
T-8	Remove Business Park References from Comprehensive Plan & Zoning Code: Added after proposal M-4 established on Final Docket

Final Docket Criteria

Final Docket proposals evaluated as to whether they meet following criteria:

1. **Changed Circumstance:** Or new information available which led to initiation of proposal
2. **Comprehensive Plan Consistency**
3. **Population/Employment Targets Not Prevented from Being Met**
4. **Concurrency Requirements Met/No Adverse Impacts:** Does not adversely impact public facilities (i.e., transportation, utilities), health, safety, housing, environment, etc. in ways that can't be mitigated
5. **Additional Map Amendment Criteria**
 - a) **Change in Condition:**
 - 1) Conditions changed since property given its present designation
 - 2) Map change will correct a designation that was inappropriate when established
 - b) **Proposal Identifies Anticipated Impacts to Geographic Area**
 - c) **Compatibility with Adjacent Uses**

Update on Proposed New Revisions

M-4: Eliminating “Business Park” Zone & Comprehensive Plan Designation

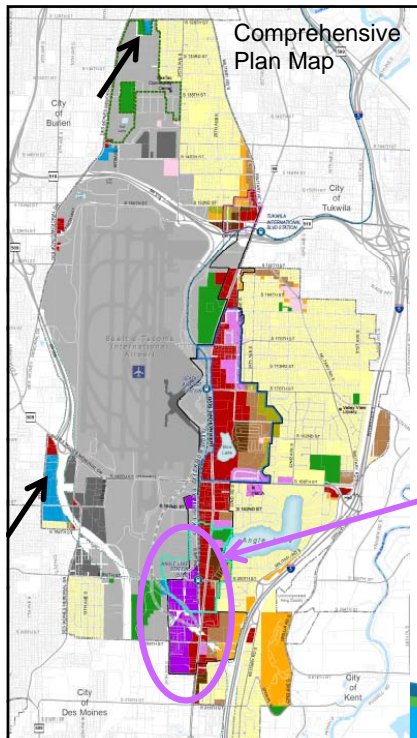
New Information:

The following proposed changes are based on input from property owners and additional research:

- **Revised Recommendations for New Designations for 8th Ave S Parcels:** Changed from “Industrial” to high intensity commercial designation, currently called “Aviation Business Center (ABC).”
- **Changed Name of “ABC” Designation:** Name changed to **Regional Business Mix (RBX)** – to clarify meaning of designation and to update the for broader use. (ABC policy language also revised.)

<p>Revised Recommendations: 8th Ave S “Business Park” Parcels</p> <p>Replace: “Business Park” classifications with renamed “ABC”: “Regional Business Mix (RBX)” (was “Industrial”)</p>	9	Park-n-Jet (Single Family Residence)		
	10	Park-n-Jet (Vacant)		
	11	Getachew (Single Family Residence)		
	12	Christianson (Single Family Residence)		
	13			
	14	France (Single Family Residence)		
	15	Basra (Vacant)		
	16	Mapelli (Single Family Residence)		
	17			
	18	AMB/Prologis (Vacant)		
	19			
	20	AMB/Prologis (Warehouse)		
	21	AMB/Prologis (Warehouse)		
	22	Prince of Peace Lutheran Church		
23	Melkumyants (Single Family Residence)			
24	Sound Home Contracting Inc			
25	AMB/Prologis (Warehouse)			
26	AMB/Prologis (Vacant)			
27				
28				

KEY DIFFERENCES	Business Park Zone	Industrial Zone	Regional Business Mix Zone Aviation Business Center (ABC)
Permitted Uses	<ul style="list-style-type: none"> Light Manufacturing Distribution Center/ Warehouse Office limited to 20% of a structure 	<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"> Distribution Center/ Warehouse Office building Park and Fly (“public/private pkg”) Vehicle rental/sales Business services
Min. Size of Site	5 acres	N/A	N/A
Max. Height	45'	75'	No height max. except for FAA



Also - Revised policy & zone descriptions for:

Regional Business Mix (RBX)
(currently Aviation Business Center, ABC)

Why? - Current descriptions specific to one area

- Current ABC concentrated south of Angle Lake Station, in Urban Center
- Proposed RBX in areas across city, outside of Urban Center

Proposed Policy & Zone Descriptions for RBX

Existing Policy Description	Proposed Policy Description
<p><u>Aviation Business Center</u> <u>Policy 2.4G</u> Allow development that creates a pedestrian-friendly, major commercial center that supports employment, shopping, and childcare access for high concentrations of customers, visitors, and employees through the Aviation Business Center (ABC) designation.</p> <p>The northern part of the ABC area (north of the SR 509 Extension right-of-way) around the Angle Lake light rail station should be particularly pedestrian and transit friendly.</p>	<p><u>Regional Business Mix</u> <u>Policy 2.4G</u> Allow a mix of employment activities primarily related to high intensity commercial uses including distribution/warehouse, light assembly, R&D testing, service commercial uses, office and related retail commercial uses. Residential uses may be allowed under certain conditions.</p>

Existing Policy Description	Proposed Policy Description
<p><u>Aviation Business Center</u> Policy 2.4H Attract businesses oriented to and compatible with Airport operations in the southern portion of the ABC designation.</p> <p>The ABC district was created in 1991 to provide space for and encourage a wide mix of Airport-related businesses southeast of the Airport. These play a key role in the City's economy.</p>	<p><u>Regional Business Mix</u> Policy 2.4H The Regional Business Mix designation is intended to create a built environment which facilitates the compatible development of heavy commercial uses in tandem with people-intensive uses, while providing an appropriate transition between industrial areas and less intensive commercial, mixed use or residential zones.</p>

Existing Zone Description (SMC 15.200.030)
<p>J. Aviation Business Center Zone (ABC). The purpose of this zone is to promote a major commercial center supporting high concentrations of customers, visitors, employees, and pedestrian activity;</p> <p>to create a quality development in which people can work, shop and access child care; and to create a market geared toward a business orientation to the airport which is compatible with airport operations.</p> <p>These purposes are accomplished by encouraging flexible development programs to improve the design, character, and quality of new development; facilitating the provisions of streets and utilities; preserving natural and scenic features; establishing minimum lot sizes to encourage projects of sufficient scale to increase the viability of high capacity transit and encourage ride-share alternatives; and promoting a balanced multimodal transportation network consisting of motor vehicle transportation, public transportation, pedestrian circulation, and integrated parking.</p>

Proposed Zone Description (SMC 15.200.030)

J. Regional Business Mix (RBX). The purpose of this zone is to provide a higher intensity commercial zone providing areas for the compatible development of heavy commercial uses such as warehouse/distribution, light assembly, and service/commercial uses, in tandem with people-intensive commercial uses, such as office and related retail businesses.

It is a transitional zone between industrial areas and less intensive commercial, mixed use or residential zones. The Regional Business Mix zone implements the Comprehensive Plan's Regional Business Mix land use designation.

Proposed New RBX Policy Implementation Strategy (in Comprehensive Plan):

- **Review uses and development standards for “RBX” zone outside of the Urban Center boundary, to ensure:**
 - Appropriate building heights are established, and
 - Compatible manufacturing, assembly and other business service uses are allowed.”

Final Docket Review: Proposed Text Amendments

Final Docket Proposals (14):

- Total Text Amendments: 7
- Total Map Amendments: 7

***Today's Focus: New information**

Please see project website to see full proposal details:

www.ci.seatac.wa.us/compplan

(click link to "2017 Comprehensive Plan Amendment Process")

T-1) Clarifying Land Use Descriptions

(New information, see Handout)

Proposal:

Add policy language **to clarify the current descriptions of land use designations** and to establish criteria for these designations to assist in evaluation of requested amendments.

Meet Final Docket Criteria? Staff Finding: Yes

- ✓ **Proposal a result of changed circumstance/new information**
- ✓ **Consistent with Comprehensive Plan** (including population & employment targets)
- ✓ **Concurrency requirements met/No adverse impacts** (i.e. Infrastructure currently exists to accommodate proposal, or impacts can be mitigated)

Summary of Changes:

Revised land use designation & zone names

Table BR2.8: Comprehensive Land Use Designations & Corresponding Zones

COMPREHENSIVE PLAN DESIGNATIONS	ZONING CLASSIFICATIONS
RESIDENTIAL	
Residential Low Density	UL-15,000
	UL-9,600
	UL-7,200
	UL-5,000 Overlay Zone
Townhouse:	T
Residential Medium Density	UM-3,600
	UM-2,400
	MHP
Residential High Density	UH-1,800
	UH-900
Residential High – Mixed Use	UH-UCR
COMMERCIAL	
Commercial Low Density	NB
Office/Commercial/Mixed Use	O/C/MU
Commercial Medium Density	OCM
Commercial High Density	CB
	CB-C
Aviation Business Center:	Aviation Business Center (ABC)
Regional Business Mixed	Regional Business Mix (RBX)
INDUSTRIAL	
Business Park:	BP
Industrial	I
AIRPORT	
Airport	AVC
	AVO
PARK	
Park	P

T-1 Review: See Handout for proposed revisions

COMPREHENSIVE PLAN	IMPLEMENTING ZONES	EXISTING GOALS & POLICIES	PROPOSED DESIGNATION CRITERIA
RESIDENTIAL LAND USE DESIGNATIONS	UL	GOAL 2.3--Achieve a mix of housing types while maintaining healthy residential neighborhoods and guiding new housing development into appropriate areas.	
Residential-Low Density	UL-15,000-(Urban-Low) UL-9,600 UL-7,200 UL-5,000-Overlay Zone	Residential—Low-Density(Single-Family) Policy 2.3A Stabilize and protect existing single-family residential neighborhoods by maintaining a designated Residential Low-Density (Single-Family) area. SeaTac’s established residential neighborhoods are important components of the community and should be protected from negative impacts of conflicting or inappropriate nearby land uses. The character of healthy neighborhoods should be maintained since it provides a sense of well-being for residents and enhances the stability of the entire city. Land within the Residential Low-Density areas is, and will continue to be, primarily single family in nature. Policy 2.3B Allow accessory dwelling units (sometimes called “mother-in-law units”) in single-family designations to provide additional housing opportunities and income sources for homeowners, and compatible non-residential uses including schools, parks and religious use facilities.	Designation Criteria: • Existing Land Uses/Locations: Areas are characterized by existing pattern of low density single-family development. Very low density residential uses are appropriate in locations that lack sewer facilities and other urban levels of service. • Access: Properties are generally located away from streets with high volumes of through traffic. • Environmentally Critical Areas: Areas must be capable of appropriately accommodating environmentally critical areas.
Townhouse	T	Townhouse Policy 2.3C Maintain single-family characteristics while building the densities that support transit ridership and nearby commercial activities through the Townhouse designation. The Townhouse designation buffers provides a transition between Residential Low-Density areas from and more intensely developed residential or commercial/mixed-use areas.	Designation Criteria: • Existing Land Uses/Locations: Areas that provide a transition between lower density residential and higher density residential and/or commercial uses. • Access: Properties are located adjacent to or have adequate access to arterial streets, and are near transit. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

T-2) Low Impact Development (LID)

(LUP reviewed, proposal available on project website)

Proposal:

Integrate Low Impact Development (LID) policies into Comp Plan per WA State Dept of Ecology.

Meet Final Docket Criteria? [Staff Finding: Yes](#)

- ✓ **Proposal a result of changed circumstance/new information**
- ✓ **Consistent with Comprehensive Plan** (including population & employment targets)
- ✓ **Concurrency requirements met/No adverse impacts** (i.e. Infrastructure currently exists to accommodate proposal, or impacts can be mitigated)

T-4) Potential Duplex Policy

(LUP reviewed, proposal available on project website)

Proposal:

Establish a policy that would provide for the exploration of allowing duplexes in some residential low density areas.

Meet Final Docket Criteria? [Staff Finding: Yes](#)

- ✓ **Proposal a result of changed circumstance/new information**
- ✓ **Consistent with Comprehensive Plan** (including population & employment targets)
- ✓ **Concurrency requirements met/No adverse impacts** (i.e. Infrastructure currently exists to accommodate proposal, or impacts can be mitigated)

Proposed Duplex Implementation Strategy

(new information in red text)

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
Policy LU-3.4B: Promote a variety of housing types	Amend Zoning regulations to allow duplexes in single family zones within ½ mile of a high capacity transit station.	Staff, Planning Commission, City Council	Short-Term
Policy LU- 3.4C: “<u>Consider allowing duplexes in residential low density areas when appropriate criteria can be met.</u>”	<u>Analyze impacts of allowing duplexes in low density residential areas and consider code amendments.</u>	<u>Staff, Planning Commission, City Council</u>	<u>Short-Term</u>

T-5) Regional Public Facilities Design

(LUP reviewed, proposal available on project website)

Proposal:

Update large project mitigation policies, specifically in regards to the design of regional public facilities (such as Sound Transit and SR 509 projects) in residential neighborhoods.

Meet Final Docket Criteria? [Staff Finding: Yes](#)

- ✓ **Proposal a result of changed circumstance/new information**
- ✓ **Consistent with Comprehensive Plan** (including population & employment targets)
- ✓ **Concurrency requirements met/No adverse impacts** (i.e. Infrastructure currently exists to accommodate proposal, or impacts can be mitigated)

COMMUNITY DESIGN POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
<p><u>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,</u></p>	<p><u>Work with agencies and affected communities to ensure public input and high quality design of regional facilities.</u></p>	<p><u>Staff</u></p>	<p><u>On-going</u></p>
<p><u>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</u></p>			
<p><u>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</u></p>			

T-6) Update City Center Plan

(LUP reviewed, proposal available on project website)

Proposal:

Amend the Land Use Element to include a policy regarding reviewing the City Center Plan in the near future.

Proposed Implementation Strategy: Complete review in 2019.

Meet Final Docket Criteria? Staff Finding: Yes

- ✓ **Proposal a result of changed circumstance/new information**
- ✓ **Consistent with Comprehensive Plan** (including population & employment targets)
- ✓ **Concurrency requirements met/No adverse impacts** (i.e. Infrastructure currently exists to accommodate proposal, or impacts can be mitigated)

T-7) Update Capital Facilities Plan

(New information: Updated CFP chapter
available on project website)

Proposal:

Update the Capital Facilities Background Report, including the 6-year Capital Facilities Plan (biennial/routine update)

Meet Final Docket Criteria? [Staff Finding: Yes](#)

- ✓ **Proposal a result of changed circumstance/new information**
- ✓ **Consistent with Comprehensive Plan** (including population & employment targets)
- ✓ **Concurrency requirements met/No adverse impacts** (i.e. Infrastructure currently exists to accommodate proposal, or impacts can be mitigated)

About the Capital Facilities Plan

- State requires Capital Facilities Plan to identify public facilities required to accommodate population growth over six year time frame.
- Plan needs to be financially feasible.
- “Level of Service (LOS)” standards required.
- “LOS” is quantifiable measure of the amount of public facilities that are provided to the community.
- Example: SeaTac City Hall required LOS is 256 square feet per employee

Capital Facilities Plan Update Results:

City meets Level of Service (LOS) requirements for 2017

Table BR5.2 Facilities with Population Growth-Based LOS ^a				
FACILITY ^a	LOS-UNITS ^a	EXISTING ^b 2013-2017 LOS	ADOPTED LOS- STANDARD ^c	PAGE ^d
City Hall ^a	Gross Sq. Ft./City ^b	402-418 ^a	256.00 ^a	23 ^c
Community Center ^a	Sq. Ft./1,000 ^b	1,090-1,057 ^a	1,020.00 ^a	64 ^c
Community Parks ^a	Acres ^b	2-28-2 ^a	1.70 ^a	34 ^c
Neighborhood Parks ^a	Acres ^b	0-36-0-42 ^a	0.27 ^a	34 ^c
Pocket/Mini Parks ^a	Sq.-Ft. ^b	2,662 ^a	500.00 ^a	37 ^c
Trails/Linear Parks ^a	Lineal Ft. ^b	849-798 ^a	251.60 ^a	39 ^c
Off-leash Dog Parks ^a	Acres ^b	0-43-0-42 ^a	0.40 ^a	26 ^c
Baseball/Softball Fields, adult ^a	Fields ^b	0.14 ^a	0.08 ^a	42 ^c
Baseball/Softball Fields, youth ^a	Fields ^b	0-22-0-21 ^a	0.15 ^a	43 ^c
Basketball Courts, outdoor ^a	Courts ^b	0-40-0-42 ^a	0.23 ^a	45 ^c
Football/Soccer Fields ^a	Fields ^b	0-25-0-24 ^a	0.18 ^a	50 ^c
Picnic Shelters ^a	Shelters ^b	0-07-0-17 ^a	0.06 ^a	52 ^c
Playgrounds ^a	Playgrounds ^b	0-29-0-35 ^a	0.24 ^a	54 ^c
Skateboard Parks ^a	Parks ^b	0.07 ^a	0.03 ^a	56 ^c
Tennis Courts ^a	Courts ^b	0-36-0-35 ^a	0.30 ^a	58 ^c

T-8) Remove Business Park Classifications from Comprehensive Plan & Zoning Code

(LUP reviewed, proposal available on project website)

Proposal:

This proposal is an adjunct of Map Amendment M-4: “Eliminate Business Park.” This text amendment removes the Business Park designation from the Comprehensive Plan and zone from the Zoning Code.

Meet Final Docket Criteria? Staff Finding: Yes

- ✓ **Proposal a result of changed circumstance/new information**
- ✓ **Consistent with Comprehensive Plan** (including population & employment targets)
- ✓ **Concurrency requirements met/No adverse impacts** (i.e. Infrastructure currently exists to accommodate proposal, or impacts can be mitigated)

T-1) Clarifying Land Use Designation Descriptions: Existing & Proposed Comp Plan Designations Matrix - Updated 9/28/17

COMPREHENSIVE PLAN	IMPLEMENTING ZONES	EXISTING GOALS & POLICIES	PROPOSED DESIGNATION CRITERIA
RESIDENTIAL LAND USE DESIGNATIONS		GOAL 2.3 Achieve a mix of housing types while maintaining healthy residential neighborhoods and guiding new housing development into appropriate areas.	
Residential Low Density	UL-15,000 (Urban Low) UL-9,600 UL-7,200 UL-5,000 Overlay Zone	<p><u>Residential – Low Density (Single Family)</u></p> <p>Policy 2.3A Stabilize and protect existing single family residential neighborhoods by maintaining a designated Residential Low Density (Single Family) area. SeaTac’s established residential neighborhoods are important components of the community and should be protected from negative impacts of conflicting or inappropriate nearby land uses. The character of healthy neighborhoods should be maintained since it provides a sense of well-being for residents and enhances the stability of the entire city. Land within the Residential Low Density areas is, and will continue to be, primarily single family in nature.</p> <p>Policy 2.3B Allow accessory dwelling units (sometimes called “mother-in-law units”) in single family designations to provide additional housing opportunities and income sources for homeowners, and compatible non-residential uses including schools, parks and religious use facilities.</p>	<p><u>Designation Criteria:</u></p> <ul style="list-style-type: none"> • <u>Existing Land Uses/Locations:</u> Areas are characterized by existing pattern of low density single family development. Very low density residential uses are appropriate in locations that lack sewer facilities and other urban levels of service. • <u>Access:</u> Properties are generally located away from streets with high volumes of through traffic. • <u>Environmentally Critical Areas:</u> Areas must be capable of appropriately accommodating environmentally critical areas.
Townhouse	T	<p><u>Townhouse</u></p> <p>Policy 2.3C Maintain single-family characteristics while building the densities that support transit ridership and nearby commercial activities through the Townhouse designation. The Townhouse designation buffers provides a transition between Residential Low Density areas from and more intensely developed residential or commercial/mixed use areas.</p>	<p><u>Designation Criteria:</u></p> <ul style="list-style-type: none"> • <u>Existing Land Uses/Locations:</u> Areas that provide a transition between lower density residential and higher density residential and/or commercial uses. • <u>Access:</u> Properties are located adjacent to or have adequate access to arterial streets, and are near transit. • <u>Environmentally Critical Areas:</u> Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

T-1) Clarifying Land Use Designation Descriptions: Existing & Proposed Comp Plan Designations Matrix - Updated 9/28/17

COMPREHENSIVE PLAN	ZONING CLASSIFICATIONS	EXISTING GOALS & POLICIES	PROPOSED DESIGNATION CRITERIA
RESIDENTIAL (cont.)			
Residential Medium Density	UM-3,600 (Urban Medium) UM-2,400 MHP (Mobile Home Park)	<p><u>Residential Medium Density</u> Policy 2.3D Allow higher densities than single family areas while maintaining a desirable family environment through the Residential Medium Density designation. <u>Some compatible non-residential uses including schools, parks and religious use facilities may be allowed.</u> This designation provides a transition between lower density and higher density areas. Examples of medium density uses include two- to fourthree-story apartments and townhouses.</p>	<p><u>Designation Criteria:</u></p> <ul style="list-style-type: none"> • <u>Existing Land Uses/Locations:</u> Areas that provide a transition between lower density residential uses and more intense uses. • <u>Access:</u> Properties are located adjacent to or have adequate access to arterial streets, and are near transit. • <u>Environmentally Critical Areas:</u> Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Residential High Density	UH-1,800 (Urban High) UH-900	<p><u>Residential High Density</u> Policy 2.3E Provide a high density living option through the Residential High Density designation. <u>Some compatible non-residential uses may be allowed, including neighborhood oriented commercial when part of mixed use development.</u> This designation provides a transition between lower density residential areas and commercial areas and is intended to be primarily residential in character. Examples of high density residential development include two-to-four-storyapartments and condominiums. <u>with three or more stories.</u></p>	<p><u>Designation Criteria:</u></p> <ul style="list-style-type: none"> • <u>Existing Land Uses/ Locations:</u> Areas that provide a transition between low to moderate density residential uses and higher intensity mixed use or commercial areas. • <u>Access:</u> Areas are located adjacent to arterial streets and are near transit and employment and/or commercial areas. • <u>Environmentally Critical Areas:</u> Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Residential High – Mixed Use	UH-UCR (Urban High – Urban Center Residential)	<p><u>Residential High Mixed Use</u> Policy 2.3F Promote high density residential <u>uses and opportunities for mixed-use development that complements</u> the <u>bordering high density commercial areas</u> through the Residential High Mixed Use designation.</p>	<p><u>Designation Criteria:</u></p> <ul style="list-style-type: none"> • <u>Existing Land Uses/Locations:</u> Areas that provide a transition between moderate to high density residential uses and higher intensity commercial areas. • <u>Access:</u> Areas are located adjacent to arterial streets and are near transit and employment and/or commercial areas. • <u>Environmentally Critical Areas:</u> Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

T-1) Clarifying Land Use Designation Descriptions: Existing & Proposed Comp Plan Designations Matrix - Updated 9/28/17

COMPREHENSIVE PLAN	ZONING CLASSIFICATIONS	EXISTING GOALS & POLICIES	PROPOSED DESIGNATION CRITERIA
COMMERCIAL LAND USE		GOAL 2.4 Serve the needs of the City’s residents, businesses, and visitors through appropriate commercial land uses.	
Commercial Low Density	NB (Neighborhood Business)	<p><u>Commercial Low Density</u></p> <p>Policy 2.4A Enhance low to medium density residential neighborhoods by locating <u>primarily resident-oriented</u> goods, <u>and services</u>, and transit facilities in designated Commercial Low Density areas. Commercial Low Density areas are generally located outside the Urban Center and provide convenient daily shopping and some services for a limited service area.</p>	<p><u>Designation Criteria:</u></p> <ul style="list-style-type: none"> • <u>Existing Land Uses/Locations:</u> Areas that are generally located adjacent to previously developed low intensity commercial uses which provide goods and services to existing low or medium density residential neighborhoods. Areas are primarily located outside of the urban center boundary. Any newly established Commercial Low area should be at least two acres in size. • <u>Access:</u> Properties are generally located on or adjacent to arterial street intersections. • <u>Environmentally Critical Areas:</u> Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Office/Commercial/Mixed Use	O/C/MU (Office/Commercial/Mixed Use)	<p><u>Office/Commercial/Mixed Use</u></p> <p>Policy 2.4B Allow mixed-use medium density <u>intensity</u> development in the designated Office/Commercial/Mixed Use areas including small apartments or offices, especially those with a mixed use component. This designation is intended to be more residential in character than the Commercial Medium Density designation and is different from the Residential Mixed Use designation by allowing office as a primary use.</p> <p>Policy 2.4C Only allow <u>Encourage</u> retail and commercial uses in the Office/Commercial/Mixed Use designation when they are mixed with residential or office uses on the same site.</p>	<p><u>Designation Criteria:</u></p> <ul style="list-style-type: none"> • <u>Existing Land Uses/Locations:</u> Areas that establish or provide a transition between medium intensity uses and public facilities or lower density residential uses. • <u>Access:</u> Properties are located adjacent to or have adequate access to arterial streets, and are near transit and employment and/or commercial areas. • <u>Environmentally Critical Areas:</u> Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

T-1) Clarifying Land Use Designation Descriptions: Existing & Proposed Comp Plan Designations Matrix - Updated 9/28/17

PROPOSED DESIGNATION CRITERIA	PROPOSED DESIGNATION CRITERIA	EXISTING GOALS & POLICIES	PROPOSED DESIGNATION CRITERIA
COMMERCIAL (cont.)			
Commercial Medium Density	O/CM (Office/Commercial Medium)	<p><i>Commercial Medium Density</i> Policy 2.4D Allow medium densityintensity development to accommodate office buildings, small hotels, restaurants, dense retail, apartments, or mixed residential/commercial developments in designated Commercial Medium Density areas.</p> <p>Policy 2.4E Encourage a mix of land uses in the Commercial Medium Density designation. Vertical (within the same building) or lateral (within different buildings on the same site) mixing of uses is appropriate.</p>	<p><i>Designation Criteria:</i></p> <ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that provide a transition between higher intensity uses and public facilities or lower density residential uses. • Access: Properties are located adjacent to or have adequate access to arterial streets, and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Commercial High Density	CB (Community Business) CB-C (Community Business in the Urban Center)	<p><i>Commercial High Density</i> Policy 2.4F Allow the highest concentrationintensity of development in the Commercial High Density designation to accommodate intense land uses, such as mixed-use hotels, office towers, and high density housing, to support transit/walking/bicycling communities.</p>	<p><i>Designation Criteria:</i></p> <ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas are generally characterized by previously developed high intensity commercial or industrial uses and are in locations that provide a transition between industrial or high intensity commercial areas and less intensive commercial, mixed use or residential zones. • Access: Properties are located along principal or minor arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

T-1) Clarifying Land Use Designation Descriptions: Existing & Proposed Comp Plan Designations Matrix - Updated 9/28/17

COMPREHENSIVE PLAN	ZONING CLASSIFICATIONS	EXISTING GOALS & POLICIES	PROPOSED DESIGNATION CRITERIA
COMMERCIAL (cont.)			
<p>Aviation Business Center</p> <p>Regional Business Mix</p>	<p>Aviation Business Center (ABC)</p> <p>Regional Business Mix (RBX)</p>	<p><u>Aviation Business Center</u></p> <p>Policy 2.4G Allow development that creates a pedestrian-friendly, major commercial center that supports employment, shopping, and childcare access for high concentrations of customers, visitors, and employees through the Aviation Business Center (ABC) designation.</p> <p>The northern part of the ABC area (north of the SR 509 Extension right-of-way) around the Angle Lake light rail station should be particularly pedestrian and transit friendly.</p> <p>Policy 2.4H Attract businesses oriented to and compatible with Airport operations in the southern portion of the ABC designation.</p> <p>The ABC district was created in 1991 to provide space for and encourage a wide mix of Airport-related businesses southeast of the Airport. These play a key role in the City's economy.</p> <p><u>Regional Business Mix</u></p> <p>Policy 2.4G <u>Allow a mix of employment activities primarily related to high intensity commercial uses including distribution/warehouse, light assembly, R&D testing, service commercial uses, office and related retail commercial uses. Residential uses may be allowed under certain conditions.</u></p> <p>Policy 2.4H <u>The Regional Business Mix designation is intended to create a built environment which facilitates the compatible development of heavy commercial uses in tandem with people-intensive uses, while providing an appropriate transition between industrial areas and less intensive commercial, mixed use or residential zones.</u></p>	<p><u>Designation Criteria:</u></p> <ul style="list-style-type: none"> • <u>Existing Land Uses/Locations: Areas are generally characterized by previously developed high intensity commercial or industrial uses and are in locations that provide a transition between industrial or high intensity, heavy commercial areas and less intensive commercial, mixed use or residential zones.</u> • <u>Access: Properties are located along principal or minor arterial streets.</u> • <u>Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.</u>

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COMP PLAN DESIGNATIONS	ZONING CLASSIFICATIONS	EXISTING GOALS & POLICIES	
MANUFACTURING, INDUSTRIAL, Warehouse /Distribution BUSINESS PARK AND AIRPORT		GOAL 2.5 Provide an appropriate level of manufacturing, industrial, and business park warehouse/distribution land uses within the City.	
 		<p>Policy 2.5A Concentrate manufacturing, industrial, and business parkwarehouse/distribution uses in specific and appropriate locations to provide services and protect existing residential and other commercial areas.</p> <p>Industrial, and manufacturing and warehouse/distribution establishments provide jobs for SeaTac residents and tax revenues for the City but are not always compatible with other land uses. To enjoy the benefits and minimize the adverse impacts of industrial and manufacturing establishments, the City should encourage the development of “clean, light manufacturing” and business parklandwarehouse/idistribution uses with minimal environmental and land use impacts in this designation. Examples include high technology business firms, Airport-related warehousing, and light manufacturing that do not use toxic substances or emit pollutants.</p> <p>Policy 2.5B Discourage inappropriate, heavy manufacturing businesses from locating in SeaTac, excluding Airport-sited uses.</p> <p>The development of new “heavy industrial” land uses, with their negative environmental impacts, are not appropriate for the City of SeaTac.</p>	

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COMPREHENSIVE PLAN	ZONING CLASSIFICATIONS	EXISTING GOALS & POLICIES	PROPOSED DESIGNATION CRITERIA
MFG/IND (cont.)			
Industrial	I	<p>Industrial Policy 2.5G Provide for industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling, storage, warehousing, and heavy trucking through the Industrial designation.</p>	<p>Designation Criteria:</p> <ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas are generally characterized by previously developed industrial uses and are immediately adjacent to industrial areas or the airport. Should be separated from existing and potential residential or pedestrian-oriented commercial neighborhoods. • Access: Properties are accessed by arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Airport	<p>AVC (Aviation Commercial) AVO (Aviation Operations)</p>	<p>Airport Policy 2.5D Provide for the Airport and high intensity Airport-related facilities and activities. This designation includes all properties owned by the Port of Seattle. Under the Airport Master Plan it provides for facilities and activities that are related to “Aviation Operations” or “Aviation Commercial” uses.</p> <p>Policy 2.5E Encourage land uses adjacent to the Airport that are compatible with Airport operations. The Federal Aviation Administration’s standards (under the Part 150 Program) identify compatible land uses for areas immediately adjacent to an airport. Improving land use compatibility in areas near the Airport enables the City to take better advantage of the job and tax revenue benefits of the Airport, maintain and enhance the Airport’s role as an essential public facility, and help reduce the negative impacts to City residents. Some appropriate land uses near airports include open space and passive park land, parking, transportation-related activities, and some manufacturing or business park uses. Multi-family housing that is constructed to meet the applicable noise standards and designed to recognize noise issues may be appropriate for areas within the 65 DNL area (see Map 1.3). Single family residential use, on the other hand, is an example of a land use that is not generally recommended adjacent to airports. Uses that are essential to the aviation function of an airport, including necessary support facilities, are considered elements of an airport as an Essential Public Facility (EPF), as addressed in Goal 2.7, and are subject to provisions of the ILA between the City and the Port of Seattle for the Airport. These land uses are addressed under the Recommended Implementation Strategies section.</p>	N/A

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COMPREHENSIVE PLAN	ZONING CLASSIFICATIONS	EXISTING GOALS & POLICIES	PROPOSED DESIGNATION CRITERIA
PARK AND OPEN SPACE		<p>GOAL 2.6 Provide an adequate amount of accessible parks, recreational land, and open space throughout the City.</p>	
Park		<p>Policy 2.6A This designation identifies publicly funded park and open space areas to be used for outdoor passive and active recreation uses, conservation and protection of municipal watersheds, and wildlife corridors and habitats, <u>and also includes private open space facilities such as cemeteries.</u></p>	<p><u><i>Designation Criteria:</i></u> <u>Applicable to public and private parks and open space.</u></p>

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