



CITY OF SEATAC

PLANNING COMMISSION MEETING

City Council Chambers, SeaTac City Hall, 4800 S. 188th Street
October 17, 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 October 3, 2017 regular meeting (Exhibit A)
- 4) Public Hearing on Biennial Comprehensive Plan amendments (Exhibit B)
- 5) Worksession: Multifamily Housing Design Standards (Exhibit C)
- 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 seven 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 October 3, 2017
Regular Meeting**

Members present: Tej Basra Roxie Chapin, Tom Dantzler, Pam Pollock, Jim Todd, Stanley Tombs
Members absent: None
Staff present: CED Director Jeff Robinson; Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner

1. Call to Order

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

2. Public Comment

None.

3. Approval of Minutes

Move and second to approve the minutes of the September 19, 2017 meeting as written. **Passed 6-0.**

4. Worksession on Comprehensive Plan amendments

Senior Planner Kate Kaehny reviewed the on-going amendment process with the Planning Commission, noting that their next meeting on October 17 will be the public hearing. She noted staff had presented some of the proposals to the Land Use & Parks Committee last week.

Ms. Kaehny presented a new policy to be added to the Capital Facilities Element, which would incorporate the Highline School District's Capital Facilities Plan into the City's. The District is interested in having this accomplished, as doing so is a necessary precursor to the City potentially instituting a school impact fee if requested to do so by the District.

The Commission discussed impact fees that are allowed under State law and the reasons for collecting an impact fee.

Ms. Kaehny then reviewed the various map amendments, beginning with the Segale proposal (M-1). She indicated that staff will be preparing a report with final recommendations prior to the public hearing. She noted this parcel is part of a larger property for which multifamily housing is possible in the future. Staff finds this proposal meets the criteria for granting approval.

Map Amendment M-2 is the Hillside Park proposal, which staff has evaluated in conjunction with proposal M-2A, the Tombs property. At this time, staff has not been able to conclude that

the proposal complies with all of the decision criteria. The site appears to be significantly impacted by various critical areas, particularly steep slopes. There is a question of whether higher densities are needed in order to make economic development of this site possible.

Map Amendment M2-A has many of the same issues. [Commissioner Tombs recused himself from discussion of this proposal]. The uphill portion of the property, which abuts Military Rd., may have access via 37th Ave. S., but it has been challenging to determine the legal status of this right-of-way. Regardless, the amount of level land available for development in this portion of the site is limited. Similar to M-2, staff is not able to conclude the proposal meets the decision criteria for granting a change.

Ms. Kaehny then reviewed Map Amendments 3, 4 and 5. Staff finds all of these meet the decision criteria. She noted that all affected property owners have been recontacted and advised of the upcoming public hearing date.

5. Director's Report

None.

8. Commissioners' Reports

Commissioner Tombs commented on the Washington State Chapter of the American Planning Association conference held in SeaTac last week.

9. Adjournment

Moved and seconded to adjourn. Motion passed 6-0. The meeting adjourned at 6:45p.m.





Staff Report 2017 Final Docket of Comprehensive Plan Amendments

October 13, 2017

As part of SeaTac’s biennial process, the City is considering fourteen proposals to amend the Comprehensive Plan. Each of the fourteen proposals is described and reviewed in this Staff Report based on the Final Docket Evaluation Criteria as established by the City of SeaTac – 2017 Comprehensive Plan Amendment Procedures.

SECTION I: LIST OF PROPOSALS & STAFF RECOMMENDATION SUMMARIES
(See pages 3 through 29 for evaluations and full recommendations for each proposal.)

PROPOSAL	STAFF RECOMMENDATION
MAP AMENDMENT PROPOSALS INITIATED BY PUBLIC:	
M-1: Segale Properties Map Amendment & Rezone	Approve
M-2: Hillside Park Map Amendment & Rezone	Do Not Approve
MAP AMENDMENT PROPOSALS INITIATED BY CITY	
M-2A: Tombs Parcel Map Amendment & Rezone	Do Not Approve
M-3: Address Zoning & Comprehensive Plan Map Consistency	Approve
M-4: Eliminate “Business Park” Zone & Land Use Designation	Approve
M-5: Correct/Update Land Use Designations of City-Owned & Adjacent Properties	Approve
M-6: Update Comprehensive Plan’s Informational Maps	Approve
M-7: Withdrawn	N/A
TEXT AMENDMENT PROPOSALS INITIATED BY CITY:	
T-1: Clarify Land Use Designation Descriptions & Criteria	Approve
T-2: Integrate Low Impact Development (LID) Policy Updates	Approve
T-3: Withdrawn	N/A
T-4: Add Policy to Explore Locations Where Duplexes May be Appropriate	Approve
T-5: Update Policies on Regional Facility Design	Approve
T-6: Add Policy Establishing Review of City Center Plan	Approve
T-7: Capital Facilities Plan Update	Approve
T-8: Remove Business Park References from Comprehensive Plan & Zoning Code	Approve

SEE ATTACHMENT 1 FOR DETAILED INFORMATION & AMENDMENT LANGUAGE FOR ALL PROPOSALS.

SECTION II: FINAL DOCKET EVALUATION CRITERIA

CRITERIA FOR ALL PROPOSALS:

1. **Changed Circumstance.** Circumstances related to the proposal have changed or new information has become available which was not considered when the Comprehensive Plan was last amended.
2. **Comprehensive Plan Consistency.** The proposal is consistent with all elements of the Comprehensive Plan and other applicable City policies and agreements.
3. **Population/Employment Targets.** The proposal will not prevent the City's adopted population and employment targets from being achieved.
4. **Concurrency.** The proposal will be able to satisfy concurrency requirements for public facilities including transportation and utilities, and does not adversely affect other adopted Level of Service standards.
5. **No Adverse Impacts.** The proposal will not result in development that adversely affects public health, safety and welfare and, as demonstrated from the SEPA environmental review, the proposal will not result in impacts to housing, transportation, capital facilities, utilities, parks or environmental features that cannot be mitigated.

CRITERIA FOR MAP AMENDMENT PROPOSALS ONLY:

6. **Additional Criteria for Comprehensive Plan Map Changes.** In addition to the above criteria, map change proposals will be evaluated according to the following:
 - a) **Change in Condition.**
 - (1) Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate, or
 - (2) The map change will correct a Comprehensive Plan designation that was inappropriate when established.
 - b) **Anticipated Impacts.** The proposal identifies anticipated impacts of the change, including the geographic area affected and the issues presented by the proposed change.
7. **Compatibility with Adjacent Uses.** The proposed amendment will be compatible with nearby uses.

SECTION III: MAP AMENDMENT PROPOSALS

M-1) Segale Properties Map Amendment & Rezone Proposal

PROPOSAL:

Location: Northeast SeaTac, south of S 178th St, east of I-5, PIN: 352304-9033

Size of Parcel: The site is 1.78 acres

Present Use: Vacant

Description of Proposal: To change the classifications of the southern portion of a parcel (which was recently merged into a larger parcel) to match the larger parcel's classifications as part of a future multi-family development.

Proposed Land Use Designation Change:

Current: Residential Low Density; Proposed: Residential High Density

Proposed Rezone:

Current: Urban Low (UL)-9,600; Proposed: Urban High (UH)-900

- *Maximum density in proposed UH-900 zone (48 dwelling units per acre):* Up to 85.44 dwelling units on this 1.78 acres.
- *Maximum structure height in proposed UH-900 zone:* 55 feet
- *Allowed uses in proposed UH-900 zone:* Allowed uses in proposed UH-900 zone: This zone is primarily a multi-family zone, but it does allow some other uses e.g., Religious Use Facility, Bed and Breakfast, Day Care, limited retail uses

BACKGROUND & CONTEXT:

Background:

The site of this proposal recently merged into a larger undeveloped parcel to the north, which was re-classified to the Residential High designation and UH-900 multi-family zone as part of 2015 Comprehensive Plan and zoning amendment processes. A portion of right-of-way was also recently vacated and is now included as part of the subject parcel.

The site is on the east side of I-5, immediately adjacent to the proposed 500 acre Tukwila South business district project, which the applicant is developing. The site is in close proximity to existing retail/service and employments uses along Southcenter Parkway north of S 184th St. During the last several years, the applicant has conducted significant environmental, traffic and other studies and invested in transportation and utility infrastructure directly benefitting the site.

Environmentally Critical Areas (*Critical areas located on or immediately adjacent to the site may trigger development requirements in the SeaTac Zoning Code*):

The majority of the site has no critical areas. The City's database identifies limited areas of steep slopes with grades of 40% or higher along the site's western boundary and adjacent to its eastern boundary. The Comprehensive Plan Map 9.3 identifies erosion hazard areas on the site.

(M-1 Continued)

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	<u>Yes.</u> <ul style="list-style-type: none">• The site recently merged into a larger parcel previously classified with Residential High Density/UH-900 zone in 2015.• Applicant has completed significant planning, environmental studies and infrastructure improvements directly benefitting the site.• Applicant is developing 500 acre Tukwila South business district project in the area immediately adjacent to site.
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	<u>Yes.</u> <ul style="list-style-type: none">• See “Relevant Policies” section below.• Proposal consistent with cited land use and housing policies.• Proposal not in conflict with critical area policies because of limited nature of slopes on site and identified development plans.• Proposal consistent with population and employment targets.
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)	<u>Yes.</u> <ul style="list-style-type: none">• Potential development impacts have been addressed and mitigated through Tukwila South planning efforts and 2015 SeaTac Comprehensive Plan Amendment and rezone processes.• No adverse impacts. Applicant has completed significant infrastructure improvements and conducted multiple transportation and environmental studies benefitting the site.
6a) Change in Condition: 1) Conditions changed since property given its present designation. 2) Map change will correct a designation that was inappropriate when established.	<u>Yes.</u> <ul style="list-style-type: none">• Circumstances changed – see response to Criteria #1
6b) Proposal Identifies Anticipated Impacts to Geographic Area	<u>Yes.</u> <ul style="list-style-type: none">• Application materials address anticipated impacts and identify planned and completed infrastructure improvements that will serve the site.
7. Compatibility with Adjacent Uses	<u>Yes.</u> <ul style="list-style-type: none">• Requested UH-900 multi-family zone is same as northern part of parcel that subject site recently merged into.• Proposal is compatible with existing adjacent retail/service and employment uses located in close proximity to the site along Southcenter Parkway, north of S 184th• Proposal is compatible with Tukwila South project, which surrounds site on three sides, which plans for three to eight story “retail village” type development adjacent to the site.

(M-1 Continued)

RELEVANT COMPREHENSIVE PLAN POLICIES

Land Use Chapter - High Density Residential:

- **Policy 2.3E:** Provide a high density living option through the Residential High Density designation.

Housing & Human Services Chapter - Variety of Housing Types:

- **Policy 3.4B:** Promote a variety of housing types and options in all neighborhoods, particularly in proximity to transit, employment, and educational opportunities.

Environment Chapter - Critical Areas:

- **Goal 9.9:** Protect, preserve, and enhance steep slope, landslide, erosion, and seismic hazard areas due to their sensitivity to human activities, and provide adequate mitigation of adverse environmental impacts.
- **Policy 9.9B:** Decrease development intensity as slopes increase to mitigate problems of drainage, erosion, siltation, and landslides. Retain slopes of 40 percent or more in a natural state, free of structures and roads. Ensure that developments that create slopes of 40 percent or more provide appropriate drainage, erosion, siltation, and landslide mitigation measures.

STAFF RECOMMENDATION: Approve proposal.

Staff recommends approval of this proposal for the following reasons:

- It meets the Final Docket Criteria. Determining factors include the advent of the Tukwila South business district project adjacent to the site, and the commensurate planning for and construction of infrastructure which will serve the site. Additionally, the site is in close proximity to existing retail/service and employment uses along Southcenter Parkway north of S 184th Street.

M-2) Hillside Park Map Amendment & Rezone Proposal

PROPOSAL:

Location: Southeast SeaTac, on Orillia Rd S south of S 204th St, PIN: 032204-9058.

Size of Parcel: 7.73 acres.

Present Use: Vacant

Description of Proposal: To change the classifications of an undeveloped parcel as part of a future multi-family or senior multi-family/assisted living housing development.

Proposed Land Use Designation Change:

Current: Residential Medium Density; Proposed: Residential High Density

Proposed Rezone:

Current: Urban Low (UL)-15,000; Proposed: Urban High (UH)-900

- Maximum density in proposed UH-900 zone (48 dwelling units per acre): Up to 371 dwelling units on this 7.73 acres.
- Maximum structure height in proposed UH-900 zone: 55 feet
- Allowed uses in proposed UH-900 zone: This zone is primarily a multi-family zone, but it does allow some other uses (e.g., Religious Use Facility, Bed and Breakfast, Day Care, limited retail uses)

BACKGROUND & CONTEXT:

Background:

The site is located in southeast SeaTac, east of I-5, along the City's eastern boundary. While the parcels to the south have been developed with residential medium uses, the parcels on the remaining three sides of the site are undeveloped and are zoned for residential low uses. To the northeast of the site, is the southern tip of the Tukwila Village business district project (adjacent to S 204th and Orillia Road). According to the Tukwila Village Master Plan, much of this area will be utilized as a "non-development," or "Wetland Native Growth Protection Area."

Northwest Parcel/Map Amendment Proposal M-2A: The undeveloped parcel to the northwest of the proposed site is located within SeaTac, and is designated and zoned for large lot single family development. City Council requested that this parcel be considered for re-classification as a Residential High Density/UH-900 parcel in tandem with proposal M-2, in order to holistically consider impacts of raising development intensities in the area.

Environmentally Critical Areas (*Critical areas located on or immediately adjacent to the proposed site may trigger development requirements in the SeaTac Zoning Code*):

The City's database identifies slopes that are 40% or more in grade in portions of the western and eastern parts of the proposed parcel. There is a Class 2 stream and wetland in the easternmost portion of the parcel near Orillia Road S. Comprehensive Plan Map 9.3 identifies erosion hazard areas on the site and Map 9.4 identifies landslide hazard areas on the western portions of the site. King County's database identifies the site as part of a Class 2 Critical Aquifer Recharge Area.

- South Parcel: There are two delineated wetlands located immediately adjacent to the site in the Residential Medium parcel to the south.
- Northeast Parcel: This parcel includes a Class 2 Critical Aquifer Recharge Area that is legally associated with a community water system which is the source of water to a parcel east of Orillia Rd.
- East parcel: This parcel is part of a Class 2 Critical Aquifer Recharge Area and a 100 year flood plain.

(M-2 Continued)

In reports conducted for WSDOT (Washington State Department of Transportation), which were submitted by the applicant, it appears that investigations of potential landslides were conducted in the vicinity of Military Road S and S 204th Street, immediately on top of the hillside west of the proposed site. The reports also indicate that part of the M-2 site may have been utilized as a “borrow pit,” where materials (such as soil, gravel or sand) are taken for use at another location. One finding from this 1967 Shannon & Wilson report investigating a crack between I-5 and Military road states the following (text not bolded in original report):

Report: Summary of Soil and Geologic Conditions Vicinity of Military Road and South 204th Street (1967), Prepared by Shannon & Wilson

“Probable Cause of Cracking:

The semicircular crack pattern and the borrow pit location suggest the possibility of a massive landslide being initiated. This could be an extension of or a reactivation of the post-glacial slide previously discussed or it could be a new slide, unrelated to past movement except as influenced by topography...

Remedial Measures:

Most of the commonly used remedial measures for stabilizing earth movements are not practical at this site because of the size of the area and the great amount of elevation change. The cost of retaining wall, rock buttresses and regarding would be prohibitive. However, the stability of the soils, immediately uphill from the borrow pit, could be improved by providing deep drainage into the area where water is now ponding. This could be accomplished by pumping, trenching or possibly by horizontal drains. To be effective the water level should be lowered at last 50 feet and preferably down to about elevation 100 feet. However, this probably would conflict with the existing system of water rights in the area.”

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	<u>Inconclusive.</u> <ul style="list-style-type: none">• The site was designated as Residential Medium Density since the early 2000s.• While the parcels to the south were recently developed, this build out occurred at the existing Residential Medium land use designation• The southern boundary of the Tukwila South project along S 204th and Orillia Rd is in close proximity to the proposed site, however, the Tukwila South Master Plan identifies much of this area as non-developable wetland. No activity other than mass grading has occurred to date.
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	<u>Inconclusive.</u> <ul style="list-style-type: none">• See “Relevant Policies” section below.• Proposal is consistent with cited land use and housing policies.• Because of location and type of critical areas on the site, proposal may be in conflict with critical area policies.• Proposal consistent with targets.

(M-2 Continued)

<p>4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can't be mitigated.)</p>	<p><u>Inconclusive.</u></p> <ul style="list-style-type: none"> • Applicant confirmed availability of public facility infrastructure to accommodate development on the site. • Applicant provided inconclusive assessments of critical areas located on the site. WSDOT reports regarding critical areas adjacent to site raise significant issues about the suitability of the site for high intensity development which were not contradicted by information provided by the applicant. (Staff recognizes that some of the reports are quite dated and that slope assessment techniques have changed in the last fifty years.) • Questions remain about the nature of wetlands, streams and steep slopes affecting the site, especially in regards to potential mitigation. • The City environmental review and DNS (File: SEP17-0007) identifies the need for phased review pursuant to WAC197-11-060(5) in connection with this proposal to ensure further environmental review during a project development phase.
<p>6a) Change in Condition: 1) Conditions changed since property given its present designation. 2) Map change will correct a designation that was inappropriate when established.</p>	<p><u>Inconclusive.</u></p> <ul style="list-style-type: none"> • See response to Criteria #1
<p>6b) Proposal Identifies Anticipated Impacts to Geographic Area</p>	<p><u>Yes.</u></p> <ul style="list-style-type: none"> • Application materials address anticipated impacts to public facilities in area. • Information provided on existence of environmental features is inconclusive and detailed analyses of critical areas were not submitted. • Potential mitigation of critical areas not specifically addressed.
<p>7. Compatibility with Adjacent Uses</p>	<p><u>Inconclusive.</u></p> <ul style="list-style-type: none"> • The area is generally low to medium residential density and includes nearby environmentally critical areas and conservation areas. • The UH-900 multi-family zone could be compatible with adjacent UM-3,600 zone apartments to the south. • Residential low density properties in unincorporated King County to the north and east could be impacted by future development depending on the design. • If Map Amendment M-2A remains UL-15,000, new development on M-2 could impact the parcel. • If M-2A were changed to Residential High/UH-900, the two parcels would have same classifications.

(M-2 Continued)

RELEVANT COMPREHENSIVE PLAN POLICIES

Land Use Chapter - High Density Residential:

- **Policy 2.3E:** Provide a high density living option through the Residential High Density designation.

Housing & Human Services Chapter - Variety of Housing Types:

- **Policy 3.4B:** Promote a variety of housing types and options in all neighborhoods, particularly in proximity to transit, employment, and educational opportunities.

Environmental Chapter - Critical Areas:

- **Policy 9.7C:** Allow reasonable use of property containing existing wetlands to avoid a “regulatory taking” when the following criteria can be met:
 - If existing sensitive area regulations prohibit any use on the property;
 - Either due to a court decision or by provision of the codes, a reasonable use of the property is required;
 - The development of the wetland and/or its buffer is limited to only that portion of the property to allow a reasonable use, and;
 - A soil analysis shows that construction measures can successfully mitigate potential hazards of unstable soil and drainage problems.
- **Goal 9.9:** Protect, preserve, and enhance steep slope, landslide, erosion, and seismic hazard areas due to their sensitivity to human activities, and provide adequate mitigation of adverse environmental impacts.
- **Policy 9.9B:** Decrease development intensity as slopes increase to mitigate problems of drainage, erosion, siltation, and landslides. Retain slopes of 40 percent or more in a natural state, free of structures and roads. Ensure that developments that create slopes of 40 percent or more provide appropriate drainage, erosion, siltation, and landslide mitigation measures.
- **Policy 9.9C:** Preserve severe landslide hazard areas from development.

STAFF RECOMMENDATION: Do not approve proposal.

Staff does not recommend this proposal for the following reasons:

- **The proposal does not clearly meet all of the Final Docket Criteria.**
 - There has not been a significant change in the circumstances or conditions of the area since the existing Residential Medium designation was established. While there has been residential medium development to the south, this was consistent with the parcels’ existing Comprehensive Plan designations. The Tukwila South development to the northeast may eventually bring higher intensity development in closer proximity to the site, but currently, the surrounding areas include undeveloped or low to medium density residential and environmental uses.
 - The proposal may be inconsistent with Comprehensive Plan policies related to steep slopes (9.9B) and landslide hazards (9.9C).
 - Questions remain about potential adverse impacts from high density development on the site, and appropriate mitigation to accommodate critical areas on and adjacent to the site.

M-2A) Tombs Parcel Map Amendment & Rezone Proposal

PROPOSAL:

Location: Southeast SeaTac, 20040 37th Ave S

Size of Parcel: 9.23 acres

Present Use: Vacant

Description of Proposal: City Council initiated this proposal because of its adjacency to the site of Map Amendment proposal M-2, and a desire to consider designation changes in the area holistically.

Proposed Land Use Designation Change:

Current: Residential Low Density; Proposed: Residential High Density

Proposed Rezone:

Current: UL-15,000 single family; Proposed: UH-900 multi-family

- Maximum density in proposed UH-900 zone (48 dwelling units per acre): Up to 443 dwelling units on this 9.23 acres.
- Maximum structure height in proposed UH-900 zone: 55 feet

BACKGROUND & CONTEXT:

Background:

City Council initiated this proposal as a result of Map Amendment M-2A, which proposes to change the land use classifications of the parcel bordering this site to the south from the Residential Medium Density designation to Residential High. The property owner of M-2A has allowed this proposal to move forward although there is currently no plan to redevelop the property.

The M-2A undeveloped parcel is located on the hillside south of S 204th Street, immediately east of I-5. While it has access from Military Road S, most of the parcel cannot be accessed this way because of the topography of the site. The property's address is identified along "37th Avenue South," which exists as a paved portion of road which dead-ends into the parcel. Documentation provided by the property owner shows that the road may still be public right-of-way, although it is not currently identified as such in the King County or City of SeaTac databases. Immediately adjacent to the south of the site, along the hillside east of Military Road S, are portions of undeveloped residential low and residential medium lots. Further south along Military Road is a small commercial area and some single family development.

Environmentally Critical Areas (*Critical areas located on or immediately adjacent to the proposed site may trigger development requirements in the SeaTac Zoning Code*):

The City's database identifies slopes that are 40% or more in grade covering most of the western half of this undeveloped parcel. Additionally, Comprehensive Plan Map 9.3 identifies erosion hazard areas on the site and Map 9.4 identifies landslide hazard areas on the site.

Reports submitted by the Map Amendment proposal M-2 applicant, which were conducted for WSDOT, indicate that investigations of potential landslides were conducted in the vicinity of Military Road S and S 204th Street, immediately adjacent to the proposed site. See page 7 of this report for excerpt from 1967 Shannon & Wilson report.

(M-2A Continued)

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
<p>1) Circumstances Changed? (Is proposal a result of changed or new information?)</p>	<p><u>Inconclusive</u></p> <ul style="list-style-type: none"> While this proposal is a result of City Council initiation, land use conditions around the site have not changed since the parcel was given its current designation.
<p>2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?</p>	<p><u>Yes.</u></p> <ul style="list-style-type: none"> See “Relevant Policies” section below. Proposal is not clearly consistent with land use policies which both identify need to “protect existing single family neighborhoods” (2.3A) and “provide a high density residential living option” (2.3E). Because of the extent of steep slopes on the site, proposal may be in conflict with critical area policies (9.9B and C). Proposal consistent with population and employment targets.
<p>4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)</p>	<p><u>Inconclusive.</u></p> <ul style="list-style-type: none"> Questions exist as to the feasibility of providing all utilities to site, because of the topography of the site, especially sewer because of the Kent Sewer District’s policy regarding lift stations. Questions exist as to the suitability of the site for high density residential development because of the large amount of steep slope on the site adjacent to Military Road, and the difficulty accessing large portions of the site. Questions have been raised by the WSDOT reports submitted by the applicant for M-2 regarding the potential for landslides in the area immediately adjacent to the site on Military Road S at S 204th Street. The City environmental review and DNS (File: SEP17-0007) identifies the need for phased review pursuant to WAC197-11-060(5) in connection with this proposal to ensure further environmental review during a project development phase.
<p>6a) Change in Condition: 1) Conditions changed since property given its present designation. 2) Map change will correct a designation that was inappropriate when established.</p>	<p><u>Inconclusive.</u></p> <ul style="list-style-type: none"> See response to Criteria #1
<p>6b) Proposal Identifies Anticipated Impacts to Geographic Area</p>	<p><u>N/A.</u> (Proposal initiated by Council.)</p> <ul style="list-style-type: none"> Because of the location and environmental conditions of the site, further study is needed on anticipated impacts to public facilities and critical areas on and adjacent to the site.

(M-2A Continued)

7. Compatibility with Adjacent Uses	Inconclusive. <ul style="list-style-type: none">• If Map Amendment M-2 is changed to Residential High Density/UH-900, and the proposed site is not similarly changed, the site could be impacted.• If Map Amendment M-2 is not changed to Residential High Density, there is no reason to consider changing the designation of the site.
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RELEVANT COMPREHENSIVE PLAN POLICIES

Land Use Chapter - 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.

High Density Residential:

- **Policy 2.3E:** Provide a high density living option through the Residential High Density designation.
- Variety of Housing Types:
- **Policy 3.4B:** Promote a variety of housing types and options in all neighborhoods, particularly in proximity to transit, employment, and educational opportunities.

Environmental Chapter - Critical Areas:

- **Goal 9.9:** Protect, preserve, and enhance steep slope, landslide, erosion, and seismic hazard areas due to their sensitivity to human activities, and provide adequate mitigation of adverse environmental impacts.
- **Policy 9.9B:** Decrease development intensity as slopes increase to mitigate problems of drainage, erosion, siltation, and landslides. Retain slopes of 40 percent or more in a natural state, free of structures and roads. Ensure that developments that create slopes of 40 percent or more provide appropriate drainage, erosion, siltation, and landslide mitigation measures.
- **Policy 9.9C:** Preserve severe landslide hazard areas from development.

STAFF RECOMMENDATION: **Do not approve proposal.**

Staff does not recommend this proposal for the following reasons:

- **The proposal does not clearly meet all of the Final Docket Criteria.**
 - There has not been a significant change in the circumstances or conditions of the area since the Residential Low designation was established on the site.
 - The proposal may be inconsistent with Comprehensive Plan policies related to single family versus high density residential development (2.3A and 2.3E) and those regarding steep slopes (9.9B) and landslide hazards (9.9C).
 - Questions remain about the feasibility of utilities being available to accommodate high density development on the site.
 - Questions exist as to the suitability of the site for high density residential development because of the location and extent of steep slopes, and the difficulty accessing large portions of the site.

M-3) Address Zoning & Comprehensive Plan Map Consistency

PROPOSAL:

Location: 17 parcels citywide, see Attachment 1 for more detail.

Size of Parcel: See Attachment 1 for more detail.

Present Use: See Attachment 1 for more detail.

Description of Proposal: Amend the classifications of 17 properties located across the city in order to change the Comprehensive Plan land use designations and/or zoning of parcels currently zoned at a higher intensity than their current land use designations. (Note: Three parcels included because of adjacency to “inconsistent parcels.”)

Proposed Land Use Designation and/or Zone Change: See Attachment 1 for more detail.

- Parcels Proposed for Rezones Only: 11
- Parcels Proposed for Land Use Designation Changes Only: 2
- Parcels Proposed for Both Rezone and Land Use Designation Changes: 4

BACKGROUND & CONTEXT:

Background: This proposal was initiated to implement the following state and city policies:

- *RCW 35A.63.105:* Requires that development regulations be consistent with Comprehensive Plan.
- *SeaTac Comprehensive Plan, Land Use Policy 2.1F:* Amend Zoning to Achieve Land Use Plan Map Vision.

Environmentally Critical Areas: The City’s databases identify potential critical areas on three of the seventeen sites in this proposal as follows:

- *Office Building (Location: 19300 International Blvd):* There is a limited area where slopes are 40% or more in grade along the northern border of this developed parcel.
- *Undeveloped Parcel (Location: 21011 International Blvd):* There is a small area where slopes are 40% or more in grade in the southeast section of this undeveloped parcel.
- *Retail/Service Business (Location: 21031 International Blvd):* There is a small area of slopes of 40% or more in grade immediately adjacent to the western boundary of this developed parcel.

(M-3 Continued)

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	Yes. <ul style="list-style-type: none">• The 2015 Comprehensive Plan Update implementation strategy for Policy 2.1F directs that properties inconsistently zoned for their land use designations be identified and that a strategy for rezoning those properties consistent with the Comprehensive Plan be undertaken.
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	Yes. <ul style="list-style-type: none">• See policies in “Relevant Policies” section below.• Proposal consistent with targets.
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)	Yes. <ul style="list-style-type: none">• All of the proposed sites are in highly urbanized areas with transportation, infrastructure and other public facility capacity to accommodate these changes.• Any identified impacts related to specific site development proposals will be mitigated through the application of existing Federal, State or local laws, and subject to appropriate environmental review, as needed.
6a) Change in Condition: 1) Conditions changed since property given its present designation. 2) Map change will correct a designation that was inappropriate when established.	Yes. <ul style="list-style-type: none">• Circumstances changed – see response to Criteria #1• Proposed map change will correct designations of three parcels that currently have split designations. (See Attachment 1 for specific detail.)
6b) Proposal Identifies Anticipated Impacts to Geographic Area	Yes. <ul style="list-style-type: none">• Staff analysis of the sites considered potential geographic impacts and found the proposed changes to be consistent with other land use classifications and uses in each area, and that sufficient public infrastructure exists.
7. Compatibility with Adjacent Uses	Yes. <ul style="list-style-type: none">• These changes, which in most cases reduce the intensity of the existing zones, are compatible with adjacent uses.

(M-3 Continued)

RELEVANT COMPREHENSIVE PLAN POLICIES

Land Use Chapter - General Growth

- **Policy 2.1E:** Promote efficient use of land by requiring development of the appropriate type and density for each zone.
- **Policy 2.1F:** Amend the Zoning Map to achieve the vision illustrated on the City's Land Use Plan Map in accordance with the adopted criteria below.

The Comprehensive Plan envisions the eventual rezoning of many areas of the City concurrent with public and private infrastructure development, market demand, and neighborhood compatibility. The Land Use Plan Map (Map 1.5) represents the outcome of this process over a 20-year horizon. Properties which are not zoned consistently with the Land Use Plan Map designations should be rezoned when the following criteria are satisfied:

- 1. Market demand is sufficient for blocks of land to be developed,*
- 2. Infrastructure improvements are planned concurrently to serve the proposed development, and*
- 3. The planned use is compatible with the surrounding neighborhood.*

Property owners are encouraged to propose rezoning properties when, in their opinion, demand for such zoned property exists or will soon exist. Proposed zoning changes must satisfy the criteria listed above and be consistent with the Land Use Plan Map designations. However, piecemeal rezoning of an area on a lot-by-lot basis could be detrimental to public health, safety, and welfare. Such proposals should be postponed until the proposed zoning change area includes enough properties to fully realize the intent of this Plan.

Environmental Chapter - Critical Areas:

- **Goal 9.9:** Protect, preserve, and enhance steep slope, landslide, erosion, and seismic hazard areas due to their sensitivity to human activities, and provide adequate mitigation of adverse environmental impacts.

STAFF RECOMMENDATION:

Staff recommends approval of this proposal for the following reasons:

- The proposal meets Final Docket Criteria.
- It implements the State requirement in RCW 35A.63.105, which requires that development regulations be consistent with the Comprehensive Plan.
- It implements SeaTac Comprehensive Plan Policy 2.1F, regarding amending zoning to achieve the vision of the Comprehensive Plan Map.

M-4) Eliminate “Business Park” Zone & Land Use Designation

PROPOSAL:

Location: 29 parcels, see Attachment 1 for more detail.

Size of Parcel: See Attachment 1 for more detail.

Present Use: See Attachment 1 for more detail.

Description of Proposal: Amend the designations of 29 properties located across the city, in order to eliminate the “Business Park” zone and land use designation, and replace with appropriate zones and designations that are compatible with existing land uses in areas adjacent to those parcels.

Proposed Land Use Designation or Zone Change: See Attachment 1 for detail.

- Parcels Proposed for Rezones Only: 1
- Parcels Proposed for Land Use Designation Changes Only: 4
- Parcels Proposed for Both Rezone and Land Use Designation Changes: 24

BACKGROUND & CONTEXT:

Background: To address the development limitations of properties with “Business Park” classifications, the City is proposing to eliminate the Business Park zone and land use designation.

Environmentally Critical Areas: The City’s databases identify potential critical areas on eight of the 29 sites in this proposal as follows:

- *Self-Storage Business (Location 14460 Des Moines Memorial Dr S & PIN 202304-9221):* A Class 3 stream crosses through the two parcels that are developed as a self storage business, and a small area of the southern parcel also contains small areas where slopes are 40% or more in grade.
- *Port-Owned Undeveloped Parcel Adjacent to SR518 (Location: PIN 202304-9004):* There is an unclassified stream and wetland within the eastern half the parcel.
- *Single Family Parcels Near 8th Ave S (Location: 18458 8th Ave S and 826 S 186th Ln):* Class 3 streams are identified within both single family parcels.
- *Undeveloped Lot on 8th Ave S, South of S 186th St (Location: PIN 322304-9255):* A Class 3 stream and a wetland are located with the northern and eastern edges of this undeveloped parcel.
- *Two Undeveloped Properties owned by Adjacent Warehouse Business at 18800 8th Ave S: (Locations: Immediately adjacent to north and east of warehouse at 18800 8th Ave S, /Parcel Nos: 322304-9253 & 322304-9138):* The parcel to the north of the warehouse, PIN 322304-92563, has areas of slopes that are 40% or more along the north and south property boundaries and a wetland that extends within a large portion of the parcel. The parcel to the east of the warehouse, PIN 322304-9138, contains slopes of 40% or more along its west, south and east boundaries.
- *Warehouse Logistics Center near 8th Ave S (Location: 811 S 192nd St):* There is a limited area where slopes are 40% or more in grade along the western boundary of this developed parcel.

(M-4 Continued)

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	<u>Yes.</u> <ul style="list-style-type: none">• Over the years, the City has heard of difficulties developing “Business Park” classified parcels from property owners and developers.• After analyzing the Business Park land use designation and zone requirements, staff identified various limitations within these requirements-including the fact that the majority of “BP” designated parcels do not meet the minimum site development requirement of five acres per site.
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	<u>Yes.</u> <ul style="list-style-type: none">• See policies in “Relevant Policies” section below• Proposal consistent with targets
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)	<u>Yes.</u> <ul style="list-style-type: none">• All of the proposed sites are in highly urbanized areas with transportation, infrastructure and other public facility capacity to accommodate these changes.• Any identified impacts related to specific site development proposals will be mitigated through the application of existing Federal, State or local laws, and subject to appropriate environmental review, as needed.
6a) Change in Condition: 1) Conditions changed since property given its present designation. 2) Map change will correct a designation that was inappropriate when established.	<u>Yes.</u> <ul style="list-style-type: none">• Circumstances changed – see response to Criteria #1• N/A
6b) Proposal Identifies Anticipated Impacts to Geographic Area	<u>Yes.</u> <ul style="list-style-type: none">• Staff analysis of the sites considered potential geographic impacts and found the proposed changes to be consistent with other land use classifications and uses in each area, and that sufficient public infrastructure existed.
7. Compatibility with Adjacent Uses	<u>Yes.</u> <ul style="list-style-type: none">• These changes have been proposed to be compatible with adjacent uses.

(M-4 Continued)

RELEVANT COMPREHENSIVE PLAN POLICIES

Land Use Chapter - General Growth

- **Policy 2.1E:** Promote efficient use of land by requiring development of the appropriate type and density for each zone.

Environmental Chapter - Critical Areas:

- **Goal 9.9:** Protect, preserve, and enhance steep slope, landslide, erosion, and seismic hazard areas due to their sensitivity to human activities, and provide adequate mitigation of adverse environmental impacts.

STAFF RECOMMENDATION:

Staff recommends approval of this proposal for the following reasons:

- It meets the Final Docket Criteria.
- It addresses the development limitations of the current Business Park classifications.

M-5) Correct/Update Land Use Designations of City-Owned & Adjacent Properties

PROPOSAL:

Location: 29 parcels, see Attachment 1 for more detail.

Size of Parcel: See Attachment 1 for more detail.

Present Use: See Attachment 1 for more detail.

Description of Proposal: Amend the designations of five properties located across the city to change the land use designations and/or zoning of City-owned and adjacent properties to improve consistency between the Comprehensive Plan and zoning code and better implement the Angle Lake District Station Area Plan.

Proposed Land Use Designation and Zone Changes: See Attachment 1 for more detail.

- Parcels Proposed for Rezones Only: 1
- Parcels Proposed for Both Rezone and Land Use Designation Changes: 4

BACKGROUND & CONTEXT:

Background: This proposal was initiated to ensure consistency between the Comprehensive Plan and zoning code and to help implement the Angle Lake District Station Area Plan vision for high intensity residential and commercial uses in the area.

Environmentally Critical Areas: The City’s databases identify potential critical areas on one of the five sites in this proposal as follows:

- *Angle Lake Park Nature Trail, (Location: PIN 042204-9009):* Small areas within the central part of the park have slopes that are 40% or more in grade.

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
<p>1) Circumstances Changed? (Is proposal a result of changed or new information?)</p>	<p><u>Yes.</u></p> <ul style="list-style-type: none"> • The 2015 Comprehensive Plan Update implementation strategy for Policy 2.1F directs that properties inconsistently zoned for their land use designations be identified and that a strategy for rezoning those properties consistent with the Comprehensive Plan be undertaken. • The Angle Lake District Station Area Plan identifies action steps which include amending the Zoning Code to encourage higher intensity development within the station area boundary. • New City park land was added – see #6a below
<p>2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?</p>	<p><u>Yes.</u></p> <ul style="list-style-type: none"> • See policies in “Relevant Policies” section below. • Proposal consistent with targets.

(M-5 Continued)

<p>4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can't be mitigated.)</p>	<p><u>Yes.</u></p> <ul style="list-style-type: none"> • All of the proposed sites are in highly urbanized areas with transportation, infrastructure and other public facility capacity to accommodate these changes. • Any identified impacts related to specific site development proposals will be mitigated through the application of existing Federal, State or local laws, and subject to appropriate environmental review, as needed.
<p>6a) Change in Condition: 1) Conditions changed since property given its present designation. 2) Map change will correct a designation that was inappropriate when established.</p>	<p><u>Yes.</u></p> <ul style="list-style-type: none"> • Circumstances changed – see response to Criteria #1 • Conditions changed as follows: <ul style="list-style-type: none"> - The parcels that are now part of McMicken Heights Parks and new Angle Lake Park Nature Trail are now parks and not developable for residential uses. - The old fire station was decommissioned and is now a vacant lot. - In 2015, the former fire station site and the adjacent parcels that are also proposed to change from residential high to commercial high designations, were included within the Angle Lake District Station Area boundary, with the goal of encouraging higher intensity development in the station area.
<p>6b) Proposal Identifies Anticipated Impacts to Geographic Area</p>	<p><u>Yes.</u></p> <ul style="list-style-type: none"> • Staff analysis of the sites considered potential geographic impacts and found the proposed changes to be consistent with other land use classifications and uses in each area, and that sufficient public infrastructure existed.
<p>7. Compatibility with Adjacent Uses</p>	<p><u>Yes.</u></p> <ul style="list-style-type: none"> • These changes are compatible with adjacent uses.

(M-5 Continued)

RELEVANT COMPREHENSIVE PLAN POLICIES

Land Use Chapter - General Growth

- **Policy 2.1E:** Promote efficient use of land by requiring development of the appropriate type and density for each zone.
- **Policy 2.1F:** Amend the Zoning Map to achieve the vision illustrated on the City's Land Use Plan Map in accordance with the adopted criteria below.

The Comprehensive Plan envisions the eventual rezoning of many areas of the City concurrent with public and private infrastructure development, market demand, and neighborhood compatibility. The Land Use Plan Map (Map 1.5) represents the outcome of this process over a 20-year horizon. Properties which are not zoned consistently with the Land Use Plan Map designations should be rezoned when the following criteria are satisfied:

1. *Market demand is sufficient for blocks of land to be developed,*
2. *Infrastructure improvements are planned concurrently to serve the proposed development, and*
3. *The planned use is compatible with the surrounding neighborhood.*

Property owners are encouraged to propose rezoning properties when, in their opinion, demand for such zoned property exists or will soon exist. Proposed zoning changes must satisfy the criteria listed above and be consistent with the Land Use Plan Map designations. However, piecemeal rezoning of an area on a lot-by-lot basis could be detrimental to public health, safety, and welfare. Such proposals should be postponed until the proposed zoning change area includes enough properties to fully realize the intent of this Plan.

Angle Lake District Station Area Plan

- *LU-1:* Ensure a diverse mix of transit-oriented uses throughout the District.
- *LU-1: Implementation Step:* Ensure that the Zoning Code allows a variety of office commercial, retail, housing and other uses that support high capacity transit and provides services to residents and businesses.

STAFF RECOMMENDATION:

Staff recommends approval of this proposal for the following reasons:

- It meets the Final Docket Criteria.
- It implements RCW 35A.63.105 which requires that development regulations be consistent with Comprehensive Plan.
- It implements SeaTac Comprehensive Plan Policy 2.1F, regarding amending zoning to achieve the vision of the Comprehensive Plan Map.
- It implements the Angle Lake District Station Area Plan.

M-6) Update Comprehensive Plan's Informational Maps

PROPOSAL:

Description of Proposal: Update Comprehensive Plan maps to incorporate most recent information. See Attachment 1 for more detail.

BACKGROUND & CONTEXT:

Background: Update the following maps in the Comprehensive Plan with current information

- Map 5.2: Parks & Recreation Facilities
- Map 9.1: Wetland, Stream, & Shoreline Classifications
- Map 10.1: Parks & Recreational Facilities
- Map 10.2: Community Parks & Playfields
- Map 10.3: Neighborhood Parks & Playfields
- Map BR5.1: Parks and Recreation Facilities

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	<u>Yes.</u>
2) Consistent with Comprehensive Plan? 3) Consistent with Plan's population & employment targets?	<u>N/A</u>
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can't be mitigated.)	<u>N/A</u>
6a) Change in Condition: 1) Conditions changed since property given its present designation. 2) Map change will correct a designation that was inappropriate when established.	<u>N/A</u>
6b) Proposal Identifies Anticipated Impacts to Geographic Area	<u>N/A</u>
7. Compatibility with Adjacent Uses	<u>N/A</u>

STAFF RECOMMENDATION:

Staff recommends approval of this proposal to improve the accuracy of official maps.

SECTION IV: TEXT AMENDMENT PROPOSALS

T-1) Clarify Land Use Designation Descriptions & Criteria

PROPOSAL:

Amend the Land Use Element to clarify land use designation descriptions and establish land use designation criteria. (See Attachment 1 for proposed amendments.)

BACKGROUND & CONTEXT:

While the 2015 Comprehensive Plan Update clarified the intent of some existing land use designations, additional clarifications are needed in some cases to provide more information regarding the goals of these designations. Detailed locational criteria for each land use designation are also proposed to assist with the evaluation of future map amendment proposals.

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	Yes. <ul style="list-style-type: none"> Further clarification of land use designation policy and criteria needed.
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	Yes. <ul style="list-style-type: none"> See policies in “Relevant Policies” section below.
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)	N/A

RELEVANT COMPREHENSIVE PLAN POLICIES

Land Use Chapter: General Growth

- Policy 2.1E:** Promote efficient use of land by requiring development of the appropriate type and density for each zone.

Land Use Chapter: Citywide Land Uses

- Goal 2.3:** Achieve a mix of housing types while maintaining healthy residential neighborhoods and guiding new housing development into appropriate areas.
- Goal 2.4:** Serve the needs of the City’s residents, businesses, and visitors through appropriate commercial land uses.

STAFF RECOMMENDATION:

Staff recommends approval of this proposal because it meets the Final Docket Criteria.

T-2) Integrate Low Impact Development (LID) Policy Updates

PROPOSAL:

Amendments to integrate Low Impact Development (LID) policy updates to the following elements: Introduction & Framework, Transportation, Community Design, Economic Vitality and Environment. (See Attachment 1 for proposed amendments.)

BACKGROUND/CONTEXT:

This proposal was initiated in order to implement LID requirements as part of the State Department of Ecology's Municipal Stormwater Permits.

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	<u>Yes.</u> <ul style="list-style-type: none"> This proposal was required to implement recent State requirements.
2) Consistent with Comprehensive Plan? 3) Consistent with Plan's population & employment targets?	<u>Yes.</u> <ul style="list-style-type: none"> See policies in "Relevant Policies" section below.
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can't be mitigated.)	<u>N/A.</u>

RELEVANT COMPREHENSIVE PLAN POLICIES

Environment Chapter - Overarching Environment Goals

Goal 9.1: Ensure that environmental management policies and regulations are based on the most current scientific information.

Policy 9.1C: Make Low Impact Development the preferred and commonly used approach to development.

STAFF RECOMMENDATION:

Staff recommends approval of this proposal because it meets the Final Docket Criteria and implements State law.

T-4) Add Policy to Explore Locations Where Duplexes May be Appropriate

PROPOSAL:

Add policy to the Housing and Human Services Element regarding the exploration of allowing duplexes in some low density residential/single family areas. (See Attachment 1 for proposed amendments.)

BACKGROUND/CONTEXT: This proposal was initiated based on the following implementation strategy in the Housing & Human Services Chapter: Policy 3.4B (Promote a variety housing types) *“Amend Zoning regulations to allow duplexes in single family zones within ½ mile of a high capacity transit station.”* The proposal revises the Policy 3.4B implementation strategy to allow for a full analysis of the issue before any code changes are considered.

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	Yes. <ul style="list-style-type: none"> Project initiated to help implement 2015 Comprehensive Plan Update implementation strategy for Policy 3.4B (see discussion above).
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	Yes. <ul style="list-style-type: none"> See policies in “Relevant Policies” section below.
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)	N/A. <ul style="list-style-type: none"> While this policy amendment has no adverse impacts, potential infrastructure impacts will be considered in any analysis of duplex development in SeaTac.

RELEVANT COMPREHENSIVE PLAN POLICIES

Housing & Human Services Chapter-Variety of Housing Types:

Goal 3.4: Increase housing options in ways that complement and enhance nearby residential and commercial uses.

Policy 3.4B: Promote a variety of housing types and options in all neighborhoods, particularly in proximity to transit, employment, and educational opportunities.

STAFF RECOMMENDATION:

Staff recommends approval of this proposal because it meets the Final Docket Criteria.

T-5) Update Polices on Regional Facility Design

PROPOSAL:

Amendments and new policies in the Land Use and Community Design elements addressing the design of regional facilities in and near residential neighborhoods. (See Attachment 1 for proposed amendments.)

BACKGROUND/CONTEXT:

This proposal was initiated to strengthen and clarify the policy language regarding the design of regional facilities in and near residential neighborhoods as the City works with the following agencies on their projects: Sound Transit’s Federal Way Extension project, WSDOT’s SR509 extension project and future Port of Seattle projects at the airport.

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	<u>Yes.</u> <ul style="list-style-type: none"> The funding of Sound Transit’s Federal Way Extension and WSDOT’s SR 509 extension projects, which will go through residential neighborhoods in southeast SeaTac, triggered consideration of these proposals.
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	<u>Yes.</u> <ul style="list-style-type: none"> See policies in “Relevant Policies” section below.
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)	<u>N/A.</u> <ul style="list-style-type: none"> While these policy amendments have no adverse impacts, potential infrastructure impacts and mitigation will be considered in working with other agencies to implement these policies.

RELEVANT COMPREHENSIVE PLAN POLICIES

Land Use Chapter - Essential Public Facilities

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

Community Image Chapter

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

STAFF RECOMMENDATION:

Staff recommends approval of this proposal because it meets the Final Docket Criteria.

T-6) Add Policy Establishing Review of City Center Plan

PROPOSAL:

Add a policy to establish a review of the City Center Plan in the Land Use Element. (See Attachment 1 for proposed amendment.)

BACKGROUND/CONTEXT:

The City Center Plan was adopted in 1999, as a twenty year plan for how the area should grow. Updating the plan will allow for the incorporation of the most recent economic and development data into these growth strategies, and provide opportunities for the community to refresh the vision for the City Center.

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	Yes. <ul style="list-style-type: none"> Since the City Center Plan’s original twenty-year timeframe will end in 2019, it is timely to update the vision for the plan.
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	Yes. <ul style="list-style-type: none"> See policies in “Relevant Policies” section below.
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)	N/A. <ul style="list-style-type: none"> While this policy amendment has no adverse impacts, any update of the City Center Plan would consider infrastructure impacts and mitigations.

RELEVANT COMPREHENSIVE PLAN POLICIES

Land Use Chapter - Growth Management:

Goal 2.1: Focus growth to achieve a balanced mix and arrangement of land uses that support economic vitality, community health and equity, and transit access.

Urban Center Land Uses

Policy 2.1A: Implement the City Center, South 154th Street Station Area, and Angle Lake District Station Area Plans to focus the majority of SeaTac’s commercial and residential growth and redevelopment into three distinct complete communities within SeaTac’s designated Urban Center.

General Growth

Policy 2.1E: Promote efficient use of land by requiring development of the appropriate type and density for each zone.

STAFF RECOMMENDATION:

Staff recommends approval of this proposal because it meets the Final Docket Criteria.

T-7) Capital Facilities Plan Update

PROPOSAL:

Update the Capital Facilities Element and Background Report, including the 6-year Capital Facilities Plan (biennial update). (See Attachment 1 for proposed amendments.)

BACKGROUND:

The Washington State Growth Management Act (GMA) requires the Capital Facilities Element to identify public facilities that will be needed during the six years after an update of the Comprehensive Plan. In addition to this year's Capital Facilities Plan update, the Highline School District has requested that the City consider adding a policy which adopts the District's Capital Facilities Plan as a first step in working with the City on the issue of developing a school impact fee for new development. Per RCW82.02.050(4), a city must adopt a capital facilities plan prior to imposition of any GMA impact fees to finance system improvements related to new development.

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	<u>Yes.</u> <ul style="list-style-type: none"> State law requires Cities to update capital facilities plans.
2) Consistent with Comprehensive Plan? 3) Consistent with Plan's population & employment targets?	<u>Yes.</u> <ul style="list-style-type: none"> See policies in "Relevant Policies" section below. The Capital Facilities Plan must plan to accommodate population and employment growth.
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can't be mitigated.)	<u>Yes.</u> <ul style="list-style-type: none"> The purpose of updating the Capital Facilities Plan is to ensure that adequate infrastructure is in place or planned for in order to accommodate new growth.

RELEVANT COMPREHENSIVE PLAN POLICIES

Capital Facilities Chapter

- Goal 5.1: Plan for public facilities to adequately serve existing and new development by establishing levels of service (LOS) standards and determining the capital improvements needed to achieve and maintain these standards for existing and future residents and employees.

STAFF RECOMMENDATION:

Staff recommends approval of this proposal because it meets the Final Docket Criteria.

T-8) Remove “Business Park” References from Comprehensive Plan & Zoning Code

PROPOSAL: This proposal is an adjunct to Map Amendment Proposal M-4 regarding the elimination of the “Business Park (BP)” land use designation and zone. This proposal eliminates references to the BP land use designation from Comprehensive Plan policies and references to the BP zone from the SMC Title 15 SeaTac Zoning Code (including the Official Zoning Map). (See Attachment 1 for proposed amendments.)

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	Yes. <ul style="list-style-type: none"> This proposal is a result of Map Amendment Proposal M-4: Eliminate Business Park Zone & Land Use Designation.
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	N/A
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)	N/A

RELEVANT COMPREHENSIVE PLAN POLICIES

N/A

STAFF RECOMMENDATION:

Staff recommends approval of this proposal as a necessary follow up measure for Map Amendment proposal M-4.

Attachment 1:

2017 FINAL DOCKET

**Comprehensive Plan and
Zoning Code
Amendment Proposals**

City of SeaTac

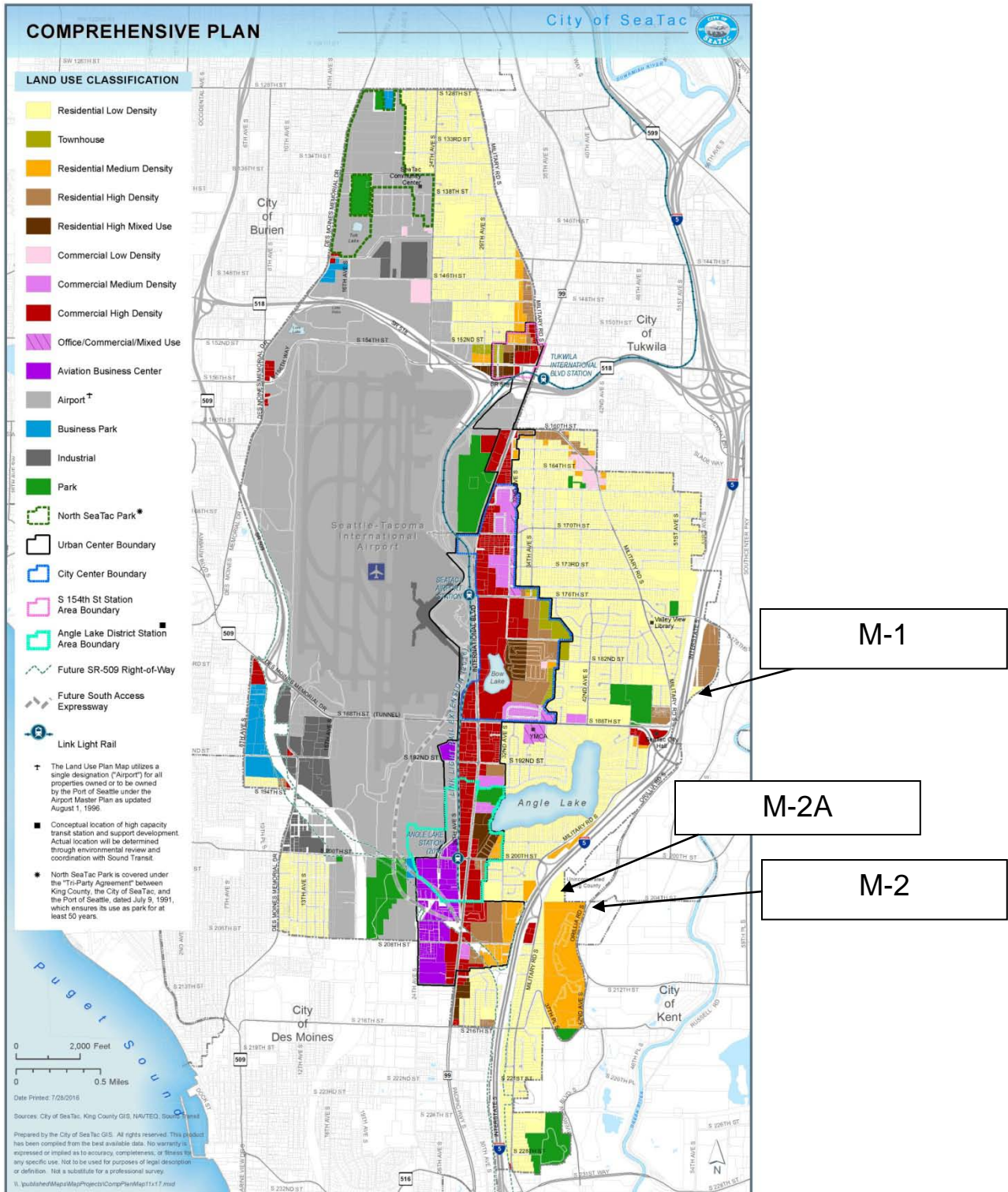
2017 Comprehensive Plan Code Amendment Process

Attachment 1:
Map Amendment Proposals

City of SeaTac

2017 Comprehensive Plan Code Amendment Process

Map Amendments M-1, M-2 & M-2A Vicinity Map (& Current Comprehensive Plan Map)



Map Amendment M-1

Proposal: Segale Properties

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)




Map Amendment M-1 (continued)

M-1 Critical Areas Present?

Sensitive Areas

Steep Slopes

 30% - 40%

 >=40%



Map Amendments M-2 & M-2A

Proposals: M-2 Hillside Park & M-2A Tombs Parcel

M-2 & M-2A Comprehensive Plan Designations

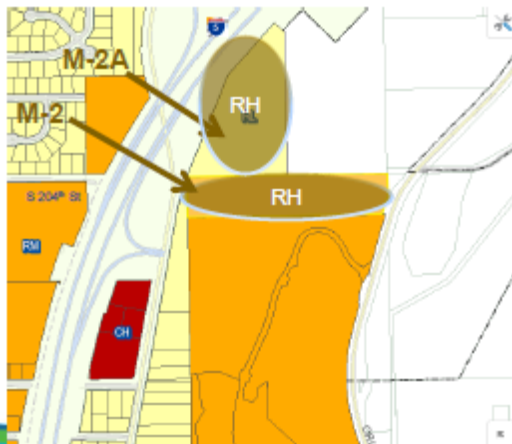
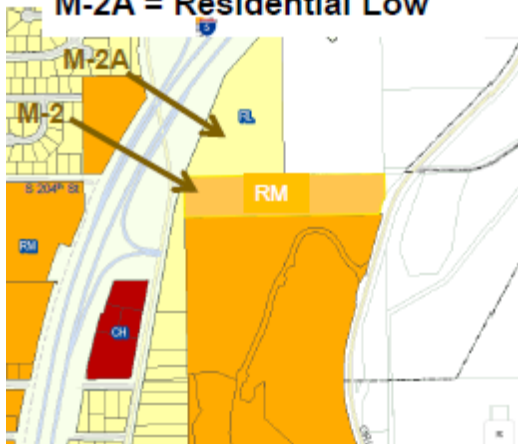
Existing:

M-2 = Residential Medium

M-2A = Residential Low

Proposed: Residential High

(high density multi-family)



M-2 & M-2A Zoning Classifications

Existing: Urban Low 15,000

(single-family, large lot)

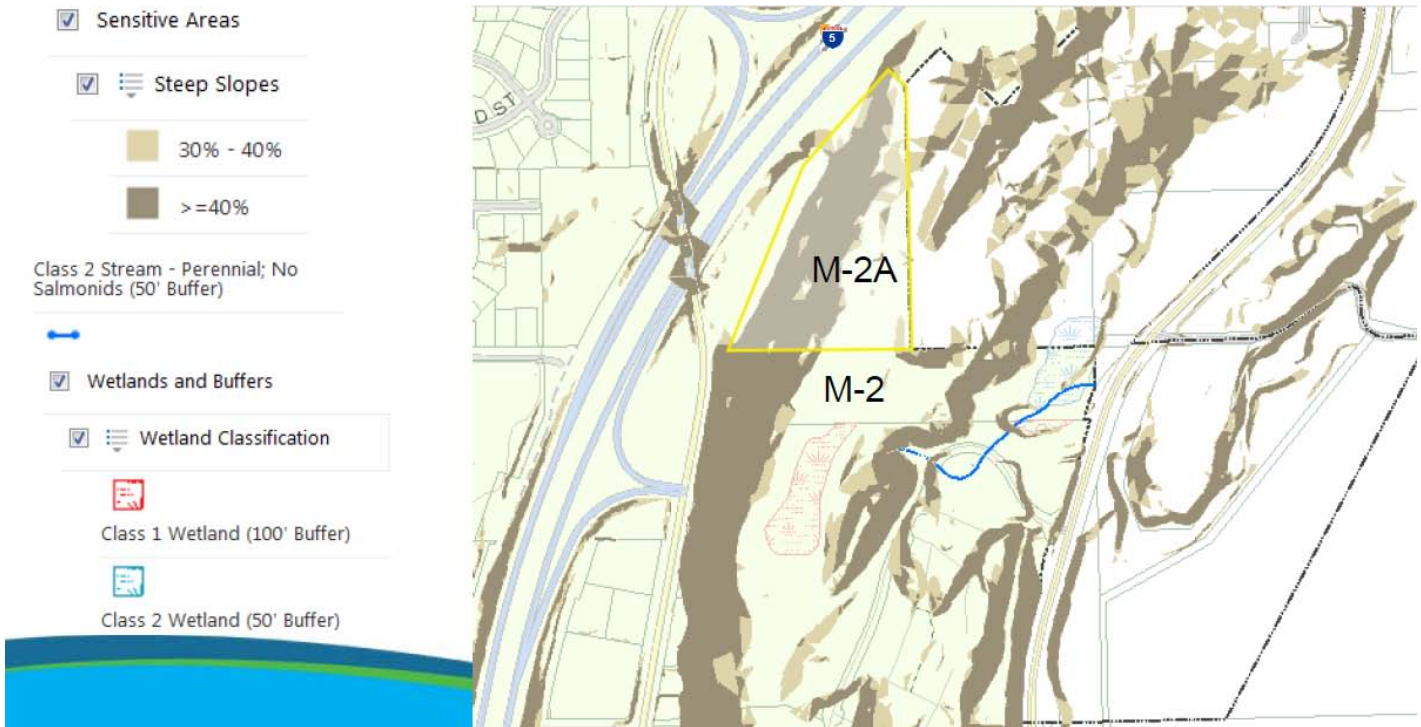
Proposed: Urban High 900

(multi-family, 55' max. height)



Map Amendments M-2 and M-2A (continued)

M-2 & M-2A: Critical Areas Present?



Map Amendment M-3 Proposal

Address Zoning & Comprehensive Plan Map Consistency:

- Changing the zoning and/or land use designations of parcels with zones of higher intensity than allowed by Comprehensive Plan. (Note: Three parcels included because of adjacency to “inconsistent parcels.”)

Total # of Parcels: 17

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

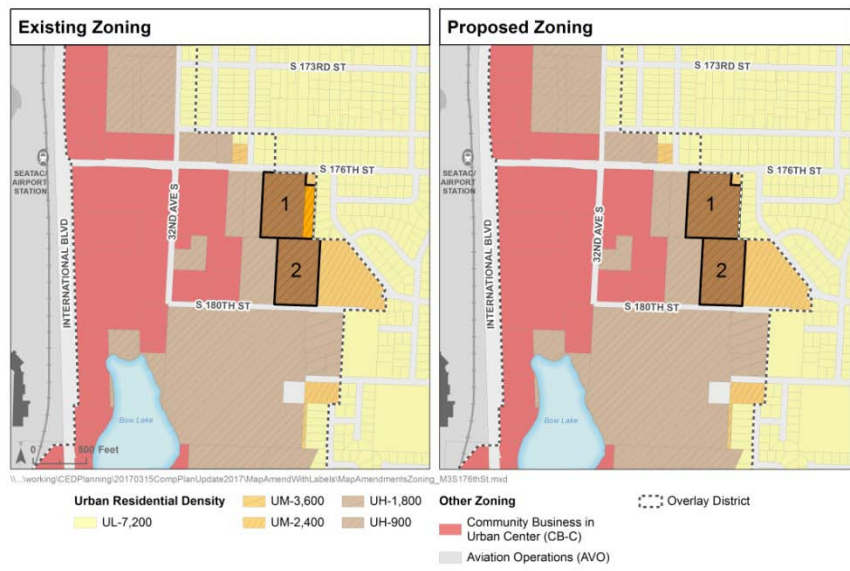
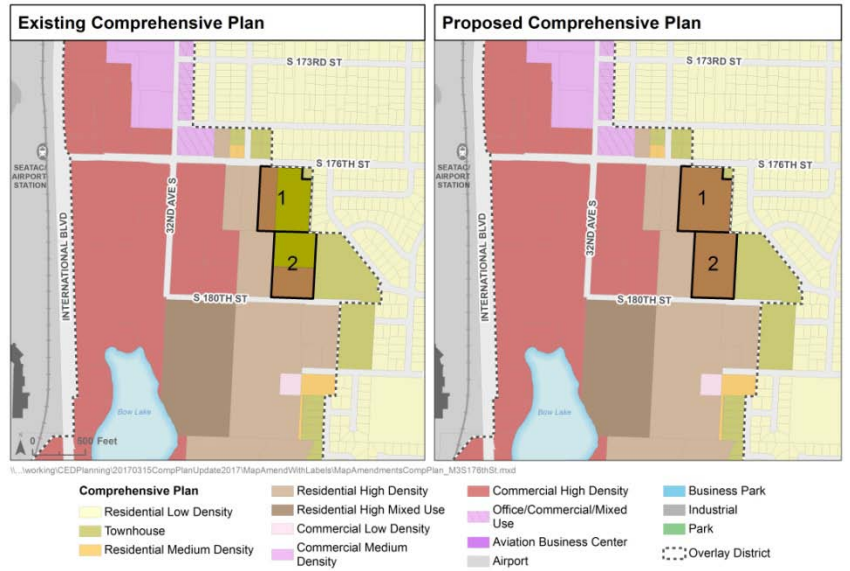
Proposal Detail:

Map Amendment M-3: Parcel Information							
(*Note: Current "ABC" designation & zone proposed to change to "RBX")							
	Address/PIN	Current Use	Exist CompPlan	Proposed CompPlan	Exist Zoning	Proposed Zoning	Lot Size Sq Ft
1	34250 S 176th St	Condominium Apartments	RH & T	RH for all	UH-900 & UM-2400	UH-900 for all	292,737
2	3602 S 180th St	Apartments	RH & T	RH for all	UH-900	no change	250,200
3	19300 Int'l Blvd	Office Building	CM	no change	CB-C & O/CM split	O/CM entire parcel	289,674
4	3200 S 198th St	Single Family Residence	RL	no change	UM-3,600	UL-7,200	12,227
5	2407 S 200th St	Warehouse	ABC*	no change	I	RBX*	57,420
6	20220 Int'l Blvd	Truck Sales	CH	no change	I	CB-C	268,330
7	20833 Int'l Blvd	Office Building	CH	no change	ABC	CB-C	230,508
8	20841 Int'l Blvd	Vacant - Commercial	CH	no change	ABC	CB-C	26,870
9	21011 Int'l Blvd	Vacant - Commercial	CH	no change	ABC	CB-C	26,201
10	092204-9351	Vacant - Commercial	CH	no change	ABC	CB-C	25,440
11	21031 Int'l Blvd	Retail & Service Garage	CH	no change	ABC	CB-C	56,917
12	21101 Int'l Blvd	Private ROW/Utility Rd	CH	no change	ABC	CB-C	5,663
13	20804 Int'l Blvd	Retail/Service Building	CM	CH	O/CM	CB-C	17,474
14	20832 Int'l Blvd	Industrial Park	CM	CH	O/CM	CB-C	65,358
15	092204-9288	Vacant - Commercial	CM	CH	CB-C	no change	22,385
16	20848 Int'l Blvd	Service Building	CM	CH	O/CM	CB-C	34,258
17	768620-1520	Vacant Land - Industrial	I	no change	AVC	I	18,220

Map Amendment M-3 (continued)

Map Detail:

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



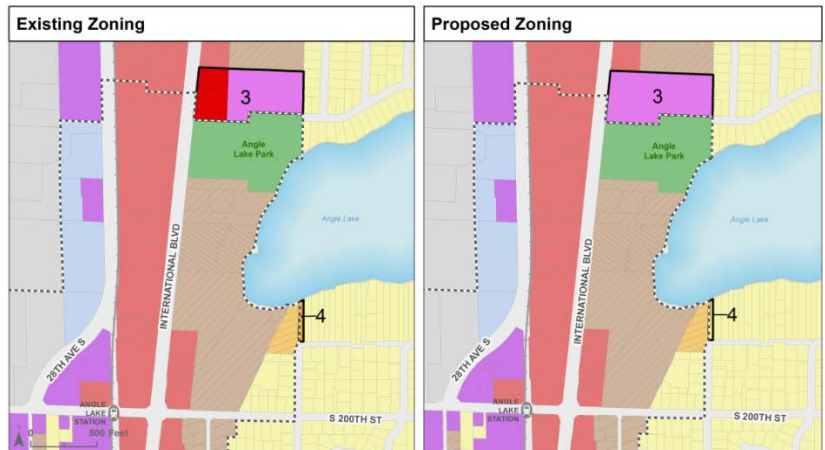
Map Amendment M-3 (continued)

Map Detail:

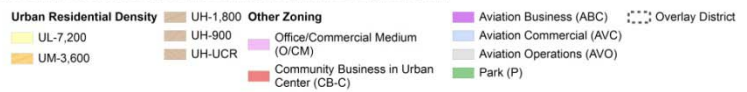
3	Alaska Airlines Inc (Office Bldgs)
4	Patton (Single Family Residence)



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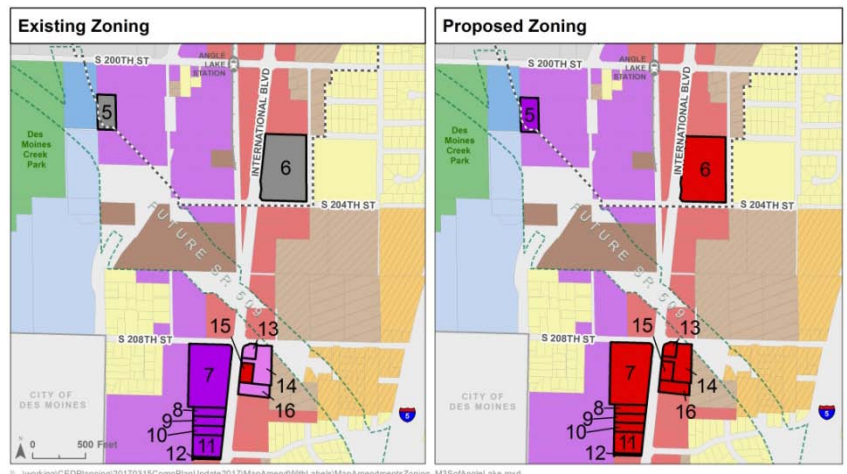
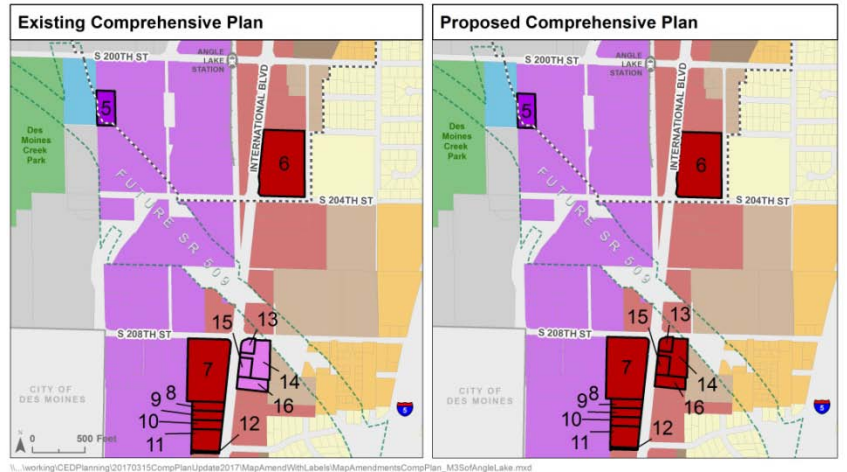
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Map Amendment M-3 (continued)

Map Detail:

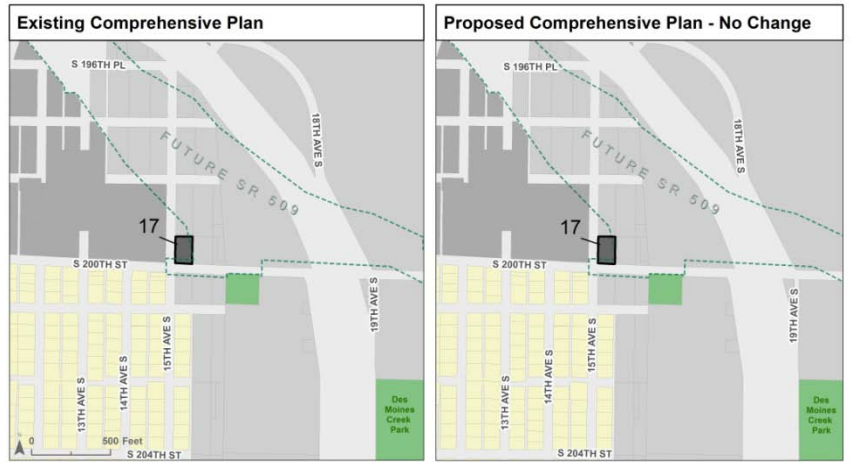
5	Fearn Ltd (Warehouse)
6	Cymbaluk (Kenworth Truck Sales)
7	Shamseldin Corp (Alaska Airlines Gold Coast Ctr)
8	Shamseldin Corp (Vacant)
9	Shamseldin Corp (Vacant)
10	Shamseldin Corp (Vacant)
11	Shamseldin Corp (Retail & Garage)
12	Shamseldin Corp (Driveway)
13	Hassen Properties (Napa Auto/Angle Lk Cyclery)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



Map Amendment M-3 (continued)

Map Detail:

17	WSDOT (Vacant)
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Map Amendment M-4 Proposal

Eliminating Business Park Designation & Zone:

- Eliminating the Business Park Comprehensive Plan and zoning designations.

Total # of Parcels: 29

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

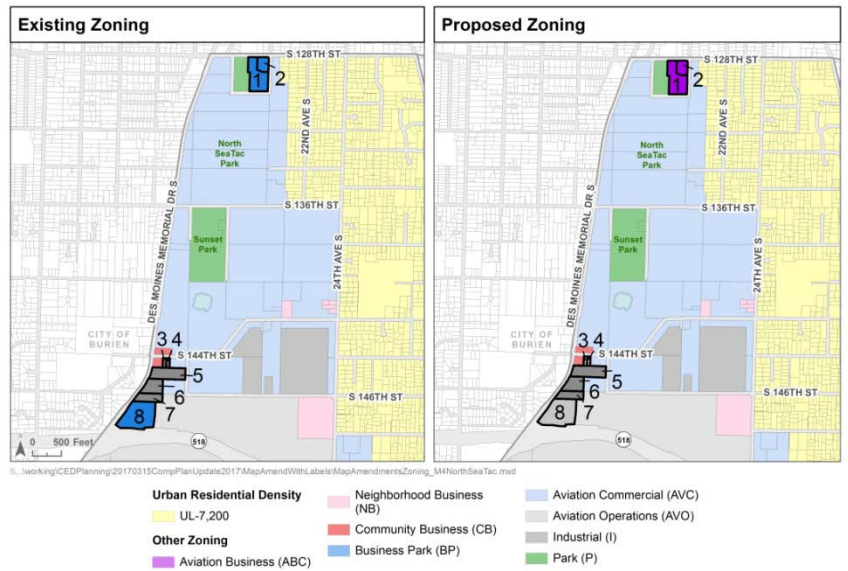
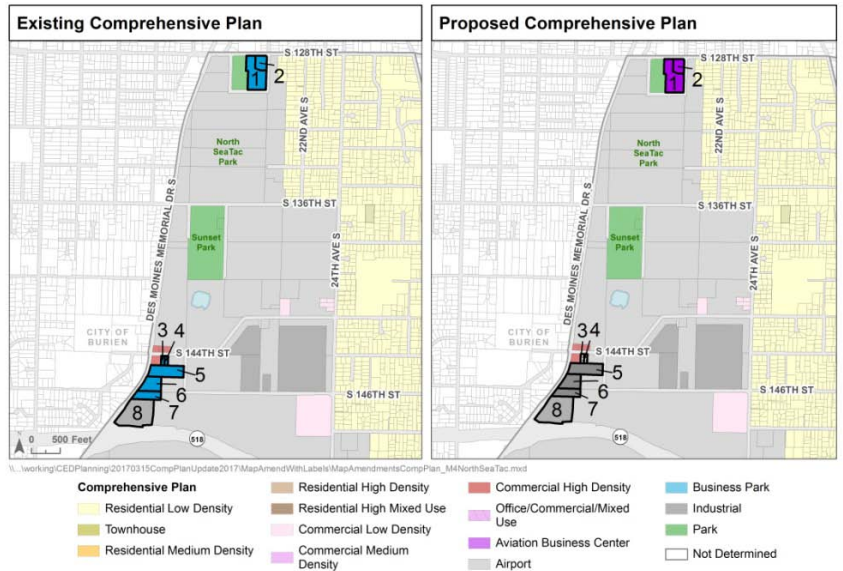
Proposal Detail:

Map Amendment M-4: Parcel Information (*Note: Current "ABC" designation & zone proposed to change to "RBX")							
	Current Use	Exist Comp Plan	*Proposed Comp Plan	Exist Zoning	*Proposed Zoning	Address/PIN	Lot Size Sq Ft
1	Vacant	BP	RBX	BP	RBX	162304-9076	172,349
2	Utility	BP	RBX	BP	RBX	12815 20 TH AVE S	49,845
3	Vacant Commercial Pkg Lot	BP	I	I	no change	14402 DES MOINES MEMORIAL DR S	10,018
4	Vacant Commercial Pkg Lot	BP	I	I	no change	202304-9353	10,019
5	Warehouse	BP	I	I	no change	14420 DES MOINES MEMORIAL DR S	118,483
6	Mini Warehouse	BP	I	I	no change	14460 DES MOINES MEMORIAL DR S	84,506
7	Mini Warehouse	BP	I	I	no change	202304-9221	66,647
8	Vacant	Airport	no change	BP	AVO	202304-9004	181,645
9	Single Family Residence	BP	RBX	UL	RBX	18432 8TH AVE S	7,405
10	Vacant	BP	RBX	UL	RBX	322304-9054	55,544
11	Single Family Residence	BP	RBX	UL	RBX	18446 8TH AVE S	13,068
12	Single Family Residence	BP	RBX	UL	RBX	18458 8TH AVE S	30,056
13	Single Family Residence	BP	RBX	UL	RBX	826 S 186TH LN	37,057
14	Single Family Residence	BP	RBX	UL	RBX	840 S 186TH LN	7,249
15	Single Family Residence	BP	RBX	UL	RBX	844 S 186TH LN	9,880
16	Vacant	BP	RBX	BP	RBX	322304-9255	136,741
17	Single Family Residence	BP	RBX	UL	RBX	18628 8TH AVE S	32,670
18	Vacant	BP	RBX	BP	RBX	322304-9253	36,335
19	Vacant	BP	RBX	BP	RBX	322304-9138	33,475
20	Warehouse	BP	RBX	BP	RBX	18800 8TH AVE S	135,325
21	Warehouse	BP	RBX	BP	RBX	18850 8TH AVE S	210,960
22	Warehouse	BP	RBX	BP	RBX	18900 8TH AVE S	105,824
23	Church	BP	RBX	UL	RBX	19030 8TH AVE S	81,457
24	Single Family Residence	BP	RBX	UL	RBX	840 S 192ND ST	99,752
25	Single Family Residence	BP	RBX	UL	RBX	848 S 192ND ST	16,553
26	Horticulture Service	BP	RBX	BP	RBX	860 S 192ND ST	32,878
27	Warehouse	BP	RBX	BP	RBX	811 S 192ND ST	572,433
28	Vacant	BP	RBX	BP	RBX	19253 11TH PL S	62,291
29	Warehouse	BP	RBX	BP	RBX	2315 S 200TH ST	199,353

Map Amendment M-4 (continued)

Map Detail:

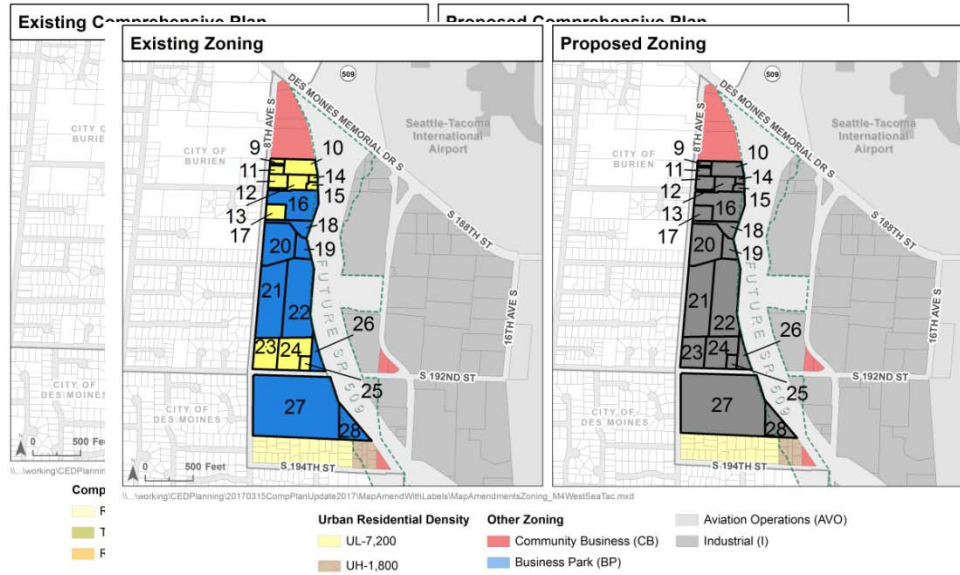
1	Highline Schl District (Vacant)
2	SPU Water (Utility)
3	2 J's Leasing (Vacant)
4	
5	For Our Future LLC (Commercial Fence Corp)
6	Des Moines Way Self Storage
7	Grandbridge R/E Capital (self-storage)
8	Port of Seattle (Vacant)



Map Amendment M-4 (continued)

Map Detail:

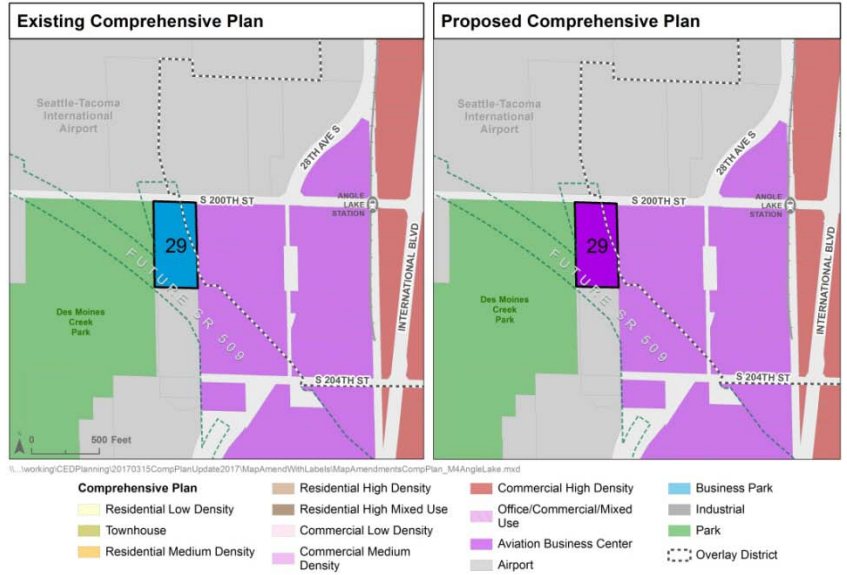
9	Park-n-Jet (Single Family Residence)
10	Park-n-Jet (Vacant)
11	Getachew (Single Family Residence)
12	Christianson (Single Family Residence)
13	France (Single Family Residence)
14	
15	
16	Basra (Vacant)
17	Mapelli (Single Family Residence)
18	AMB/Prologis (Vacant)
19	
20	AMB/Prologis (Warehouse)
21	
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)



Map Amendment M-4 (continued)

Map Detail:

29	Realty Associates Fund (Warehouse)
----	------------------------------------



Map Amendment M-5

Proposal

Correcting/Updating Land Use Designations of City –Owned & Adjacent Properties:

- Updating land use and/or zoning designations of City-owned parcels, and two parcels adjacent to City-owned parcels, to reflect current or proposed uses.

Total # of Parcels”: 5

Type of Change Proposed	# of Parcels
Parcels Proposed for Rezones	1
Parcels Proposed for Comp Plan Change	0
Parcels Proposed for Both Rezone & Comp Plan Change	4

Map Amendment M-5 (continued)

Map Detail:

Rezone from single family "UL-7,200" zone to "Park" zone



Existing Zone: UL-7200



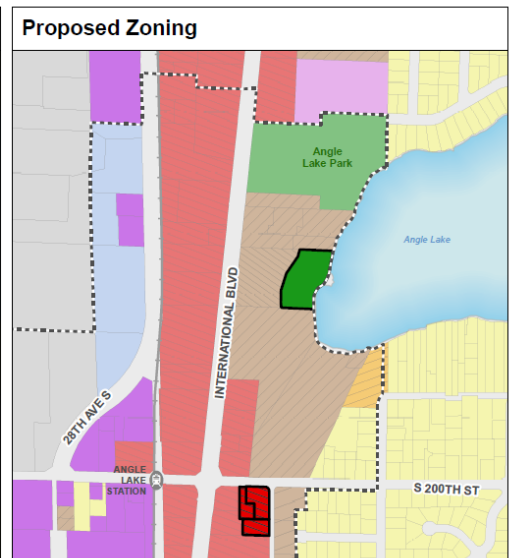
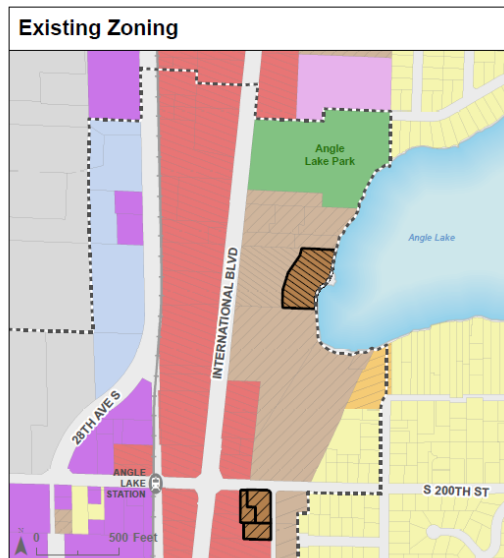
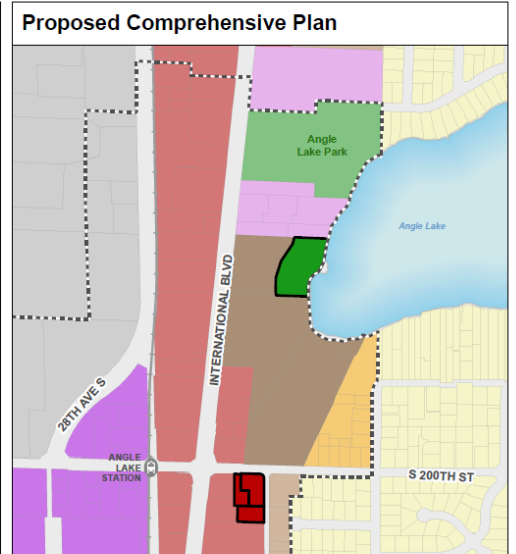
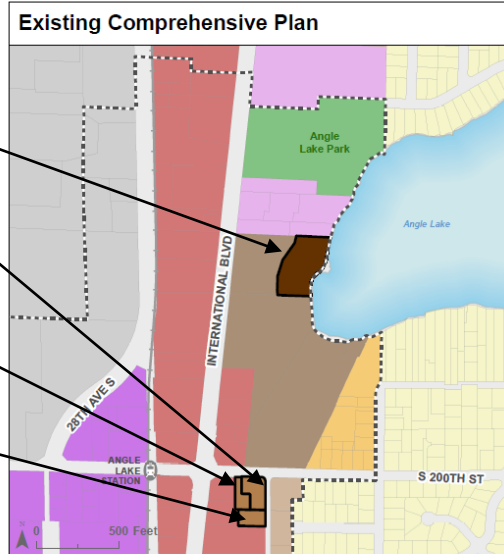
Existing Comp Plan: Park



Map Amendment M-5 (continued)

Map Detail:

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)



Map Amendment M-6

Proposal

Updating Comprehensive Plan & Zoning Code Maps:

Update of Comprehensive Plan and Zoning maps to reflect proposed 2017 map amendments (M-1, M-2, M-2A, M-3, M-4, M-5), in addition to routine updates of existing informational maps in the Comprehensive Plan with new or more accurate information.

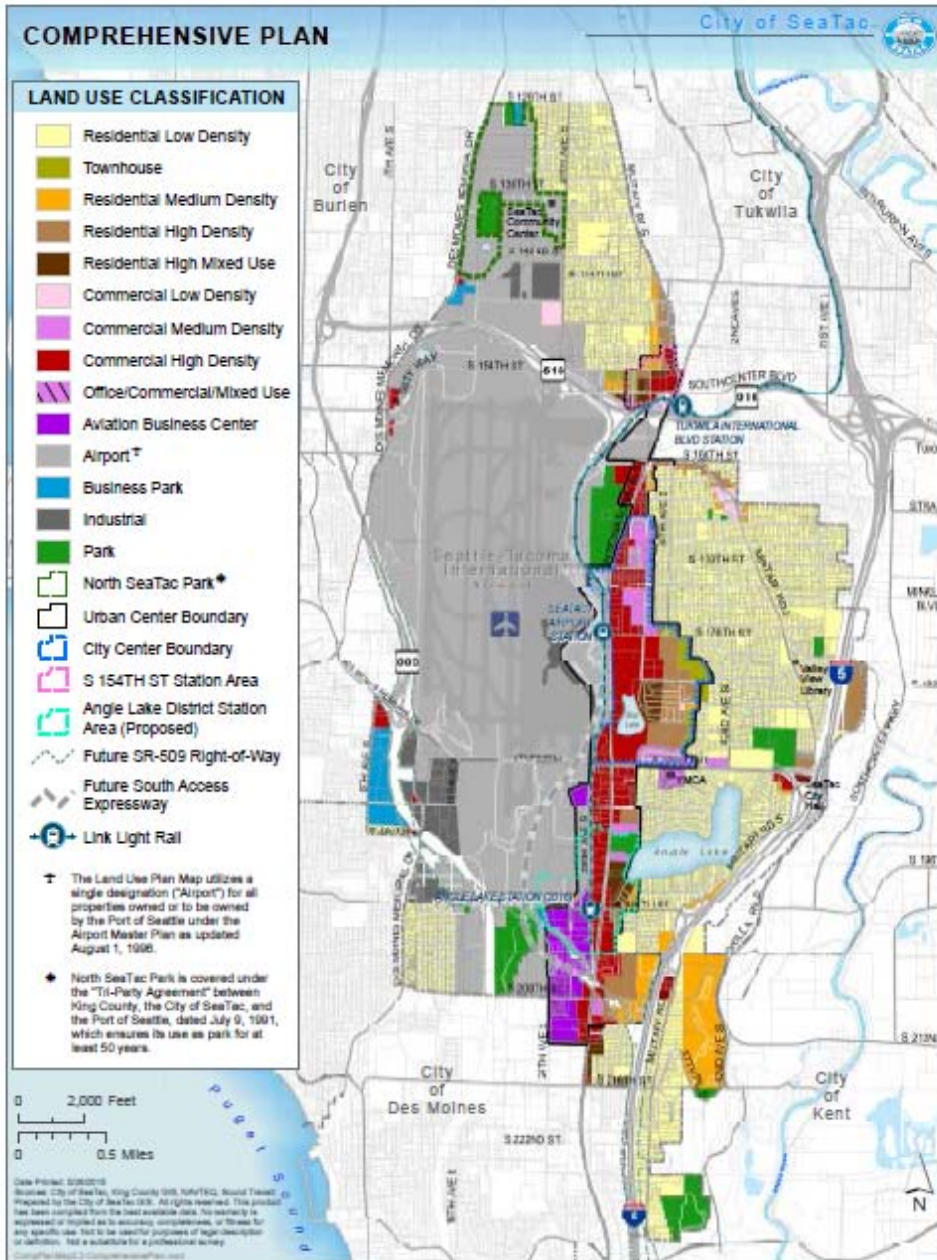
List of Maps to Amend:

- SeaTac Zoning Map
- Map 2.2: Comprehensive Plan Map
- Map 5.2: Parks and Recreation Facilities
- Map 9.1: Wetland, Stream, and Shoreline Classifications
- Map 10.1: Parks and Recreational Facilities
- Map 10.2: Community Parks and Playfields
- Map BR5.1: Parks and Recreation Facilities

Map Amendment M-6 (continued)

Map 2.2: Comprehensive Plan Map: Proposed Changes

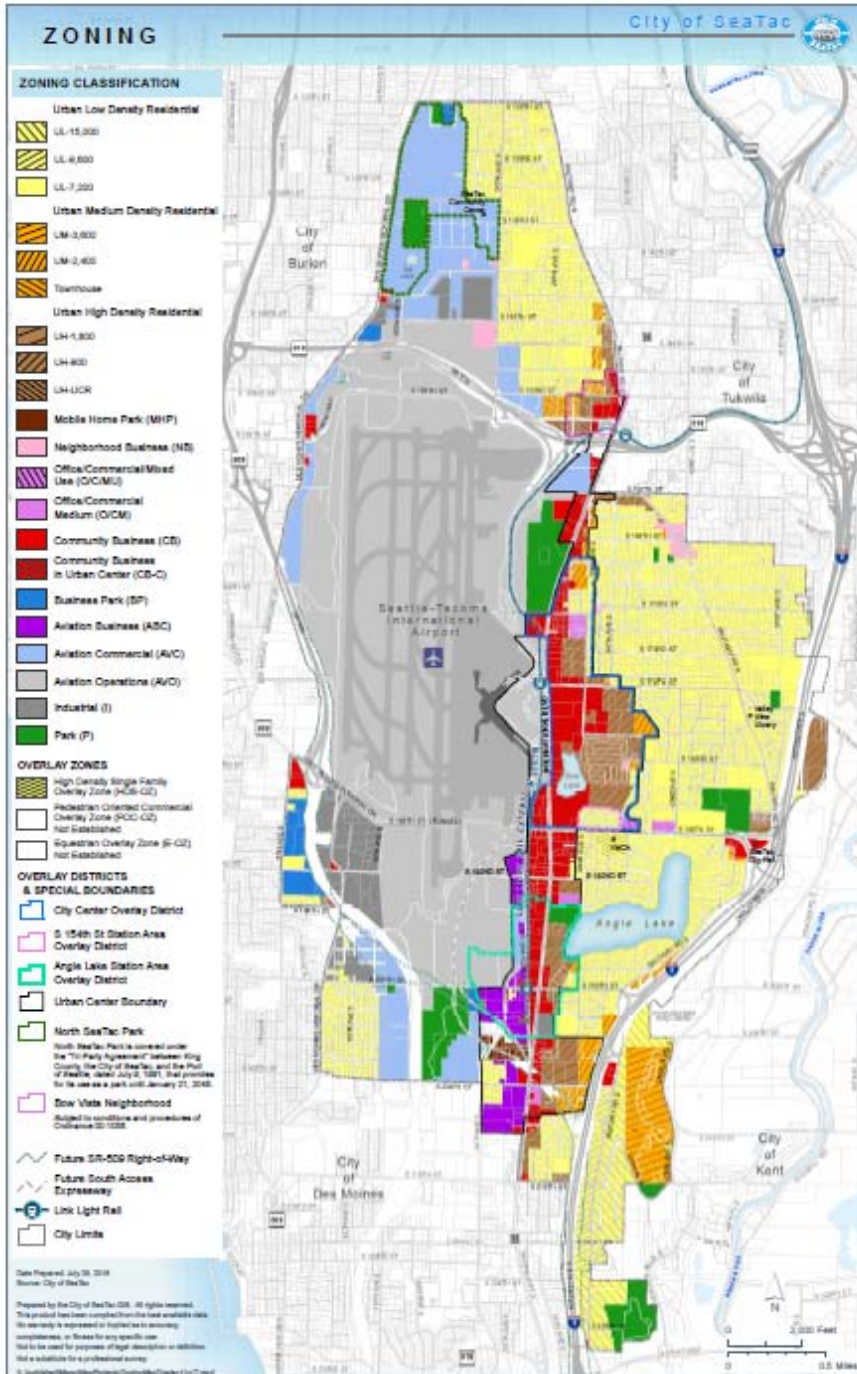
- Amend per following Map Amendment proposals: M-1, M-2, M-2A, M-3, M-4, M-5



Map Amendment M-6 (continued)

SeaTac Zoning Map: Proposed Changes

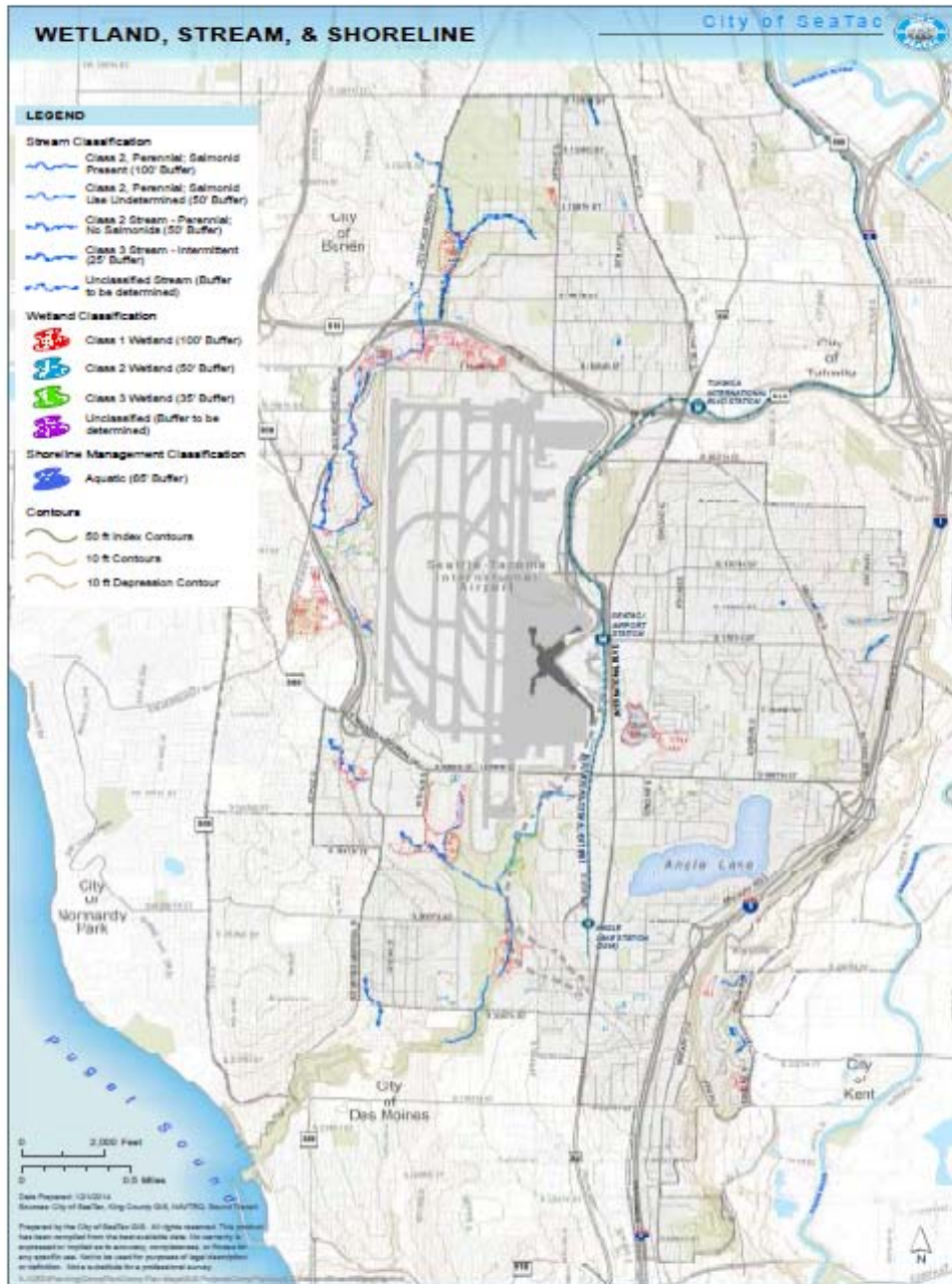
- Amend per following Map Amendment proposals: M-1, M-2, M-2A, M-3, M-4, M-5



Map Amendment M-6 (continued)

Map 9.1 Wetland, Stream, and Shoreline Classifications

- Revise to remove wetland identified at 2934 S 140th Street to reflect reclassification to unregulated pond per SUB16-0007

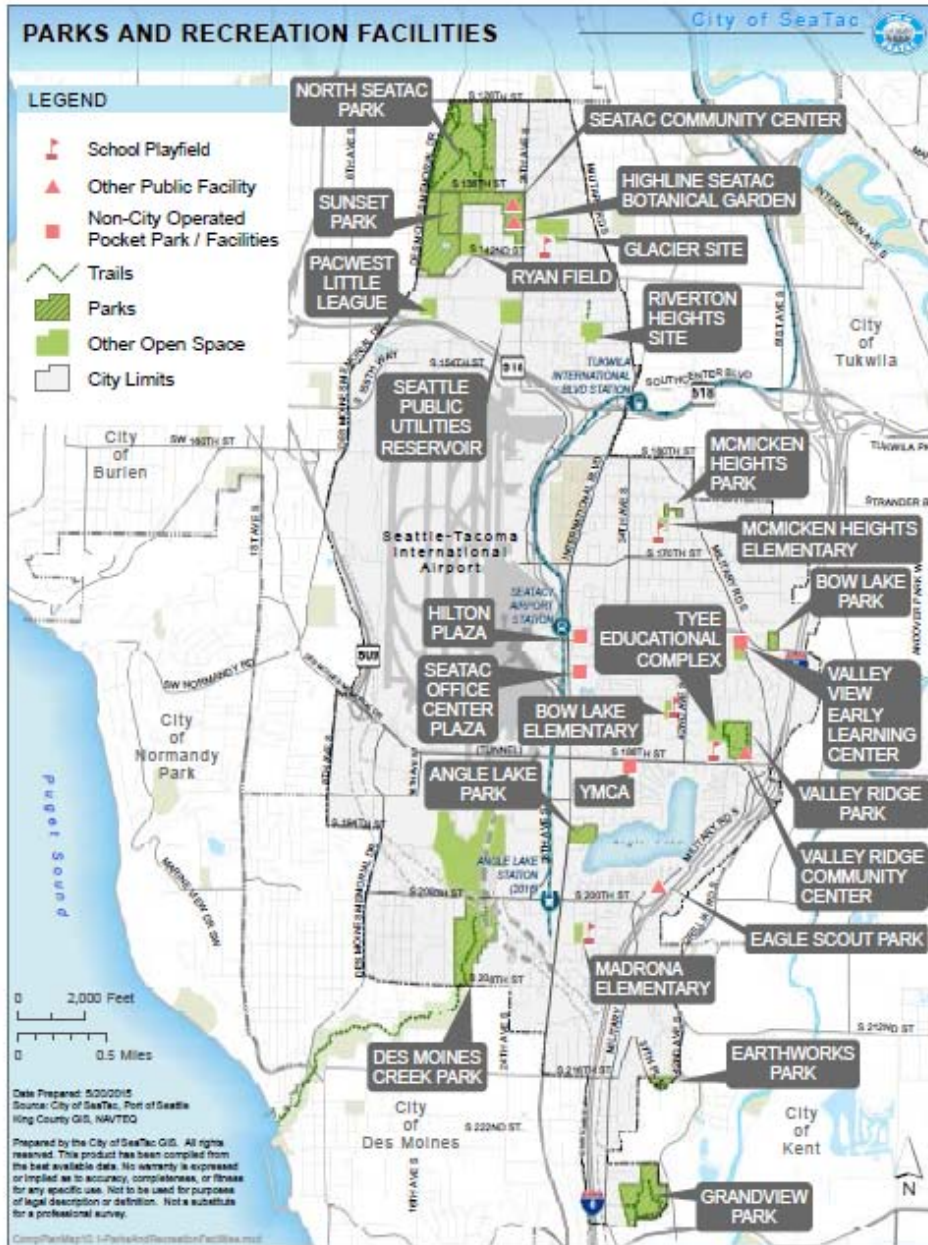


Map 9.1. Wetland, Stream, and Shoreline Classifications

Map Amendment M-6 (continued)

Map 10.1: Parks and Recreational Facilities: Proposed Changes

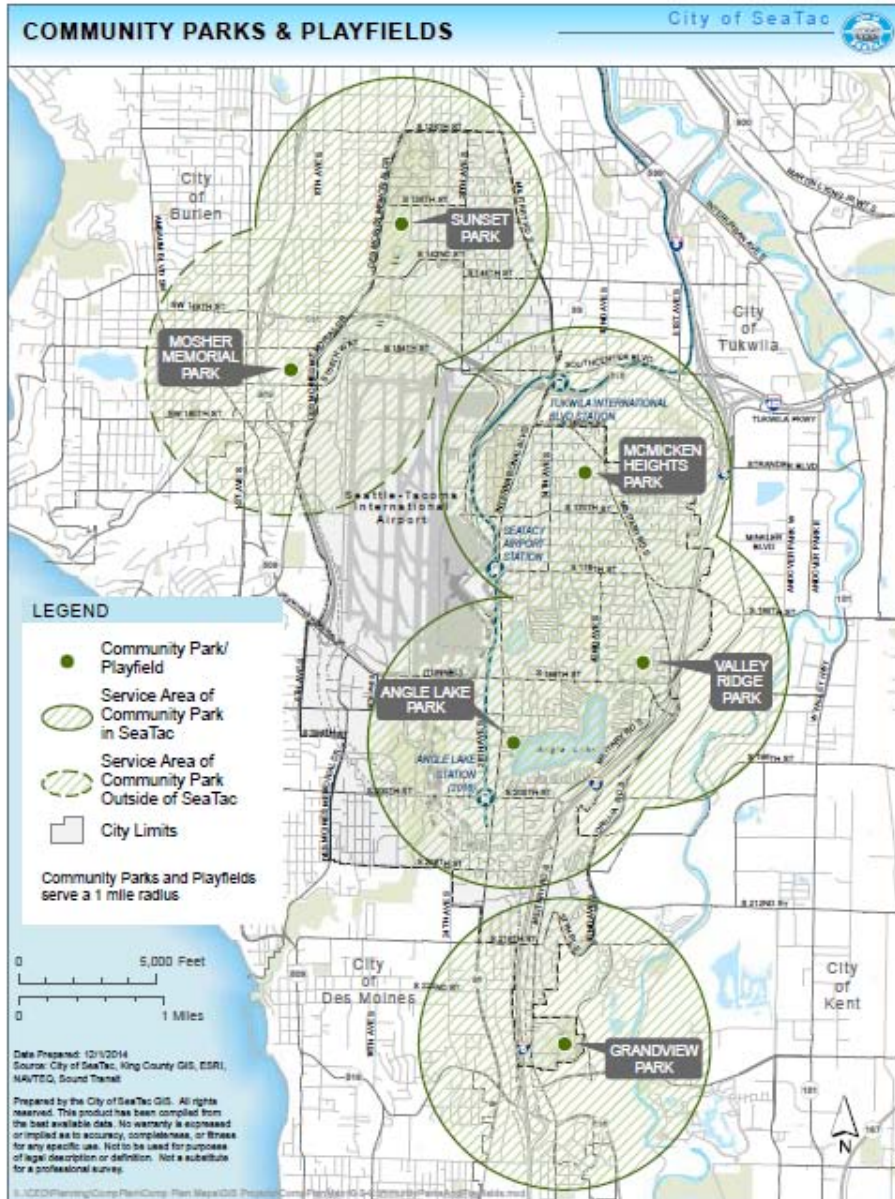
- Revise to add “Angle Lake Park Nature Trail”



Map Amendment M-6 (continued)

Map 10.2: Community Parks & Playfields: Proposed Changes

- Revise to add “Angle Lake Park Nature Trail”



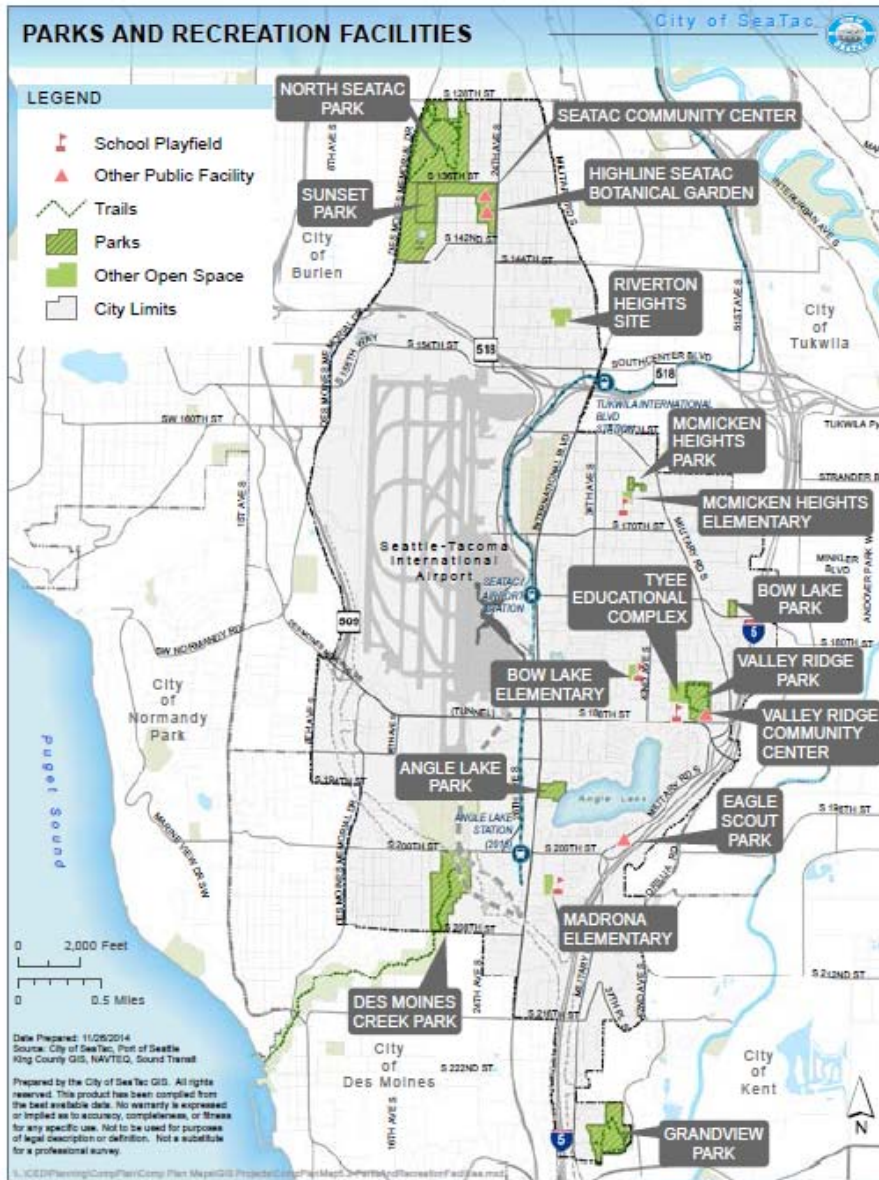
Map 10.2. Community Parks and Playfields

PARKS, RECREATION, AND OPEN SPACE PROS-9

Map Amendment M-6 (continued)

Map BR5.1: Parks and Recreation Facilities: Proposed Changes

- Revise to add “Angle Lake Park Nature Trail”



Map BR5.1. Parks and Recreation Facilities

Attachment 1: Text Amendment Proposals

City of SeaTac

2017 Comprehensive Plan Code Amendment Process

Citywide Land Uses

The geographic interpretation of Goals 2.1 and 2.2 is depicted on SeaTac's Land Use Plan Map. Its land use designations fall under the following broad categories:

- Residential;
- Commercial;
- Manufacturing, Industrial, Business Park, and Airport;
- Park, and
- Other

Residential Land Use

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 (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.

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.

Residential Medium Density

Policy 2.3D

Allow higher densities than single family areas while maintaining a desirable family environment through the Residential Medium Density designation. Some compatible non-residential uses including schools, parks and religious use facilities may be allowed.

This designation provides a transition between lower density and higher density areas. Examples of medium density uses include two- to ~~four~~three-story apartments and townhouses.

Residential High Density

Policy 2.3E

Provide a high density living option through the Residential High Density designation. Some compatible non-residential uses may be allowed, including neighborhood oriented commercial when part of mixed use development.

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-story~~apartments ~~and condominiums~~with three or more stories.

Residential High Mixed Use

Policy 2.3F

Promote high density residential uses and opportunities for mixed-use development that complements ~~the~~ bordering high density commercial area through the Residential High Mixed Use designation.

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~~

Policy 2.4A

Enhance low to medium density residential neighborhoods by locating primarily residenti-oriented goods, and services, 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.

Office/Commercial/Mixed Use

Policy 2.4B

Allow ~~mixed-use~~ medium ~~density-intensity~~ development in the designated Office/Commercial/Mixed Use areas.

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.

Policy 2.4C

~~Only allow~~ Encourage retail and commercial uses in the Office/Commercial/Mixed Use designation when they are mixed with residential or office uses on the same site.

Commercial Medium Density

Policy 2.4D

Allow medium ~~density-intensity~~ development to accommodate office buildings, small hotels, restaurants, dense retail, apartments, or mixed residential/commercial developments in designated Commercial Medium Density areas.

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.

Commercial High Density

Policy 2.4F

Allow ~~the highest concentration of~~ high intensity 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.

~~Aviation Business Center~~ Regional Business Mix

Policy 2.4G

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.

~~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.~~

~~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.~~

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.

~~Attract businesses oriented to and compatible with Airport operations in the southern portion of the ABC designation. 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.~~

Other Commercial Uses

Policy 2.4I

Protect designated land uses from the negative impacts of “adult entertainment” establishments.

To limit the negative impacts of adult entertainment businesses while allowing the required “reasonable opportunity” to operate, prohibit these establishments in proximity to sensitive land uses, such as facilities and businesses which provide services to children and/or youth.

Manufacturing, Industrial, and ~~Business Park~~Warehouse/Distribution Land Uses

GOAL 2.5

Provide an appropriate level of manufacturing, industrial, and ~~business-park~~Warehouse/Distribution land uses within the City.

Policy 2.5A

Concentrate manufacturing, industrial, and ~~business-park~~warehouse/distribution uses in specific and appropriate locations to provide services and protect existing residential and other commercial areas.

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-park~~warehouse/distribution land 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.

Policy 2.5B

Discourage inappropriate, heavy manufacturing businesses from locating in SeaTac, excluding Airport-sited uses.

The development of new “heavy industrial” land uses, with their negative environmental impacts, are not appropriate for the City of SeaTac.

~~Business Park~~

~~Policy 2.5C~~

~~Allow non-polluting commercial land uses such as biotechnology, light manufacturing, electronics, computer technology, or communications equipment businesses while prohibiting land uses with significant environmental or nuisance impacts in the Business Park designation.~~

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.

Policy 2.5E

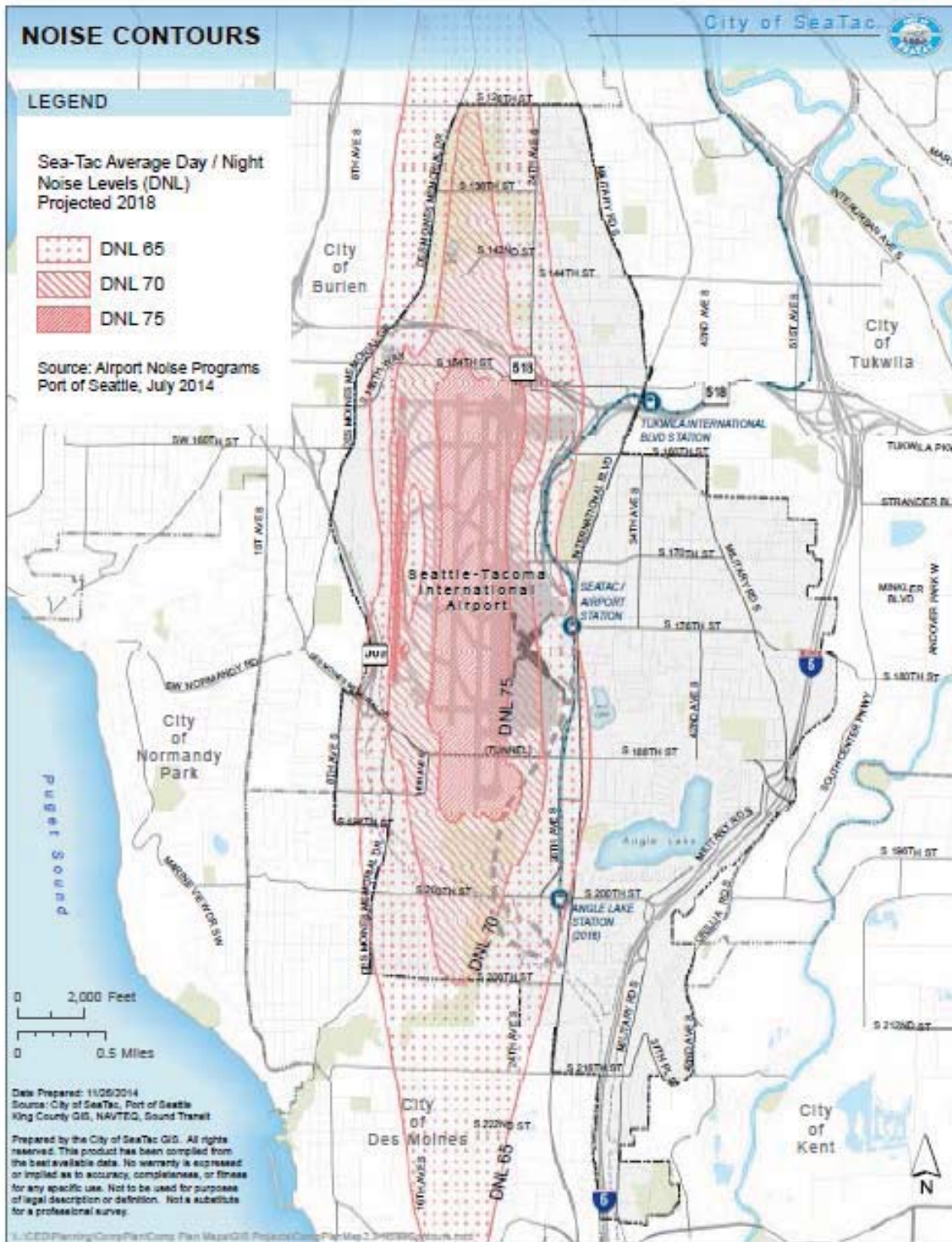
Encourage land uses adjacent to the Airport that are compatible with Airport operations.

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.

Policy 2.5F**Work with the Port of Seattle to implement the ILA and coordinate on Airport masterplanning projects.**

The City of SeaTac and Port of Seattle entered into the ILA to establish a mutually satisfactory process and set of development standards for Port projects and mitigation for masterplanning projects (such as the Airport Master Plan, the Comprehensive Development Plan, the Sustainable Airport Master Plan and future efforts of this nature.) Mitigation should address all impacts to the city, the station areas and the Urban Center including local access for airport-dependent businesses. The ILA establishes a basis for working toward compatibility between City and Airport land uses. The ILA resolves land use jurisdictional issues, establishes development standards as defined in RCW 36.70B.170 et seq., and constitutes a "development agreement."



Map 2.3. Noise Contours

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.

Parks and Open Space Land Use

GOAL 2.6

Provide an adequate amount of accessible parks, recreational land, and open space throughout the City.

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, and also includes private open space facilities such as cemeteries.

Table 2.1: Comprehensive Plan Land Use Designation Criteria

<u>DESIGNATION</u>	<u>IMPLEMENTING ZONES</u>	DESIGNATION CRITERIA
RESIDENTIAL LAND USE DESIGNATIONS		
<u>Residential Low Density</u>	<ul style="list-style-type: none"> <u>UL-15,000 UL-9,600</u> <u>UL-7,200</u> <u>UL-5,000 Overlay Zone</u> 	<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 <u>appropriate in locations that lack sewer facilities and other urban levels of service.</u> • <u>Access:</u> Properties are generally located away from streets with high volumes of <u>through traffic.</u> • <u>Environmentally Critical Areas:</u> Areas must be capable of <u>appropriately accommodating environmentally critical areas.</u>
<u>Townhouse</u>	<u>I</u>	<p><u>Designation Criteria:</u></p> <ul style="list-style-type: none"> • <u>Existing Land Uses/Locations:</u> Areas that provide a transition between <u>lower density residential and higher density residential and/or commercial uses.</u> • <u>Access:</u> Properties are located adjacent to or have adequate access to <u>arterial streets, and are near transit.</u> • <u>Environmentally Critical Areas:</u> Areas should be free of or must be capable of <u>appropriately accommodating environmentally critical areas.</u>

<u>DESIGNATION</u>	<u>IMPLEMENTING ZONES</u>	<u>DESIGNATION CRITERIA</u>
RESIDENTIAL LAND USE DESIGNATIONS (continued)		
<u>Residential Medium Density</u>	UM-3,600 UM-2,400 MHP	<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.
<u>Residential High Density</u>	UH-1,800 UH-900	<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.
<u>Residential High – Mixed Use</u>	UH-UCR	<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.
COMMERCIAL LAND USE DESIGNATIONS		
<u>Commercial Low</u>	NB (<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, which is not immediately adjacent to existing Commercial Low properties, 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.
<u>Office/ Commercial/ Mixed Use</u>	O/C/MU	<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.

		<ul style="list-style-type: none"> Environmentally Critical Areas: Areas should be free of or must be capable of <u>appropriately accommodating environmentally critical areas.</u>
COMMERCIAL LAND USE DESIGNATIONS		
<u>Commercial Medium</u>	<u>O/CM</u>	<p><u>Designation Criteria:</u></p> <ul style="list-style-type: none"> <u>Existing Land Uses/Locations:</u> Areas that provide a transition between higher 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 <u>appropriately accommodating environmentally critical areas.</u>
<u>Commercial High</u>	<u>CB</u> <u>CB-C</u>	<p><u>Designation Criteria:</u></p> <ul style="list-style-type: none"> <u>Existing Land Uses/Locations:</u> 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. <u>Access:</u> Properties are located along principal or minor arterial streets. <u>Environmentally Critical Areas:</u> Areas should be free of or must be capable of <u>appropriately accommodating environmentally critical areas.</u>
<u>Regional Business Mix</u>	<u>Regional Business Mix (RBX)</u>	<p><u>Designation Criteria:</u></p> <ul style="list-style-type: none"> <u>Existing Land Uses/Locations:</u> 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. <u>Access:</u> Properties are located along principal or minor arterial streets. <u>Environmentally Critical Areas:</u> Areas should be free of or must be capable of <u>appropriately accommodating environmentally critical areas.</u>
<u>Industrial</u>	<u>I</u>	<p><u>Designation Criteria:</u></p> <ul style="list-style-type: none"> <u>Existing Land Uses/Locations:</u> 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. <u>Access:</u> Properties are accessed by arterial streets. <u>Environmentally Critical Areas:</u> Areas should be free of or must be capable of <u>appropriately accommodating environmentally critical areas.</u>
<u>Airport</u>	<u>AVC</u> <u>AVO</u>	<u>Not Applicable</u>
PARK AND OPEN SPACE LAND USE DESIGNATIONS		
<u>Park</u>		<p><u>Designation Criteria:</u> <u>Applicable to public and private parks and open space.</u></p>

SeaTac Comprehensive Plan, Volume 1

Ch. 4 Transportation

RECOMMENDED IMPLEMENTATION STRATEGIES

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	Time Line
GOAL 4.1 PROMOTE THE SAFE AND EFFICIENT TRANSPORT OF PEOPLE AND GOODS BY IMPLEMENTING AND MAINTAINING AN INTEGRATED MULTI-MODAL TRANSPORTATION SYSTEM.			
4.1A Plan for and implement a multi-modal transportation system while balancing transportation needs with other community values.	Regularly monitor and report on the status of implementation of transportation improvement projects and programs, mode splits, safety, and other metrics to track the success of implementing the policies of the Transportation Element.	Staff	Ongoing
	Develop and implement surveys to check in with SeaTac residents, businesses, and visitors on assessing the status and priorities of the City's multi-modal transportation system.	Staff	Short Term
	Amend the Capital Facilities Plan and Transportation Improvement Program (TIP) and Capital Improvement Plan (CIP) as needed to implement policies reflecting growth and transportation funding.	City Council, Planning Commission, Staff	Ongoing
4.1B: Develop a multi-modal transportation system that reduces adverse environmental impacts of the transportation system.	Review and implement multimodal transportation design standards to meet federal, state, regional, and local policies related to the environment.	City Council, Planning Commission, Staff	Ongoing
	<u>Where feasible, low impact development should be the commonly used approach to minimize impervious surfaces and storm water runoff pursuant to the Surface Water Design Manual.</u>	<u>City Council, Planning Commission, Staff</u>	<u>Ongoing</u>
GOAL 4.2 DEVELOP AND MAINTAIN AN ARTERIAL STREET AND HIGHWAY SYSTEM THAT REDUCES REGIONAL AND AIRPORT RELATED TRAFFIC ON CITY STREETS.			
4.2A Establish LOS for intersections and roadways with LOS E or better as acceptable on principal or minor arterials.	Regularly monitor traffic volumes on local streets to maintain the adopted LOS.	Staff	Ongoing

Ch. 7 Community Design

This section contains SeaTac's community image goals and policies. Goals represent the City's objectives related to community image, while Policies provide more detail about the steps needed to achieve each goal's intent.

Goal 7.1

Provide residents and visitors with a positive, identifiable image of the City of SeaTac.

Portions of SeaTac are easily confused with neighboring communities. Gateways and streets with signature trees and elements can contribute to community pride by establishing a character that says "my town." they can also attract financial investment to SeaTac by setting it apart from other places.

Gateways

Policy 7.1A

Design and install gateways at entry points to the City.

Entry points include major arterials and freeway off-ramps at the City limits and when entering the City from the Airport.

Streets with Trees

Street trees enhance a city's image and property values, provide visual and physical continuity, and reduce the impacts of development on drainage systems and natural habitats.

Policy 7.1B

Preserve existing vegetation and street trees.

Existing, mature trees are imperative to the City's image and walkability.

Policy 7.1C

Require site-appropriate installation of tree and other vegetation along streets.

Parks, Open Space, and Greenbelts

The Parks, Recreation, and Open Space Element of this Comprehensive Plan elaborates on the value of providing, preserving, and maintaining open spaces and greenbelts throughout the community for recreational and wildlife habitat benefits. this section focuses on their community design contribution, particularly when provided in conjunction with private development. SeaTac should strengthen its image by requiring parks and open space with redevelopment and keeping parks, open space (including hillside vegetation), and greenbelts intact and safe from threats of sprawling development patterns.

Policy 7.1D

Require developers to provide publicly accessible open space (e.g., neighborhood pocket parks and plazas) in commercial zones, and require private open space (e.g., decks, balconies, small yards, terraces, courtyards and children's play areas) in all townhouse, multifamily, and mixed use developments.

Publicly accessible open space in high activity centers is a valuable amenity to residents and employees in the City. such open space may include small pocket parks, seating areas, playgrounds, landscaping,

[vegetated LID BMPs \(low impact development best management practices\)](#), public sculpture, fountains, street furniture, pathways, and ponds.

Policy 7.1E

Preserve wildlife habitat and corridors to provide visual and physical relief, and to enhance SeaTac's image as a "green" environment.

Policy 7.1F

Require or incentivize the connection and linkage of parks, boulevards, neighborhood greenways, open spaces, and greenbelts in any redevelopment.

Link open spaces within SeaTac and to those across city boundaries to ensure functional and visual continuity.

Goal 7.3

Enhance the character of residential areas and promote a range of well-designed housing types.

Infill development should be carefully managed so that new investment can take place without radically altering the existing positive aspects of neighborhood character.

Housing Options and Neighborhood Character**Policy 7.3A**

Ensure that accessory dwellings are subordinate in size and appearance to primary residences, to protect and maintain the existing neighborhood character.

Policy 7.3B

Require high-quality multifamily building and site design that fosters a sense of community, relates to the street, has unobtrusive parking arrangements, provides usable open space, and ensures compatible transitions between different types of housing.

The City should apply design standards to multifamily and townhouse development to minimize the appearance of garage doors, activate the street with entries and associated patios or stoops and limited front setbacks, consider roof pitch, and limit the number of units in any one row to maintain small block sizes.

Policy 7.3C:

Develop standards and guidelines for neighborhood commercial areas.

Design standards and guidelines tailored to neighborhood retail and dealing with elements such as setbacks, signage, [vegetated LID BMPs \(low impact development best management practices\)](#), and landscaping can create smaller-scale commercial areas that fit comfortably within a neighborhood.

RECOMMENDED IMPLEMENTATION STRATEGIES

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	Time Line
GOAL 7.1 GENERAL ELEMENTS OF COMMUNITY IMAGE			
CITYWIDE PARKING AND ACCESS			
7.1M Enhance the visual character of surface parking.	Encourage owners of existing lots to provide trees around the perimeter of their lots.	Staff	Ongoing
	Consider developing a list of suitable native and drought-tolerant non-native trees.		

Ch. 8 Economic Vitality

GOAL 8.7

Enhance and utilize the City’s natural and built environment to increase the desirability of locating in SeaTac.

Policy 8.7A:

Beautify and enhance the commercial and residential areas of the City through the application of urban design standards and support for public facilities and amenities to attract commercial and residential growth.

Places that are well-designed and include important community facilities (e.g., sidewalks, street trees, bike lanes, parks, public trails, [vegetated LID BMPs \[low impact development best management practices\]](#)) and amenities (e.g., public art) attract high-quality businesses and development, encourage residential growth, and improve the City’s quality of life and long-term economic success.

Policy 8.7B

Identify and implement programs and strategies that enhance the livability of residential neighborhoods, such as neighborhood cleanups, street trees, signage, code compliance, and other available mechanisms.

Enhancing residential neighborhoods within the City increases livability and the probability that employers and employees may locate in SeaTac.

Ch. 9 Environment

GOAL 9.2

Preserve and enhance the quality of water resources.

Policy 9.2A:

Protect and enhance water quality. Preserve the amenity and ecological functions of water features through land use plans, innovative land development, public education, and stormwater regulations.

Clean water in streams, lakes, and wetlands is an amenity within a city. It provides opportunities for water activities (e.g., swimming, fishing, kayaking, etc.) without fear of infections from waterborne bacteria or parasites. Clean water also enhances the image of a city for its livability and its concern for the natural environment. Techniques for protecting and improving water quality include:

1. Provision of sewers for new development and redevelopment.
2. Adequate stormwater flow control and treatment, [including LID \(low impact development\) principles and LID BMPs \(low impact development best management practices\)](#), for new development and redevelopment.
3. Public education about how to maintain and improve water quality within natural drainage basins.

Policy 9.2B

Manage water resources to preserve ecosystem services, including recreation, fish and wildlife habitat, flood protection, water supply, and open space.

Clean water in streams and lakes allows for preservation of urban wildlife and healthy ecosystems, which provide useful benefits to the City. This increases the overall livability of SeaTac.

Policy 9.2C

Work with adjacent jurisdictions and other affected entities to enhance and protect water quality in the region.

Enhancing and protecting clean water throughout a stream watershed often requires that many jurisdictions work together to preserve water quality. Miller and Des Moines Creeks both cross City limits. Many entities have interests in SeaTac's water quality issues, include fisheries industries for SeaTac's salmonid-bearing waterbodies the Muckleshoot Indian Tribe, and Des Moines and Normandy Park as downstream cities. Affected jurisdictions and entities must coordinate to preserve water quality.

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Ch. 3 Housing and Human Services

Variety of Housing Types

GOAL 3.4

Increase housing options in ways that complement and enhance nearby residential and commercial uses.

Policy 3.4A

Encourage development of residential areas and lots with adequate existing utilities and transportation systems.

SeaTac's neighborhoods have opportunities for infill development. Development of these lots is fiscally responsible and efficient since the utilities and infrastructure are already in place and available.

Policy 3.4B

Promote a variety of housing types and options in all neighborhoods, particularly in proximity to transit, employment, and educational opportunities.

Policy 3.4C

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.

Neighborhood Preservation

GOAL 3.5

Strengthen SeaTac's existing residential neighborhoods and foster a high degree of pride in residency or ownership.

Policy 3.5A

Use City programs to support physical and social stability in established residential neighborhoods.

SeaTac's neighborhoods are affected by many City codes, policies, and programs which regulate land use, physical improvements, and transportation. The City, by equitably maintaining and enhancing the physical and social qualities of existing neighborhoods, ensures that these programs provide the greatest benefit to residents.

Policy 3.5B

Support programs that repair and maintain existing single family, multifamily, owner-occupied, and rental housing to preserve and enhance the housing stock and retain the availability of safe, sanitary, and affordable units.

Neglected housing units can negatively affect a neighborhood's property values and the health of residents.

Policy 3.5C

Advocate for programs that require the insulation of housing units affected by aircraft noise through the Port of Seattle and Federal Aviation Administration Noise Remedy Program.

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Ch. 2 Land Use

Essential Public Facilities

GOAL 2.7

Accommodate essential public facilities in alignment with this Plan’s goals and policies.

Policy 2.7A

Administer a process consistent with the GMA and the Countywide Planning Policies to identify and site essential public facilities (EPF).

SeaTac allows the siting of EPFs provided that any such EPF must be consistent with the City’s goals and policies. SeaTac EPFs include, but are not limited to: airports; State and local correction facilities; State educational facilities; State and regional transportation facilities; landfills; solid waste handling facilities; sewage treatment facilities; major communication facilities and antennas (excluding wireless telecommunication facilities); and in-patient facilities, such as group homes (excluding those facilities covered by the Washington Housing Policy Act), mental health facilities, Secure Community Transition Facilities (SCTF), and substance abuse facilities. Differing levels of review and City involvement will be applied to different types of EPFs. SeaTac’s EPF siting administrative process is outlined in the “implementation strategies” section and described in the Land Use Background Report.

Policy 2.7B

Actively engage with Sound Transit and neighboring cities on the planning, design and construction of the extension of light rail service south of S. 200th Street to the southern city limits and beyond.

Light rail service to the new Angle Lake Station at S. 200th Street and 28th Avenue S. will commence in 2016. Sound Transit is currently planning to extend light rail service south to the vicinity of Highline College by 2023, and will be ~~proceeding~~proceeding to Federal Way as funds become available. Work with Sound Transit to define an exit route through the city that minimizes disruptions to private and public property owners, businesses and residents, and that causes minimal adverse aesthetic, economic and environmental impacts.

Policy 2.7C

Actively engage with The Port of Seattle and neighboring cities on updates to airport master plans and the implementation/construction of, and mitigation for related projects ~~consistant~~consistent with the terms of the ILA.

The Port periodically updates its master plans to prepare for future service needs.

Policy 2.7D

Actively engage with WSDOT and neighboring cities on the planning, design and construction of, and mitigation for highway or other major roadway facilities.

The City’s land use plan depends on the completion of the SR 509 extension. WSDOT received a Record of Decision in 2003 for the completion of the route to I-5. However, the project has been unfunded by the State Legislature. The City should participate in the 509 Executive and Technical Committees to ensure 509 accommodates the city’s planned growth.

Ch. 7 Community Design

Civic Facilities

SeaTac's Urban Center should provide a range of spaces and places for civic and community functions such as public meetings, government services, ceremonial events, and community festivals.

Policy 7.2O

Create public spaces within the Urban Center.

Urban centers are stronger and more focused when they have one or more major public parks or squares. such a place is seen by the community as a "commons" when it is publicly owned, programmed, monitored, and maintained. A privately provided plaza may not accomplish the same result, since it is not "held in common" by the community.

Policy 7.2P

Encourage the development of buildings and structures in the Urban Center which provide civic functions.

Public facilities should be encouraged to locate within the Urban Center. Symbolic civic features, such as a monument, observation platform, or clock tower can reinforce the civic identity of SeaTac.

Policy 7.2Q

Include art with public improvements.

SeaTac can contribute to the world-renowned Pacific northwest's public art legacy by funding programs and projects or providing substantial development incentives for incorporating art. Artists should be included on design teams to integrate art with many public environment elements (e.g., lighting, railings, walls, benches).

Policy 7.2R

Incorporate Bow Lake and Angle Lake as major elements in the image of SeaTac's Urban Center and City Center.

the Urban Center contains two lakes: bow Lake and Angle Lake. the City should continue providing public gathering and performance space at Angle Lake Park. bow Lake is, at present, inaccessible and virtually unseen. it is predominantly privately owned with hotels on the west and south sides and a large mobile home park on the east side. it is an amenity that could be combined with a public park or plaza to make it a focal point of the City Center. special expertise will be needed to allow access to bow Lake while still permitting it to perform its natural functions as part of a designated sensitive area.

Design of Regional Facilities

Policy 7.2S

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.

Policy 7.2S

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.

Policy 7.2S

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.

SeaTac Comprehensive Plan, Volume 1

Ch. 2 Land Use

GOAL 2.1

Focus growth to achieve a balanced mix and arrangement of land uses that support economic vitality, community health and equity, and transit access.

Urban Center Land Uses

Policy 2.1A

Implement the City Center, South 154th Street Station Area, and Angle Lake District Station Area Plans to focus the majority of SeaTac's commercial and residential growth and redevelopment into three distinct complete communities within SeaTac's designated Urban Center.

Policy 2.1A-1

Review and potentially amend the City Center Plan in the near future.

Policy 2.1B

Direct moderate and high density residential development to the Urban Center, especially within the City Center and station areas.

The Urban Center accommodates residents and employees in a mix of uses and structures. Moderate and high density residential uses are appropriate within the Urban Center, where residents can walk or ride transit to work, and take advantage of the employment and activities within the center.

Policy 2.1C

Promote development that reduces block sizes in the Urban Center, particularly in the City Center and the station areas, and provides a network of connected local streets to facilitate pedestrian circulation and transit accessibility.

The physical layout of the Urban Center, including its street and sidewalk network, block size, and configuration, is perhaps the most crucial determinant of its pedestrian and transit accessibility. A dense network of connected streets provides pedestrians with direct, safe, and interesting routes between destinations. Development should add new streets to reduce the average block size in station areas from the current 11.4 acres to three to six acres.

Policy 2.1D

Focus retail development within the City Center and station areas.

Most of the commercial development on International Boulevard consists of non-retail businesses such as hotels, restaurants, park 'n fly lots, offices, and a few auto-oriented retail establishments (e.g., used car sales). The Airport generates a large and relatively untapped market for retail activity in the City of SeaTac. More than 35 million passengers traveled through the Airport terminal in 2013, and the annual volume is projected to increase to 45 million passengers per year by 2024. This market could be tapped, especially if travelers could conveniently access shopping areas outside the Airport.

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Ch. 5 Capital Facilities Element

Goal 5.2

Provide needed public facilities through City funding or requirements for others to provide.

Policy 5.2a

Adopt a Capital Improvement Program (CIP) that is within the City's ability to fund within revenue projections.

Financial feasibility is required for scheduled capital improvements, given realistic and probable revenue estimates. Funding sources may include grants, entitlements, or contributions from other levels of government or service providers.

Policy 5.2b

Pursuant to the Growth Management Act, do not require new development to pay more than its share of the cost of new facilities and do not charge new development for existing deficiencies.

Policy 5.2C

Make financing decisions for capital improvements in accordance with sound fiscal policy.

Capital improvements are typically financed through a combination of user fees, grants, current assets, and loans. Current City budgeting practices incorporate sound fiscal policy to finance needed capital improvements. sound fiscal policy prioritizes funding sources that are: a) most cost effective, b) consistent with prudent asset and liability management, c) appropriate to the useful life of the project(s) to be financed, and d) use loans most efficiently.

Policy 5.2D

Consider ongoing maintenance and operation costs when funding capital projects.

Policy 5.2E

The most recently adopted Highline School District No. 401 Capital Facilities Plan is hereby incorporated by reference to the extent that it is consistent with this Plan.

2017 Comprehensive Plan Amendment Process

DRAFT 9/8/17

Text Amendment:
T-7

CAPITAL FACILITIES BACKGROUND REPORT

CHAPTER 5

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SUMMARY

The Capital Facilities Element (CFE) is required by Washington’s Growth Management Act (GMA). Capital facilities are public facilities with a minimum cost of \$25,000 and an expected useful life of at least 10 years. Capital facilities require special advanced planning because of their significant costs and longevity.

This Background Report analyzes facility capacity needs to serve current and future development, calculating the adopted level of service (LOS) against future population estimates through ~~2020–2023~~ (six years) and 2035 (20 years from the major update of this Plan in 2015).

Information, including cost and financing, about capital projects scheduled for implementation over the next six years is found in the City of SeaTac Capital Improvement Program (CIP), adopted by Ordinance in even-numbered years.

Growth Assumption

This CIP is based on the following established and projected population data:

YEAR	CITYWIDE POPULATION
2010	25,890 <u>26,909</u>
2011	27,110
2012	27,210
2013	27,310
2014	27,620
2015	27,792 <u>27,650</u>
2016	27,964 <u>27,810</u>
2017	28,136 <u>28,850</u>
2018	28,380 <u>29,140</u>
2019	28,480 <u>29,455</u>
2020	28,652 <u>29,794</u>
<u>2021</u>	<u>30,157</u>
<u>2022</u>	<u>30,544</u>
<u>2023</u>	<u>30,955</u>
2035	39,474 37,329

Level of Service Consequences of the CFE

The CFE will enable the City of SeaTac to accommodate over ~~3.7%~~7.3% growth during the next six years (from ~~27,620~~28,850 to ~~28,652~~30,955 people) while maintaining the ~~2014~~-2017 LOS for the following public facilities:

Table BR5.1 Facilities with Non-Population Growth-Based LOS			
FACILITY	LOS MEASURE	EXISTING 2014 LOS	ADOPTED LOS STANDARD
Stormwater Management	Flow Mitigation	Adequate capacity to mitigate flow and water quality impacts as required by the adopted Surface Water Design	Adequate capacity to mitigate flow and water quality impacts as required by the adopted Surface Water Design
Transportation	Volume/ Capacity Ratio	LOS D/E; Some intersections	LOS D/E; Some intersections

Table BR5.2 Facilities with Population Growth-Based LOS				
FACILITY	LOS UNITS	EXISTING 2013 2017 LOS	ADOPTED LOS STANDARD	PAGE
City Hall	Gross Sq. Ft./City	402 418	256.00	23
Community Center	Sq. Ft./1,000	1,090 1,057	1,020.00	64
Community Parks	Acres	2.28 2	1.70	31
Neighborhood Parks	Acres	0.36 0.42	0.27	34
Pocket/Mini Parks	Sq. Ft.	2,662	500.00	37
Trails/Linear Parks	Lineal Ft.	819 798	251.60	39
Off-leash Dog Parks	Acres	0.43 0.42	0.40	26
Baseball/Softball Fields, adult	Fields	0.14	0.08	42
Baseball/Softball Fields, youth	Fields	0.22 0.21	0.15	43
Basketball Courts, outdoor	Courts	0.40 0.42	0.23	45
Football/Soccer Fields	Fields	0.25 0.24	0.18	50
Picnic Shelters	Shelters	0.07 0.17	0.06	52
Playgrounds	Playgrounds	0.29 0.35	0.24	54
Skateboard Parks	Parks	0.07	0.03	56
Tennis Courts	Courts	0.36 0.35	0.30	58

The City does not intend to reduce the facilities available to the community. An adopted LOS that is lower than the existing LOS means that the City is currently providing a LOS higher than its commitment, and that as population increases over time, the existing LOS will decline to approach the adopted LOS.

In addition, improvements made to existing facilities may increase their capacity to serve the community, and prevent the existing LOS from declining.

INTRODUCTION

Definition and Purpose of Capital Facilities Element

The SeaTac Capital Facilities Element (CFE) is comprised of three components: (1) this Background Report, which provides an inventory of the City’s capital facilities with their locations and capacities; (2) the Capital Improvement Program (CIP) which contains the capital projects scheduled for construction over the next six year period and includes the costs and revenue sources for each project, balanced by year; and (3) broad goals and specific policies that guide and implement the provision of adequate public facilities, LOS standards for each public facility, and requires that new development be served by adequate facilities (the “concurrency” requirement). The LOS standards are used in this section to identify needed capital improvements through ~~2020-2023~~ and 2035.

The purpose of the CFE is to use sound fiscal policies to provide adequate public facilities consistent with the Land Use Element and concurrent with, or prior to, the impacts of development in order to achieve and maintain adopted standards for levels of service and to exceed the adopted standards when possible.

Why Plan for Capital Facilities?

There are at least three reasons to plan for capital facilities: growth management, good management, and eligibility for grants and loans.

Growth Management

The CFE is a GMA-required element and intends to:

- Provide capital facilities for land development that is envisioned or authorized by the Land Use Element of the Comprehensive Plan (Plan).
- Maintain the quality of life for existing and future development by establishing and maintaining standards for the LOS of capital facilities.
- Coordinate and provide consistency among the many plans for capital improvements, including:
 - Other elements of the Plan (e.g., transportation and utilities elements),
 - Master plans and other studies of the local government,
 - Plans for capital facilities of state and/or regional significance,
 - Plans of other adjacent local governments, and
 - Plans of special districts.
- Ensure the timely provision of adequate facilities as required in the GMA.
- Document all capital projects and their financing (including projects to be financed by impact fees and/or real estate excise taxes that are authorized by GMA).

The CFE is the element that realizes the Plan. By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the CFE determines the quality of life in the community. The requirement to fully finance the CIP (or revise the land use plan) provides a reality check on the vision set forth in the Plan. The capacity of capital facilities that are provided in the CFP affects the size and configuration of the urban growth area.

Good Management

Planning for major capital facilities and their costs enables the City of SeaTac to:

- Demonstrate the need for facilities and the need for revenues to pay for them;
- Estimate future operation/maintenance costs of new facilities that will impact the annual budget;
- Take advantage of sources of revenue (e.g., grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue; and
- Get better ratings on bond issues when the City borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

Eligibility for Grants and Loans

The Department of Commerce requires that local governments have some type of CFP in order to be eligible for loans. Some other grants and loans have similar requirements or prefer governments that have a CFP.

Statutory Requirements for Capital Facilities Elements

The GMA requires the CFE to identify public facilities that will be required during the six years following adoption or update of the plan. Every two years, the CIP is amended to reflect the subsequent six year time frame. The CIP must include the location, cost, and funding sources of the facilities. The CIP must be financially feasible; in other words, dependable revenue sources must equal or exceed anticipated costs. If the costs exceed the revenue, the City must reduce its LOS, reduce costs, or modify the Land Use Element to bring development into balance with available or affordable facilities.

Other requirements of the GMA mandate forecasts of future needs for capital facilities, and the use of LOS standards as the basis for public facilities contained in the CFE (see RCW 36.70A.020 (12)). As a result, public facilities in the CIP must be based on quantifiable, objective measures of capacity, such as traffic volume capacity per mile of road, and acres of park per capita.

One of the goals of the GMA is to have capital facilities in place concurrent with development. This concept is known as “concurrency” (also called “adequate public facilities”). In the City of SeaTac, concurrency requires 1) facilities serving the development to be in place at the time of development (or for some types of facilities, that a financial commitment is made to provide the facilities within a specified period of time) and 2) such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFE. The GMA requires concurrency for transportation facilities. GMA also requires all other public facilities to be “adequate” (see RCW 19.27.097, 36.70A.020, 36.70A.030, and 58.17.110).

Traditional Capital Improvement Programs (CIP) vs. New CIPs under GMA

Traditional capital improvements programs do not meet the GMA requirements stated above. Table BR5.3 compares traditional CIPs to the new CIP.

Table BR5.3 Traditional CIP vs. New CIP		
FEATURE OF PLAN	TRADITIONAL CAPITAL IMPROVEMENTS PROGRAM	NEW GMA CAPITAL IMPROVEMENTS PROGRAM
Which facilities?	None Required	All Facilities Required
What priorities?	Any Criteria (or None)	LOS Standards
Financing Required?	None Required	Financing Plan Required
Implementation Required?	None Required	Concurrency Required for Identified Facilities

There are traditional and nontraditional approaches to developing capital facilities plans. Two traditional approaches (used to develop CIPs) include:

- Needs driven: first develop needed capital projects, then try to finance them. This approach is sometimes called a “wish list.”
- Revenue driven: first determine financial capacity, then develop capital projects that do not exceed available revenue. This approach is also called “financially constrained.”

Because of the nontraditional requirements of capital facilities planning under the GMA, the traditional approaches to developing capital improvements can cause problems.

The needs-driven approach may exceed the City’s capacity to pay for the projects. If the City cannot pay for needed facilities to achieve the adopted LOS standards, the City must impose a moratorium in order to comply with the concurrency requirement.

The revenue-driven approach may limit the City to capital projects that provide a lower LOS than the community desires. The City may be willing to raise more revenue if it knows that the financial constraints of existing revenues limit the levels of service.

A scenario-driven hybrid approach overcomes these problems. A scenario-driven approach develops two or more scenarios using different assumptions about needs (LOS) and revenues and uses the scenarios to identify the best combination of LOS and financing plan.

The development of multiple scenarios allows the community and decision makers to review more than one version of the City’s future. The highest levels of service provide the best quality of life, but the greatest cost (and the greatest risk of a development moratorium if the cost is not paid), while the lowest cost LOS provides less desirable quality of life. The scenario-driven approach enables the City to balance its desire for high levels of service with its willingness and ability to pay for those levels of service.

Other advantages of the scenario-driven approach include:

- Helping the City analyze which approach achieves the best balance among GMA goals,
- Helping prepare analyses required by the State Environmental Policy Act (SEPA), and
- Evaluating scenarios for the Land Use Element.

The scenario-driven approach also provides a nontraditional method of policy development. The other approaches begin by setting policies (e.g., needs or revenues) then building a plan to implement

the policies. The scenario-driven approach uses alternative potential policy assumptions as the basis for different scenarios.

The establishment of City policies is accomplished by reviewing all scenarios. The City Council selects the preferred scenario, and then policies are written to implement the preferred scenario.

The scenarios are used to test alternative policies, and lead to selection of the policy that the community believes they can achieve. The formal language of policies is written after the scenarios are evaluated and the preferred scenarios (and accompanying policies) have been identified.

Level of Service (Scenario-Driven) Method for Analyzing Capital Facilities

Explanation of Levels of Service (LOSs)

LOSs are usually quantifiable measures of the amount of public facilities that are provided to the community. LOSs may also measure the quality of some public facilities.

Typically, measures of LOSs are expressed as ratios of facility capacity to demand (e.g., actual or potential users). Table BR5.4 lists examples of LOS measures for some capital facilities:

TYPE OF CAPITAL FACILITY	SAMPLE LOS MEASURE
Corrections	Beds per 1,000 population
Fire and Rescue	Average response time
Hospitals	Beds per 1,000 population
Law Enforcement	Officers per 1,000 population
Library	Collection size per capita, building square feet per capita
Parks	Acres per 1,000 population
Roads and Streets	Ratio of actual volume to design capacity
Schools	Square feet per student
Sewer	Gallons per customer per day, effluent quality
Solid Waste	Tons (or cubic yards) per capita or per customer
Surface Water	Design storm (e.g., 100year storm)
Transit	Ridership
Water	Gallons per customer per day, water quality

Each of these LOS measures needs one additional piece of information: the specific quantity that measures the current or proposed LOS. For example, the *standard* for parks might be 5 acres per 1,000 people, but the *current* LOS may be 2.68 acres per 1,000, which is less than the standard.

In order to make use of the LOS method, the City selects the way in which it will measure each facility (e.g., acres, gallons, etc.), and it identifies the amount of the current and proposed LOS for each measurement.

There are other ways to measure the LOS of many of these capital facilities. The examples in Table BR5.4 are provided in order to give greater depth to the following discussion of the use of LOSs as a method for determining the City's need for capital facilities.

Method for Using LOSs

The LOS method answers two questions in order to develop a financially feasible CIP. The GMA requires the CIP to be based on standards for service levels that are measurable and financially feasible for the six fiscal years.

Two questions must be answered to meet GMA requirements:

- What is the quantity of public facilities that will be required by the end of the 6th year?
- Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year?

The answer to each question can be calculated by using objective data and formulas. Each type of public facility is examined separately (e.g., roads are examined separately from parks). The costs of all the types of facilities are then added together in order to determine the overall financial feasibility of the CFP. One of the CFP support documents, "Capital Facilities Requirements" contains the results of the use of this method to answer the two questions for the City of SeaTac.

Question 1: What is the quantity of public facilities that will be required by the end of the 6th year?

Formula 1.1 Demand x Standard = Requirement

- Demand is the estimated sixth-year population or other appropriate measure of need (e.g., dwelling units).
- Standard is the amount of facility per unit of demand (e.g., acres of park per capita).
- Requirement is the total amount of public facilities that are needed, regardless of the amount of facilities that are already in place and being used by the public.

Formula 1.2 Requirement - Inventory = Surplus or Deficiency

- Requirement is the result of Formula 1.1.
- Inventory is the quantity of facilities available at the beginning of the six-year planning period.
- Surplus or Deficiency is the net surplus of public facilities, or the net deficit that must be eliminated by additional facilities before the end of the sixth year. If a net deficiency exists, it represents the combined needs of existing development and anticipated new development. Detailed analysis will reveal the portion of the net deficiency that is attributable to current development compared to the portion needed for new development.

Question 2: Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year?

A "preliminary" answer to Question 2 is prepared in order to test the financial feasibility of tentative or proposed standards of service. The preliminary answers use "average costs" of facilities, rather than specific project costs. This approach avoids the problem of developing detailed projects and costs that would be unusable if the standard proved to be financially unfeasible. If the standards are feasible at the preliminary level, detailed projects are prepared for the "final" answer to Question 2. If, however,

the preliminary answer indicates that a standard of service is not financially feasible, six options are available to the City:

1. Reduce the standard of service, which will reduce the cost, or
2. Increase revenues to pay for the proposed standard of service (higher rates for existing revenues, and/or new sources of revenue), or
3. Reduce the average cost of the public facility (e.g., alternative technology or alternative ownership or financing), thus reducing the total cost, and possibly the quality, or
4. Reduce the demand by restricting population (e.g., revise the Land Use Element), which may cause growth to occur in other jurisdictions, or
5. Reduce the demand by reducing consumption (e.g., transportation demand management techniques, recycling solid waste, water conservation, etc.) which may cost more money initially, but may save money later, or
6. Any combination of options 1-5.

The preliminary answer to Question 2 is prepared using the following formulas (P = preliminary):

Formula 2.1P Deficiency x Average Cost/Unit = Deficiency Cost

- Deficiency is the Result of Formula 1.2.
- Average Cost/Unit is the usual cost of one unit of facility (e.g., mile of road, acre of park, etc.).

The answer to Formula 2.1P is the approximate cost of eliminating all deficiencies of public facilities, based on the use of an “average” cost for each unit of public facility that is needed.

Formula 2.2P Deficiency Cost Revenue = Net Surplus or Deficiency

- Deficiency Cost is the result of Formula 2.1P.
- Revenue is the money currently available for public facilities.

The result of Formula 2.2P is the preliminary answer to the test of financial feasibility of the standards of service. A surplus of revenue in excess of cost means the standard of service is affordable with money remaining (the surplus), therefore the standard is financially feasible. A deficiency of revenue compared to cost means that not enough money is available to build the facilities, therefore the standard is not financially feasible. Any standard that is not financially feasible will need to be adjusted using the 6 strategies listed after Question 2.

The “final” demonstration of financial feasibility uses detailed costs of specific capital projects in lieu of the “average” costs of facilities used in the preliminary answer, as follows (F = final):

Formula 2.1F Capacity Projects + Non-capacity Projects = Project Cost

- Capacity Projects is the cost of all projects needed to eliminate the deficiency for existing and future development (Formula 1.2), including upgrades and/or expansion of existing facilities as well as new facilities.
- Non-capacity Projects is the cost of remodeling, renovation or replacement needed to maintain the inventory of existing facilities.

Formula 2.2F. Project Cost Revenue = Net Surplus or Deficiency

- Project Cost is the result of Formula 2.1F.
- Revenue is the money available for public facilities from current/proposed sources.

The “final” answer to Question 2 validates the financial feasibility of the standards for LOSs that are used for each public facility in the CFE and in the other elements of the Plan. The financially feasible standards for LOSs and the resulting capital improvement projects are used as the basis for policies and implementation programs in the final Capital Facilities Plan.

Setting the Standards for LOSs

Because the need for capital facilities is largely determined by the LOSs that are adopted, the key to influencing the CFE is to influence the selection of the LOS standards. LOS standards are measures of the quality of life of the community. The standards should be based on the community’s vision of its future and its values.

Traditional approaches to capital facilities planning rely on technical experts, including staff and consultants, to determine the need for capital improvements. In the scenario-driven approach, these experts play an important advisory role, but they do not control the determination. Their role is to define and implement a process for the review of various scenarios, to analyze data and make suggestions based on technical considerations.

The final, legal authority to establish the LOSs rests with the City Council because they enact the LOS standards that reflect the community’s vision. Their decision should be influenced by recommendations of the 1) Planning Commission; 2) providers of public facilities including local government departments, special districts, private utilities, the State of Washington, tribal governments, etc.; 3) formal advisory groups that make recommendations to the providers of public facilities (e.g., CPSC); and 4) the general public through individual citizens and community civic, business, and issue-based organizations that make their views known or are sought through sampling techniques.

An individual has many opportunities to influence the LOS (and other aspects of the Growth Management Plan). These opportunities include attending and participating in meetings, writing letters, responding to surveys or questionnaires, joining organizations that participate in the CFE process, being appointed/elected to an advisory group, making comments/presentation/testimony at the meetings of any group or government agency that influences the LOS decision and giving input during the SEPA review process.

The scenario-driven approach to developing the LOS standards provides decision-makers and anyone else who wishes to participate with a clear statement of the outcomes of various LOSs for each type of public facility. This approach reduces the tendency for decisions to be controlled by expert staff or consultants, and opens up the decision-making process to the public and advisory groups, and places the decisions before the City Council.

Selection of a specific LOS to be the “adopted standard” was accomplished by a 10-step process:

1. The actual LOS was calculated in 1993, at the beginning of the Capital Facilities Planning Process. This 1993 level is referred to as “current” LOS.
2. Departmental service providers were given national standards or guidelines and examples of local LOS from other local governments.
3. Departmental service providers researched local standards from City studies, master plans, ordinances, and development regulations.
4. Departmental service providers recommended a standard for the City of SeaTac’s CFE.
5. The first draft of the Capital Facilities Requirements forecast needed capacity and approximate costs of the 1993 actual LOS and the department’s recommended LOS.
6. The City Council reviewed and commented on the first draft Capital Facilities Requirements report.
7. Departmental service providers prepared specific capital improvements projects to support the 1993 LOS (unless the Council workshop indicated an interest in a different LOS for the purpose of preparing the first draft CFE). In 2002 the City Council adopted LOS standards for individual park and recreation facilities to better reflect the City’s commitment to providing improvements to parks without adding to parks acreage.
8. The first draft CFE was prepared using the 1993 LOS. The LOS in the first draft CFE served as the basis of capital projects, their costs, and a financing plan necessary to pay for the costs.
9. The draft CFE was reviewed/discussed during City Council-Planning Commission joint workshop(s) prior to formal reading/hearing of CFE by the City Council.
10. The City Council formally adopted LOSs as part of the Plan.

The final standards for LOSs are adopted in Policy 4.3. The adopted standards 1) determine the need for capital improvements projects (see Policy 4.4 and the Capital Improvements section) and 2) are the benchmark for testing the adequacy of public facilities for each proposed development pursuant to the “concurrency” requirement (see Policy 4.3). The adopted standards can be amended, if necessary, once each year as part of the annual amendment of the Plan.

Because the CIP is a rolling 6 year plan, it must be revised regularly and the revision constitutes one component of the Plan amendment process. Step 1 above indicates the use of the current LOS in the process of adopting service standards. In the process of amending the CFE, the current LOS is calculated using the current population.

CAPITAL IMPROVEMENTS

Introduction

This section compares the inventory of existing facilities with the LOS standard, considering population projections, to estimate the need for future facilities.

Each type of public facility is presented in a separate section which follows a standard format. Each section provides an overview of the data, with subsections for Current Facilities and LOS analysis. Two tables are provided for each facility type:

- **Inventory of Current Facilities** (the first table of each subsection). A list of existing capital facilities, including the name, capacity (for reference to LOSs) and location.
- **Level of Service Capacity Analysis** (the second table of each subsection). A table analyzing facility capacity requirements is presented for each type of public facility. The table calculates the amount of facility capacity that is required to achieve and maintain the adopted standard for LOS. The capital improvements projects that provide the needed capacity (if any) are listed in the table, and their capacities are reconciled to the total requirement.

Selecting Revenue Sources for the Financing Plan

One of the most important requirements of the CIP is that it must be financially feasible; GMA requires a balanced capital budget. The following are excerpts from GMA pertaining to financing of capital improvements.

GMA requires “a six year plan that will finance capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.” For roads, GMA allows development when “a financial commitment is in place to complete the improvements...within six years” (emphasis added).

The City must be able to afford the standards of service that it adopts, or “if probable funding falls short of meeting existing needs” the City must “reassess the Land Use Element” (which most likely will cause further limits on development).

In keeping with these requirements, the City’s CFE Goal 5.2 requires the City to “provide needed public facilities through City funding...”

Sources of revenue are maintained by the Finance Director.

The process of identifying specific revenues for the financing plan was as follows:

1. Calculate total costs for each type of public facility.
2. Match existing restricted revenue sources to the type of facility to which they are restricted.
3. Subtract existing restricted revenues from costs to identify unfunded “deficit.” (1 – 2 = 3).
4. Apply new restricted revenues to the type of facility to which they are restricted.

5. Subtract new restricted revenues from costs to identify remaining unfunded “deficits” (3 – 4 = 5).
6. Allocate new unrestricted revenue to unfunded deficits. Two new unrestricted revenues are potentially available to meet deficits:
7. New bond issues (either councilmanic, or voted, or a combination), and
8. The second 1/44 real estate excise tax.

Decision makers can choose which of the two (bonds or REET) to assign to specific capital projects for the final CFP.

City Hall

Current Facilities

In 2002, the City purchased and renovated an existing building to serve as the new City Hall. This building is located at 4800 S. 188th Street, SeaTac WA 98188. It contains over 81,000 square feet, of which the City uses approximately 53,500 square feet. The balance is leased but available for expansion, should the City need additional space.

Level of Service (LOS)

The adopted LOS of 256 gross square feet (gsf) per city hall employee (gross square feet includes offices and other work areas, the City Council Chamber, Courtroom, restrooms and other common areas) requires approximately ~~35,840~~38,144 gsf of space through the year ~~2020~~2023 (See Table [CH2BR5.6](#)).

Through the year 2035, the City will need approximately ~~49,400~~45,824 gsf of space to maintain this LOS. In addition, there may be other public (non-employee) spaces that must be accommodated in the City Hall. Accordingly, the City purchased a building in 2002 with its long-term needs in mind.

Capital Facilities Projects Completed in ~~2013-2014~~2015-2017

~~No capacity related projects were completed. At City Hall, the heat pumps scheduled for replacement under the City’s ongoing replacement program were replaced, and replacement of the windows with energy efficient double pane glass was completed.~~

~~At SeaTac Center, those tenant improvements which had been scheduled for 2013 were completed.~~

The inventory of current City Hall administrative offices includes the following.

Table BR5.5 City Hall: Current Facilities Inventory		
CAPACITY		
Name	(Net Sq. Ft.)	Location
City Hall	53,500	4800 S. 188 th Street

Table BR5.6 City Hall: Capital Projects LOS Capacity Analysis				
CITY LOS = 256 SQUQRE FEET PER EMPLOYEE				
(1)	(2)	(3)	(4)	(5)
TIME PERIOD	CITY HALL EMPLOYMENT	SQUARE FEET REQUIRED @ 256 PER EMPLOYEE	CURRENT AREA AVAILABLE	NET RESERVE OR DEFICIENCY
2014-2017 City Hall Actual Employment	128	32,768	53,500	20,732
2015-2020-2018-2023 Growth	1221	3,0725,376	0	3,072 -5,376
Total as of 2020 2023	140 149	35,840 38,144	53,500	17,660 15,356
Total as of 2035	193 179	49,408 45,824	53,500	4,092 7,676
Capacity Projects	None			

Parks and Recreation

Current Facilities

The parks inventory has identified the following:

- **Total Park Land:** There are approximately ~~400~~389.7 acres of community, neighborhood and regional parks within the SeaTac city limits.
- **Developed Park Land:** ~~154~~143 acres of that parkland is developed; the remainder is undeveloped. Much of the park land is operated by the City, while some is operated by other jurisdictions.
- **Community & Neighborhood Park & Trails:** The City is currently served by ~~currently owns and operates~~ 98~~48.3~~ acres of community parks, ~~18.3~~12 acres of neighborhood parks, and ~~more than~~ 22,600 23,017 lineal feet of trails.
- **Regional Parks:** The city operates 80 acres of North SeaTac Park and has developed a small community park around the North SeaTac Community Center. Regional parkland (North SeaTac Park, and Des Moines Creek Park) will serve not only SeaTac residents but people from surrounding areas as well. As such, the City will seek funds outside the City for operations
- **Playfields:** In terms of multi-purpose outdoor facilities, the City currently has two playfields, one at Sunset Park and the other at Valley Ridge Park, that are programmed for multiple sports year round. These two multi-purpose sports fields accommodate the following programmed activities: adult and youth baseball, adult and youth softball, football and soccer. Additionally, North SeaTac Park has baseball/softball fields and separate soccer fields.

~~The City is served by 58,548 square feet of pocket/mini parks which are owned by private businesses and other agencies, but are open to the public. Additionally, the city operates 80 acres of North SeaTac Park and has developed a small community park around the North SeaTac Community Center. Regional parkland (North SeaTac Park, and Des Moines Creek Park) will serve not only SeaTac residents but people from surrounding areas as well. As such, the City will seek funds outside the City for operations. Pocket parks will primarily serve the daytime public in commercial areas of the City; these parks will be encouraged as part of new developments and will typically be owned and maintained by commercial establishments. Mini parks are envisioned as small recreation areas to be located within residential developments, especially in higher density areas. Linear parks/trails will help to link different areas of the city and provide enjoyment of natural features; after such trails are developed, they will be owned and maintained by the City.~~

~~Table 1 of each section, the "Current Facilities Inventory," lists each park facility separately along with its current capacity and street location. Map BR5.1 shows the geographic location of each facility.~~

~~In terms of multi-purpose outdoor facilities, the City currently has two playfields, one at Sunset Park and the other at Valley Ridge Park, that are programmed for multiple sports year round. These two multi-purpose sports fields accommodate the following programmed activities: adult and youth baseball, adult and youth softball, football and soccer. Additionally, North SeaTac Park has baseball/softball fields and separate soccer fields.~~

Level of Service (LOS)

SeaTac uses two methods of measuring its LOS for parks and recreation facilities: **acreage-based** and **facilities-based**. In the past, the City measured its LOS solely by the amount of acreage per thousand residents devoted to a particular parks category, such as regional park, neighborhood park, etc. That approach does not directly take into account facilities available for recreation; it assumes that the demand will be met by providing a specified number of acres per City resident. Under an acreage-based LOS, as the number of residents increases, the amount of park land must increase to keep pace.

In SeaTac, however, very little land is left for additional parks. As the City's population grows, residents' need for recreational opportunities must be met by adding or upgrading facilities to most parks. ~~Four~~Three types of parks will still be evaluated by an acreage-based standard: Community, ~~and~~ Neighborhood, ~~Pocket/Mini~~ parks and Trails/Linear parks. All other types of parks use a facilities-based LOS to measure how well the City is meeting the recreational needs of SeaTac residents.

As those needs increase, the City has the option of adding new facilities, or adding capacity to existing ones, by improving the facilities themselves. For example, the Parks Department proposes to make playing surface and outdoor lighting improvements on field 4 at Valley Ridge Park. Improvements of this nature nearly double the capacity of baseball/football fields in the City, without actually adding any new fields.

While not reflected in either LOS standard, the City will also consider equity of location, to further ensure that all residents have access to recreation. Map BR5.1 shows the locations of parks in SeaTac and the immediate surrounding areas.

Parks Description and Acreage-based LOS

Only land currently developed for recreational activities is counted as "capacity" for the purpose of calculating park LOS. Counting only developed acres as capacity allows the City to focus on its targeted need: more *developed* park land. As land is developed or as facilities are added, land will be transferred from the undeveloped to the developed category, showing progress toward the City's adopted LOS standard. In some cases, acreage that appears to be developed may be classified as undeveloped because it lacks facilities typical of parks in its category. In these cases, an acre value is assigned to a needed facility, for instance .5 acres for a child's play area. The following figure lists developed, undeveloped, and total land within each park category.

PARK CATEGORY	DEVELOPED	UNDEVELOPED	TOTAL
Community Parks	49 <u>50.8</u> acres	35 acres	84 <u>85.8</u> acres
Neighborhood Parks	40 <u>12</u> acres	8 <u>3</u> 0.5 acres	48 <u>12.5</u> acres
Regional Park	80 <u>.2</u> acres	211.4 <u>211.2</u> acres	291.4 acres
Trails/Linear Parks	22,630 <u>23,017</u> lineal feet	0 lineal feet	22,630 <u>23,017</u> lineal feet
Pocket/Mini Parks	73,548 sq. ft.	N.A.	73,548 sq. ft.

The current LOS provided by the park system within the City is based on the current inventory of developed park acres divided by the actual ~~2014-2017~~ SeaTac population. The second table in each category analyzes capacity through the years 2023 and 2035. This equates to 2.28 acres per

~~1,000 people for community parks; 0.36 acres per 1,000 people for neighborhood parks; 2,662 square feet per 1,000 population feet for pocket/mini parks; and 819 lineal feet per 1,000 people for trails/linear parks.~~

~~The City adopted LOS is 1.7 acres per 1,000 population for community parks; 0.27 acres per 1,000 people for neighborhood parks; 500 square feet per 1,000 people for pocket/mini parks; and 251.6 lineal feet per 1,000 population for trails/linear parks. Current facilities and planned improvements enable the City to maintain current LOSs through 2020.~~

Each City LOS will enable the City to anticipate the need for additional developed park acreage and facilities, and trail miles as the City population continues to increase over time.

Summary of LOS Analysis Findings

~~Through~~ In order to satisfy currently adopted service levels, the City will need to add or develop the following: 2035 the City will need to add or develop an additional 4 acres of Community Parks, and 1 acre of Neighborhood Parks. 18.1 acres of off-leash dog park, 2 playgrounds, 2 skateboard parks, and 2 tennis courts to satisfy adopted service levels.

- By 2023: 465 square feet of Community Center space
- By 2035: 5.9 acres of Community Parks, one acre of Off-Leash Dog Park, 1.2 Tennis/Racquet Courts, 6,967 square feet of Community Center space







Capital Facilities Projects Completed in ~~2013-2014~~2015-2017

~~In 2013-2014~~2015-2017 the City completed the following capacity-related projects:

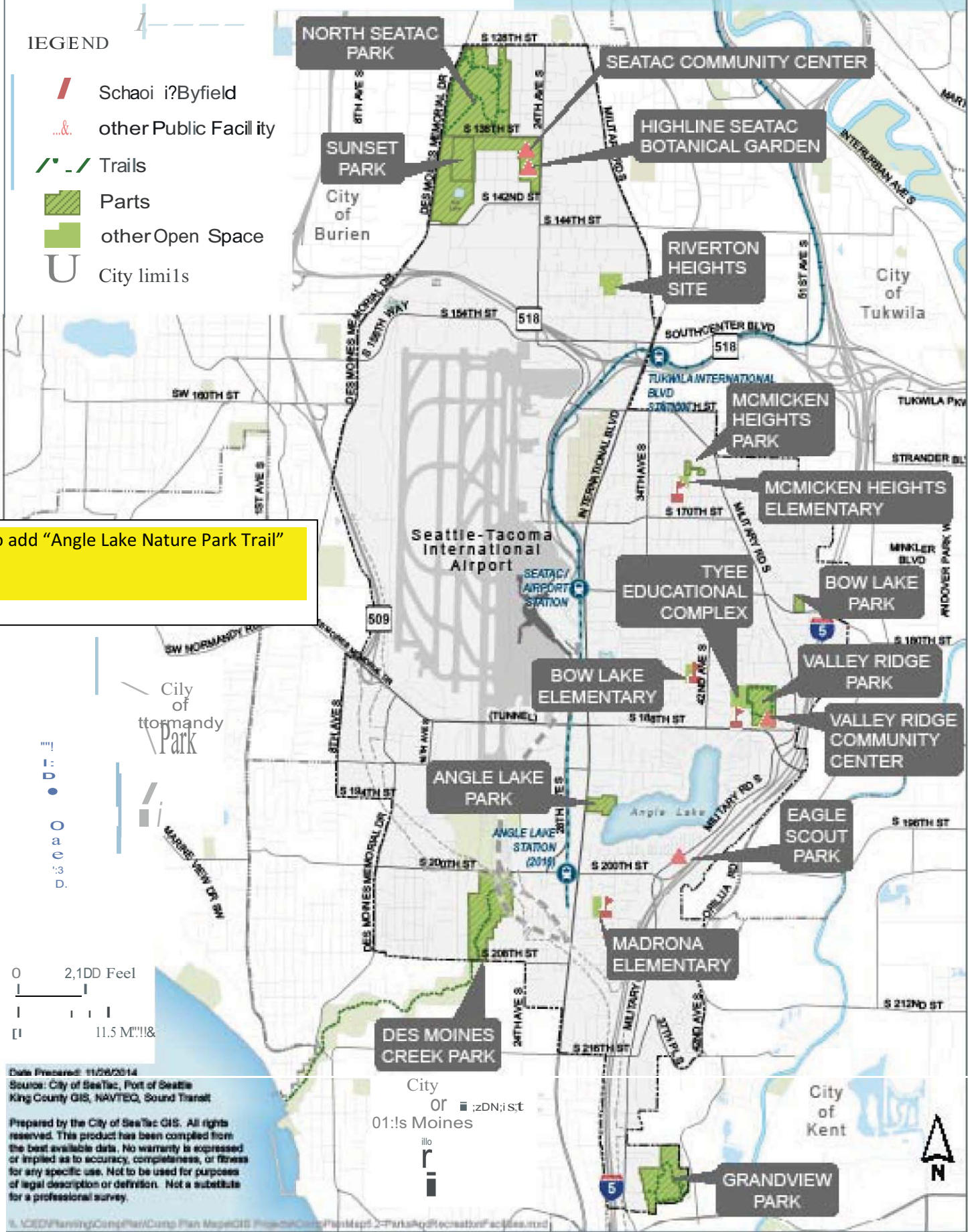
- ~~• The Angle Lake Park Spray Park, part of the Phase II construction project;~~
 - ~~• Construction of the boat launch replacement;~~
 - ~~• The addition of two picnic shelters at Angle Lake Park; and~~
 - ~~• Construction of the life guard shelter.~~
- Construction of new two acre Riverton Heights Park, including playground
 - Construction of new 1.8 acre Angle Lake Nature Park Trail
 - Construction of SeaTac Community Garden in North SeaTac Park

PARKS AND RECREATION FACILITIES

LEGEND

-  Scholastic Byfield
-  other Public Facility
-  Trails
-  Parts
-  other Open Space
-  City limits

Need to add "Angle Lake Nature Park Trail"



Date Prepared: 11/26/2014
 Source: City of SeaTac, Port of Seattle, King County GIS, NAVTEQ, Sound Transit
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Map BR5.1. Parks and Recreation Facilities

Community Parks

Community parks within the City are primarily highly developed and used for active recreation. They include amenities from picnic tables, and a boat launch at Angle Lake Park to courts and fields for tennis, softball, and soccer. Typically, community parks serve population within a mile radius of the park.

The inventory of current Community Parks includes the following:

Table BR5.8 Community Parks: Parks Inventory				
NAME	DEVELOPED*	UNDEVELOPED	TOTAL	LOCATION
Angle Lake Park	10.5 acres	0 acres	10.5 acres	19408 International Blvd
<u>Angle Lake Park Nature Trail</u>	<u>1.8 acres</u>	<u>0 acres</u>	<u>1.8 acres</u>	<u>S. 196th St. & International Blvd.</u>
Grandview Park**	14.0 acres	24.0 acres	38.0 acres	3600 S. 228th Street
Sunset Playfield	14.4 acres	0 acres	14.4 acres	13659 – 18th Ave. S.
Valley Ridge Park	21 acres	0 acres	21 acres	4644 S. 188th St.
NST Community Park	0.6 acres	11 acres	11.6 acres	S. 128th St. & 20th
Tyee H.S. Playfields	2.5 acres	0 acres	2.5 acres	4424 S. 188th St.
TOTAL	49 <u>50.8</u> acres	35 acres	84 <u>85.8</u> acres	

* Developed acres are used to calculate current capacity.

**Grandview Park's developed acres are not included in the inventory of Community Parks- they are instead counted separately as the Off-Leash Dog Park.

Table BR5.9 Community Parks: Capital Projects LOS Capacity Analysis				
City LOS = 1.7 acres per 1,000 population				
(1)	(2)	(3)	(4)	(5)
Time Period	City Population	Dev. Acres Required @ 0.0017 per capita	Current Acres Available	Net Reserve or Deficiency
2014- 2017 Actual Pop.	27,620 <u>28,850</u>	47 <u>49</u>	49 <u>50.8</u>	2 <u>1.8</u>
2015-2020 2018-2023 Growth	1,032 <u>2,105</u>	1.8 <u>3.6</u>	-1.8 <u>6.8</u>	0 <u>-3.2</u>
Total as of 2020 <u>2023</u>	28,652 <u>30,955</u>	48.8 <u>52.6</u>	49 <u>57.6</u>	0.2 <u>5</u>
Total as of 2035	39,474 <u>37,329</u>	67.1 <u>63.5</u>	49 <u>57.6</u>	-18.1 <u>-5.9</u>
Capacity Projects	<u>None</u> <u>6.8 acres in column (4) is from sports fields to be constructed as part of the middle school to be built on the former Glacier HS site</u>			

Neighborhood Parks

Neighborhood parks are typically located within a residential area and provide passive, multiuse space, as well as opportunities for active recreation. They typically serve the population within a 1/2 mile radius of the park. Elementary school playfields and other school outdoor facilities (e.g., Tye High School tennis courts) are counted in the City’s inventory of parks facilities because they are available for the community’s use. The City is not obligated to pay for maintenance or replacement of these facilities, except in cases where the City has entered into specific agreements with the Highline School District for provision or maintenance of specific facilities.

The inventory of current Neighborhood Parks includes the following:

Table BR5.10 Neighborhood Parks: Parks Inventory				
NAME	DEVELOPED*	UNDEVELOPED	TOTAL	LOCATION
Bow Lake Park	3.5 acres	.5 acres	4 acres	S. 178th St. at 51st Ave.
McMicken Heights Park	2.5 acres	0 acres	2.5 acres	S. 166th St. & 40th Ave. S.
<u>Riverton Heights Park</u>	<u>2 acres</u>	<u>0 acres</u>	<u>2 acres</u>	<u>3011 S. 148th St.</u>
McMicken Hts. School❖	1 acre	0 acres	1 acre	3708 S. 168th St.
Valley View Elem. School❖	1 acre	0 acres	1 acre	17622 46th Ave. So.
Madrona Elem. School❖	1 acre	0 acres	1 acre	3030 S. 204th St.
Bow Lake Elem. School❖	1 acre	0 acres	1 acre	18237 42nd Ave. So.
TOTAL	<u>10-12</u> acres	0.5 acres	<u>10.5-12.5</u> acres	

*Developed acres are used to calculate current capacity.
 ❖School playfields also serve as neighborhood parks for local residents.

Table BR5.11 Neighborhood Parks: Capital Projects LOS Capacity Analysis				
City LOS = 0.27 acres per 1,000 population				
(1)	(2)	(3)	(4)	(5)
TIME PERIOD	CITY POPULATION	DEV. ACRES REQUIRED @ 0.27	CURRENT ACRES	NET RESERVE OR DEFICIENCY
<u>2014-2017</u> Actual Pop.	<u>27,620</u>	<u>7.5</u>	<u>10.12</u>	<u>2.5 4.2</u>
<u>2015-2020</u> <u>2018-2023</u>	<u>1,032</u>	<u>0.3</u>	0	<u>-0.3</u>
Total as of <u>2020-2023</u>	<u>28,652</u>	<u>7.8</u>	<u>10.12</u>	<u>2.2 3.6</u>
Total as of 2035	<u>39,474</u>	<u>11</u>	<u>10.12</u>	<u>-1.0</u>
Capacity Projects	None			

Regional Parks

Regional/District parks typically serve a 10+ mile radius. They may include active recreational facilities, as well as passive open space areas.

North SeaTac Park

Due to its wide service area extending beyond the City of SeaTac, North SeaTac Park has not been treated as a typical SeaTac park. The City, working with King County, has established policies for park jurisdiction and maintenance.

The City has a Master Plan for the whole park, and approximately 80 acres have been developed with facilities for active recreation. A 0.2 acre community garden, a feature identified in the Master Plan, was constructed in 2017. No projects for additional development are proposed for the six-year CFP.

Des Moines Creek Park

Des Moines Creek Park is a wooded, natural area of 95 acres surrounding Des Moines Creek that was purchased with Forward Thrust funds for preservation as open space and recreation. Currently the area is underdeveloped and contains dirt bike trails. A connecting trail was completed along Des Moines Creek in 1997. Some additional improvements may be planned after discussion and master planning in conjunction with the community. However, the park will continue to offer passive recreational opportunities. Its large size and proximity at the southern end of the City contribute to its classification as a regional park. It will also play a key role in the future as a part of the regional Lake to Sound Trail, which is intended to link Lake Washington to Puget Sound, as additional trails are developed to form a linked network of natural areas in the Puget Sound.

Table BR5.12 Regional Parks: Current Facilities Inventory

NAME	DEVELOPED*	UNDEVELOPED	TOTAL	LOCATION
North SeaTac Park	80.0 80.2 acres	116.4 116.2 acres	196.4 acres	City's Northwest Corner
Des Moines Creek Park	0.0 acres	95.0 acres	95.0 acres	City's South End
TOTAL	80.0 80.2 acres	211.4 211.2 acres	291.4 acres	

Pocket/Mini Parks

“Pocket parks” are envisioned as small parks near workplaces. They are characterized by urban plazas with hardscape surfaces, benches, lighting, and other pedestrian amenities. They may also include special interest areas such as the Flag Pavilion that highlights unique features of SeaTac, adding variety and interest to the commercial environment. City standards also encourage the inclusion of pocket parks within new developments, especially in the Urban Center.

Mini parks are small parks of 1/4 to 1/2 acre serving residential developments. Smaller than neighborhood parks, mini parks allow recreation areas to be accessible to children without the need to cross major streets. Such parks are especially needed in several existing multi-family areas that lack access to neighborhood parks. The inventory of current pocket/mini parks includes the following.

TYPE	NAME	DEVELOPED SQ. FT.	LOCATION
Pocket Parks	SeaTac Office Center Plaza	8,500 square feet	18000 International Blvd.
	Hilton Plaza	45,748 square feet	17620 International Blvd.
	Sound Transit Plaza	15,000 square feet	Intl. Blvd. at 176th Street
Mini Parks	Eagle Scout Park	1,800 square feet	196th & Military Road
TOTAL		71,048 square feet	

None of the pocket parks listed are owned by the City, and only Eagle Scout Park is maintained by the City. They are accessible to the public through the desire of property owners to create urban amenities that will enhance commercial areas. Both the City and local business can benefit from such parks which typically remain under the commercial property owner’s operation. Currently there are neither guidelines for the use of such parks nor guarantees that they will remain as parks. The City would like to encourage creation of additional parks in conjunction with guidelines for their use. Guidelines can serve both to protect property owners and to ensure the long term availability of pocket parks for the public.

The zoning code currently gives density bonuses to developers for including open space or park in their development, or for dedicating land for park development. Additionally, within the Urban Center, pedestrian plazas can count toward the landscaping requirements in certain situations. These zoning code provisions are intended to encourage the creation of pocket parks as the City grows.

The City has recently identified the need for mini parks in existing residential developments, and will continue to work with the community to identify opportunities to develop such parks.

City LOS = 500 square feet per 1,000 population				
(1)	(2)	(3)	(4)	(5)
TIME PERIOD	CITY POPULATION	SQUARE FEET REQUIRED @ 0.5 PER CAPITA	CURRENT ACRES AVAILABLE	NET RESERVE OR DEFICIENCY
2014 Actual Pop.	27,620	13,810	71,048	57,238
2015 – 2020 Growth	1,032	516	0	-516

Total as of 2020	28,652	44,326	71,048	56,722
Total as of 2035	39,474	49,737	71,048	51,311
Capacity Projects:	None			

Trails/Linear Parks

Recreational trails create pedestrian linkages between existing parks and enhance public enjoyment of natural features.

The inventory of current Trails includes the following:

NAME	CAPACITY (LINEAL FEET)	LOCATION
North SeaTac Park Trails	12,430	City's Northwest Corner
West Side Trail	7,200	Adjacent to Des Moines Memorial Drive , NSTP-N SeaTac Park to Sunnysdale
Angle Lake Park Nature Trail	387	Links Angle Lake Park to Angle Lake NaturePark
Des Moines Creek Park Trail	3,000	City's South End
TOTAL	22,630 <u>23,017</u> Lineal Feet	

City LOS = 251.6 lineal feet per 1,000 population				
(1)	(2)	(3)	(4)	(5)
TIME PERIOD	CITY POPULATION	LINEAL FEET REQUIRED @ 0.2516 PER CAPITA	CURRENT LINEAL FEET AVAILABLE	NET RESERVE OR DEFICIENCY
2014-2017 Actual Pop.	27,620 <u>28,850</u>	6,949 <u>7,259</u>	22,630 <u>23,017</u>	15,681 <u>15,758</u>
2015-2020 <u>2018-2023</u> Growth	1,032 <u>2,105</u>	260 <u>530</u>	0	-260 <u>-530</u>
Total as of 2020 <u>2023</u>	28,652 <u>30,955</u>	7,209 <u>7,789</u>	22,630 <u>23,017</u>	15,421 <u>15,228</u>
Total as of 2035	39,474 <u>37,329</u>	9,932 <u>9,392</u>	22,630 <u>23,017</u>	12,698 <u>13,625</u>
Capacity Projects:	None			

Off-Leash Dog Park

SeaTac's Off-Leash Dog park serves residents of the city and parts of the larger South King County community of dog owners.

The current inventory of off-leash dog parks includes the following:

NAME	CAPACITY (ACRES)	LOCATION
Grandview Park Off- Leash Dog	14 acres	3600 S. 228th Street
TOTAL	14 acres	

City LOS= 0.4 Acres per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY POPULATION	ACRES REQUIRED @ 0.0004 PER CAPITA	CURRENT ACRES AVAILABLE	NET RESERVE OR DEFICIENCY
2014-2017 Actual Pop.	27,620 <u>28,850</u>	11.0 <u>12</u>	14	3.0 <u>2</u>
2015-2020 2018-2023 Growth	1,032 <u>2,105</u>	0.4 <u>1</u>	0	-0.4 <u>-1</u>
Total as of 2020 <u>2023</u>	28,652 <u>30,955</u>	11.4 <u>13</u>	14	2.6 <u>1</u>
Total as of 2035	39,474 <u>37,329</u>	15.8 <u>15</u>	14	-1.8 <u>-1</u>
CAPACITY PROJECTS	None			

Recreational Facilities

Facilities-Based LOS

The LOS provided by recreational facilities in the City is based on the number of each facility divided by the estimated number of people each one can serve annually. The second table in each category analyzes capacity through the years ~~2020-2023~~ and 2035. Several projects are planned to increase capacity, including various sports field improvements. Current facilities and planned improvements enable the City to maintain service levels through ~~2020~~2023.

By 2035 this plan anticipates a need for ~~1.5 additional playgrounds, 1.5 additional skateboard parks, and 1.8~~1.2 additional tennis courts.

PARK	LOCATION	NUMBER OF FACILITIES
Valley Ridge Park	4644 S. 188th Street	2
NST Community Park	S. 128th Street & 20th Avenue	2
TOTAL		4

Adopted City LOS = 0. 18 <u>083</u> fields per 1,000 population					
[1]	[2]	[3]	[4]	[5]	[6]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00018 <u>00008</u> PER CAPITA	CURRENT FACILITIES AVAILABLE	ADDED CAPACITY TO FACILITIES	NET RESERVE OR DEFICIENCY
2014-2017 Actual Pop.	27,620 <u>28,850</u>	5.0 <u>2.3</u>	7 <u>4</u>		2.0 <u>1.7</u>
2015-2020 <u>2018-2023</u> Growth	1,032 <u>2,105</u>	0.2	0	0.5	0.3
Total as of 2020 <u>2023</u>	28,652 <u>30,955</u>	5.2 <u>2.5</u>	7 <u>4</u>	0.5	2.3 <u>2</u>
Total as of 2035	39,474 <u>37,329</u>	7.1 <u>3</u>	7 <u>4</u>	0.5	0.4 <u>1.5</u>
CAPACITY PROJECTS					
Football/Soccer Fields Acquisition/Development:					
*Improved surface and outdoor lighting on Field #4 @ Valley Ridge Park.					
* Column [5] refers to these improvements.					

Table BR5.21 Baseball/Softball Fields, Youth: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
Sunset Playfield	13659 18th Ave. South	2
Valley Ridge Park	4644 S. 188th Street	4
TOTAL		6

Table BR5.22 Baseball/Softball Fields, Youth: Capital Projects LOS Capacity Analysis					
Adopted City LOS = 0.15 fields per 1,000 population					
[1]	[2]	[3]	[4]	[5]	[6]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00015 PER CAPITA	CURRENT FACILITIES AVAILABLE	ADDED CAPACITY TO FACILITIES	NET RESERVE OR DEFICIENCY
2014-2017 Actual Pop.	27,620 <u>28,850</u>	4.1 <u>4.3</u>	6-0		1.9 <u>1.7</u>
2015-2020 <u>2018-2023</u> Growth	1,032 <u>2,105</u>	0.2 <u>0.3</u>	0.0	0.5	0.3 <u>0.2</u>
Total as of 2020 <u>2023</u>	28,652 <u>30,955</u>	4.3 <u>4.6</u>	6	0.5	2.2 <u>1.9</u>
Total as of 2035	39,474 <u>37,329</u>	5.9 <u>5.6</u>	6	0.5	0.6 <u>0.9</u>
CAPACITY PROJECTS					
Youth Baseball/softball Acquisition/Development:					
*Improved surface and outdoor lighting on Field #4 @ Valley Ridge Park.					
* Column [5] refers to these improvements.					

Table BR5.23 Basketball Courts, Outdoor: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
Valley Ridge Park	4644 S. 188th Street	3
NST Community Park	S. 128th Street & 20th Avenue South <u>Ave. S.</u>	2
Bow Lake School	18237 42nd Ave. Street	2
Madrona School	440 S. 186th Street	4
<u>Riverton Heights Park</u>	<u>3011 S. 148th Street</u>	<u>1</u>
TOTAL		14 <u>12</u>

Table BR5.24 Basketball Courts, Outdoor: Capital Projects LOS Capacity Analysis				
Adopted City LOS = 0.23 courts per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00023 PER CAPITA	CURRENT FACILITIES AVAILABLE	NET RESERVE OR DEFICIENCY
2014-2017 Actual Pop.	27,620 <u>28,850</u>	6.4 <u>6.6</u>	11 <u>14</u>	4.6 <u>5.4</u>
2015-2020 <u>2018-2023</u> Growth	1,032 <u>2,105</u>	0.2 <u>0.5</u>	0	-0.2 <u>-0.5</u>
Total as of 2020 <u>2023</u>	28,652 <u>30,955</u>	6.6 <u>7.1</u>	11 <u>14</u>	4.4 <u>4.9</u>
Total as of 2035	39,474 <u>37,329</u>	9.1 <u>8.6</u>	11 <u>14</u>	1.9 <u>3.4</u>
CAPACITY PROJECTS				
Outdoor Basketball Courts Acquisition/Development:				
No Projects <u>None</u>				

Table BR5.25 Football/Soccer Fields: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
Sunset Playfield	13659 18th Ave. South	1
Valley Ridge Park	4644 S. 188th Street	4
NST Community Park	S. 128th Street & 20th Avenue	2
TOTAL		7

Table BR5.26 Football/Soccer Fields: Capital Projects LOS Capacity Analysis					
Adopted City LOS = 0.18 fields per 1,000 population					
[1]	[2]	[3]	[4]	[5]	[6]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00018 PER CAPITA	CURRENT FACILITIES AVAILABLE	ADDED CAPACITY TO FACILITIES	NET RESERVE OR DEFICIENCY
2014-2017 Actual Pop.	27,620 <u>28,850</u>	5.0 <u>5.2</u>	7		2.0 <u>1.8</u>
2015-2020 <u>2018-2023</u> Growth	1,032 <u>2,105</u>	0.2 <u>0.4</u>	0	0.5	0.3 <u>0.1</u>
Total as of 2020 <u>2023</u>	28,652 <u>30,955</u>	5.2 <u>5.6</u>	7	0.5	2.3 <u>1.9</u>
Total as of 2035	39,474 <u>37,329</u>	7.4 <u>6.7</u>	7	0.5	0.4 <u>0.8</u>
CAPACITY PROJECTS					
Football/Soccer Fields Acquisition/Development:					
*Improved surface and outdoor lighting on Field #4 @ Valley Ridge Park.					
* Column [5] refers to these improvements.					

Table BR5.27 Picnic Shelters: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
Angle Lake Park	19408 International Boulevard	3 4
NST Community Park	S. 128th Street & 20th Avenue	1
TOTAL		4 5

Table BR5.28 Picnic Shelters: Capital Projects LOS Capacity Analysis				
Adopted City LOS = 0.06 shelters per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00006 PER CAPITA	CURRENT FACILITIES AVAILABLE	NET RESERVE OR DEFICIENCY
2014-2017 Actual Pop.	27,620 28,850	1.7	4 5	2 3.3
2015-2020 2018-2023 Growth	1,032 2,105	0.1	0	-0.1
Total as of 2020 2023	28,652 30,955	1.8	4 5	2 3.2
Total as of 2035	39,474 37,329	2.4 2.2	4 5	1.6 2.8
CAPACITY PROJECTS				
Picnic Shelter Acquisition/Development				
No Projects None				

Table BR5.29 Playgrounds: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
NST Community Park	S. 128th Street & 20th Avenue South	1
<u>Riverton Heights Park</u>	<u>3011 S. 148th St.</u>	<u>1</u>
McMicken Heights Park	S. 166th Street & 40th Avenue South	1
Valley Ridge Park	4644 S. 188th Street	1
Angle Lake Park	19408 International Blvd.	1
Spray Park at Angle Lake Park	19408 International Blvd.	1
McMicken School	S. 166th Street & 37th Avenue South	2
Bow Lake School	18237 42nd Ave. S.	1
<u>Madrona Elementary School</u>	<u>20301 32nd Ave S</u>	<u>1</u>
TOTAL		<u>810</u>

Table BR5.30 Playgrounds: Capital Projects LOS Capacity Analysis				
Adopted City LOS = 0.24 playgrounds per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00024 PER CAPITA	CURRENT FACILITIES AVAILABLE	NET RESERVE OR DEFICIENCY
2014-2017 Actual Pop.	27,620 <u>28,850</u>	6.6 <u>6.9</u>	<u>8 10</u>	1.4 <u>3.1</u>
2015-2020 <u>2018-2023</u> Growth	<u>1,032,105</u>	0.2 <u>0.5</u>	0	-0.2 <u>-0.5</u>
Total as of 2020 <u>2023</u>	28,652 <u>30,955</u>	6.8 <u>7.4</u>	<u>8 10</u>	1.2 <u>2.6</u>
Total as of 2035	<u>39,474<u>37,329</u></u>	9.5 <u>8.9</u>	<u>8 10</u>	-1.5 <u>1.1</u>
Capacity Projects				
Playgrounds Acquisition/Development:				
No Projects <u>None</u>				

Table BR5.31 Skateboard Parks: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
Valley Ridge Park	4644 S. 188th Street	1*
North SeaTac <u>NST Community</u> Park	S. 128th Street & 20th Avenue South	1
TOTAL		2

Table BR5.32 Skateboard Parks: Capital Projects LOS Capacity Analysis				
Adopted City LOS = 0.0324 playgrounds <u>skateboard parks</u> per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00024 PER CAPITA	CURRENT FACILITIES AVAILABLE	NET RESERVE OR DEFICIENCY
2014-2017 Actual	27,620 <u>28,850</u>	6.6 <u>0.9</u>	8 <u>2</u>	1.4 <u>1.1</u>
2015-2020 <u>2018-2023</u> Growth	1,032 <u>2,105</u>	0.2 <u>0.1</u>	0	-0.2 <u>-0.1</u>
Total as of 2020 <u>2023</u>	28,652 <u>30,955</u>	6.8 <u>1</u>	8 <u>2</u>	1.2 <u>1</u>
Total as of 2035	39,474 <u>37,329</u>	9.5 <u>1.2</u>	8 <u>2</u>	-1.5 <u>0.8</u>
CAPACITY PROJECTS				
Playgrounds <u>Skateboard Park</u> Acquisition/Development:				
No Projects <u>None</u>				

*In addition to the Skateboard Parks at Valley Ridge Park and North SeaTac Park, SeaTac residents use the facility at Foster High School in Tukwila. Since SeaTac does not contribute support to this facility, however, it is not listed here.

PARK	LOCATION	NUMBER OF FACILITIES
McMicken Heights Park	S. 166th Street & 20 Avenue	2
Sunset Playfield	13659 18th Ave. South	2
Valley Ridge Park	4644 S. 188th Street	2
Tyee High School	4424 S. 188th Street	4
TOTAL		10

Adopted City LOS = 0.30 courts per 1,000 population					
[1]	[2]	[3]	[4]	[5]	[6]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00030 PER CAPITA	CURRENT FACILITIES AVAILABLE	ADDED CAPACITY TO FACILITIES	NET RESERVE OR DEFICIENCY
2014-2017 Actual Pop.	27,620 <u>28,850</u>	8.3 <u>8.7</u>	10		1.7 <u>1.3</u>
2015-2020 <u>2018-2023</u> Growth	1,032 <u>2,105</u>	0.3 <u>0.6</u>	0	0	-0.3 <u>-0.6</u>
Total as of <u>2020</u> 2023	28,652 <u>30,955</u>	8.6 <u>9.3</u>	10	0	1.4 <u>0.7</u>
Total as of 2035	39,474 <u>37,329</u>	11.8 <u>11.2</u>	10	0-0	-1.8 <u>-1.2</u>
CAPACITY PROJECTS					
Tennis Courts Acquisition/Development:					
No projects <u>None</u>					

Community Center

Current Facilities

The City of SeaTac operates one major community center to provide indoor recreation facilities and public meeting rooms.

- ~~The North SeaTac Community Center~~; The community center is located at 13735 24th Avenue South and offers nearly 27,000 square feet of recreational space, meeting rooms, and administrative offices from which various recreational programs are run. The facilities include a weight room, gymnasium, locker rooms, a banquet room with cooking facilities, and a senior center.
- ~~In addition to North SeaTac Park~~; Valley Ridge Community Center; ~~the~~ The City owns a small Community Center building at the Valley Ridge Community Park. This ~~2,000~~ 3,000 square-foot building provides a large meeting room, an office, and restrooms. A morning preschool program and afternoon teen program are now being offered at this facility. The Valley Ridge facility is rented out to the community on Sundays.
- ~~Also~~ Recreation Room at Bow Lake Elementary School; ~~a~~ The City recreation room at

Bow Lake Elementary School was completed in 2007. ~~that~~ It is used for before and after school activities and meetings.

Level of Service (LOS)

The City adopted LOS is 1,020 square feet per 1,000 people, ~~marginally lower than the current LOS of 1,106 square feet per 1,000 people.~~ Based on projected population growth, the adopted LOS will result in a need for the following additional square feet of community center space: a reserve of 884 square feet of community center space by the year 2018. this plan anticipates the need for approximately an additional 8,600 square feet of community center space to maintain the adopted LOS.

- By 2023: 465 sf
- By 2035: 6,967 sf

Capital Facilities Projects Completed in ~~2013-2014~~2015-2017

In 2015-2017 the City completed the following projects:

- Construction of 1,500 of additional space at the Valley Ridge Community Center. No new projects were scheduled for the North SeaTac Community Center in 2013-2014.

NAME	CAPACITY	LOCATION
North SeaTac Community Center	26,809 square feet	4644 S. 188th St.
Valley Ridge Community Center	2,000 square feet	18237 42nd Ave S
Recreation Room at Bow Lake Elementary School	1,300 square feet	18237 42nd Ave S
TOTAL	30,109 square feet <u>31,109 square feet</u>	

City LOS = 1020 Square Feet per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY POPULATION	SQUARE FEET REQUIRED @ 1.02	SQUARE FEET AVAILABLE	NET RESERVE OR DEFICIENCY
2014-2017 Actual Pop.	27,620 <u>28,850</u>	28,172 <u>29,427</u>	30,109 <u>31,109</u>	1,937 <u>1,682</u>
2015-2020 <u>2018-2023</u> Growth	1,032 <u>2,105</u>	1,053 <u>2,147</u>	1,500 <u>0</u>	447 <u>-2,147</u>
Total as of 2020 <u>2023</u>	28,652 <u>30,955</u>	29,225 <u>31,574</u>	31,609 <u>31,109</u>	2,384 <u>-465</u>
Total as of 2035	39,474 <u>37,329</u>	40,263 <u>38,076</u>	31,609 <u>31,109</u>	-8,654 <u>-6,967</u>
Capacity Projects:				
Community Center Acquisition/Development				
Valley Ridge Community Center Addition: approx. 1,500 sq. ft. <u>None</u>				

Surface Water Management

Current Facilities

Information about the surface water management facilities inventory is available from the Public Works Department. Map BR5.1 in this section identifies the major drainage basins within the City. The City completed a Comprehensive Surface Water Plan for the Des Moines Creek Basin in the autumn of 1997 that identified needs for bringing the basin up to the adopted LOS. This multi-year project was completed in 2011.

Level of Service (LOS)

The City has adopted the current King County Surface Water Design Manual, together with revisions and amendments for flow control and water quality treatment as the LOS for all five of the major drainage basins in the City. The standards and requirements of the King County Surface Water Design Manual are intended to ensure that peak storm water flows from new development are equivalent to or less than pre-development conditions, and that new development does not have a degrading effect on ambient water quality. The City of SeaTac also worked in conjunction with the cities of Burien, Normandy Park, the Port of Seattle, and King County to complete a Comprehensive Surface Water Plan for the Miller Creek Basin.

Capital Facilities Projects Completed in ~~2013-2014~~2015-2017

Surface Water Management projects completed in 2015-2017 include:

~~Street improvement spot drainage and other spot drainage improvements were completed in 2013-2014. An update of the Stormwater Comprehensive Plan was also completed.~~

- S 168th Stormwater System Improvements
- Construction of Military Rd S (S 176th to S 166th St) storm drainage improvements.
- Completion of 2014-2015 Neighborhood Sidewalk Program projects on 37th Ave S (S 172nd-S 166th St) and 40th Ave S (S 170th-S 166th St) including storm drainage improvements.

Transportation

Current Facilities

Regional freeway facilities serving the City of SeaTac include I5, S.R. 509, and S.R. 518. The City of SeaTac is served by interchanges with I-5 at S. 200th and S. 188th Streets. S.R. 518 also provides access to I-5 from the north end of the City. The 509 freeway currently terminates at S.188th Street; arterial streets south of S. 188th Street are designated as the current S.R. 509 route to Des Moines, Federal Way, and Tacoma. S.R. 518 provides the primary access to SeaTac Airport.

The City of SeaTac's Public Works Department's road system inventory consists of roads in 4 categories: principal arterials, minor arterials, collector arterials, and non-arterials.

Table BR5.35 "Current Facilities Inventory," lists each of the principal arterials, minor arterials, and collector arterials, along with the policy LOS for each of these arterial categories.

Map BR5.2 shows the geographic location of freeways, principal arterials, minor arterials, collector arterials, and non-arterial city streets.

Level of Service (LOS)

Policy 3.2A of the City's Transportation Plan establishes an LOS standard for intersections and roadways with LOS E or better as being acceptable on principal or minor arterials. LOS D or better is acceptable on collector arterials and lower classification streets, as calculated on a delay-basis.

The City's Director of Public Works, utilizing established criteria, has the authority to provide for exceptions to the LOS E standard along minor and principal arterials if future improvements are included in the City's transportation plan, or where the City determines improvements beyond those identified in the transportation plan are not desirable, feasible, or cost-effective. The recommended plan would require exceptions to the LOS policy at the following three intersections: S. 188th Street/International Boulevard; S. 200th Street/International Boulevard; and S. 188th Street/I5 southbound ramps.

Capital Facilities Projects Completed in ~~2013-2014~~2015-2017

Transportation projects completed in ~~2013-2014~~2015-2017 include:

- ~~Design and construction of the S. 168th St. Sidewalk Improvements as part of the 2013-2014 Neighborhood Sidewalk Program; and~~

- ~~Design and partial construction of the S. 179th St. Sidewalk Improvements as part of the 2014-2015 Neighborhood Sidewalk Program.~~
- ~~Design of the 28/24 Avenue extension project.~~
 - Completion of “Connecting 28th/24thAve S” project extending new roadway and non-motorized improvements, completing principal arterial (5 lanes, bike lanes, sidewalks)
 - Construction of Military Rd S (S 176th to S 166th St) improvements including adding 10 blocks of sidewalk, bike lanes, and turn lanes.
 - Completion of 2014-2015 Neighborhood Sidewalk Program projects on 37th Ave S (S 172nd-S 166th St) and 40th Ave S (S 170th-S 166th St) including approximately 0.75 centerline miles of new sidewalk on both sides of the street with curb, gutter.
 - Completed 2015-2016 Neighborhood Sidewalk Program project on 32nd Ave S (S 188th St-S 192nd St) with new sidewalk on both sides of street

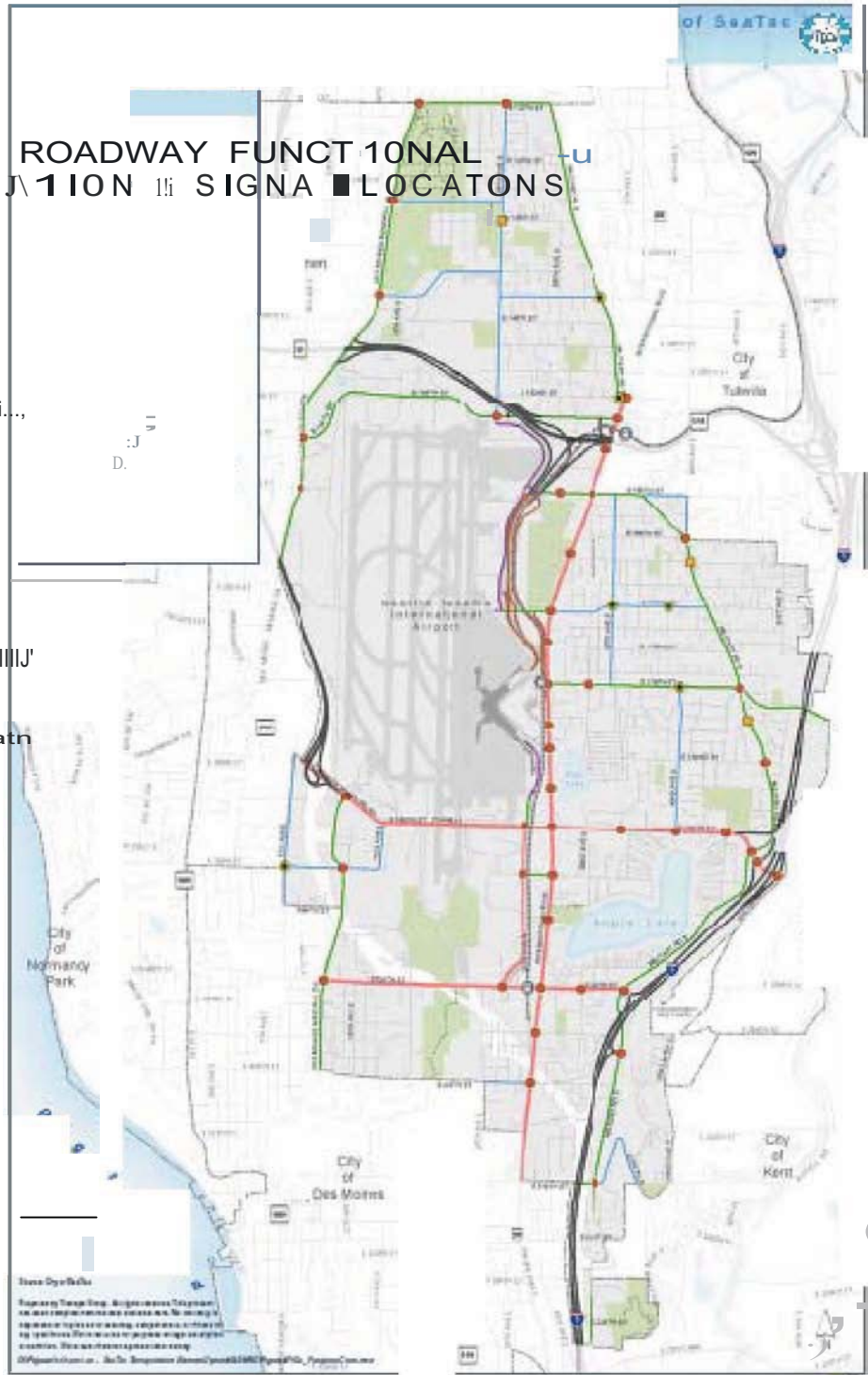
Concurrency (Adequate Public Facilities)

In compliance with GMA and City Policy 5.1B, adequate Roads and Transit facilities must be available within six years of the occupancy and use of any projects that cause the roadway LOS to be exceeded.

Table BR5.37 Transportation: Current Facilities Inventory	
PRINCIPAL ARTERIALS (CURRENT LEVEL OR LOS E)	International Boulevard
	S. 188th St.
	S. 200th St.
	28th/24th Ave. S. (S. 188th St. to S. 202th St.)
MINOR ARTERIALS (MIN LOS E)	Des Moines Memorial Dr. S.
	Military Rd. S.
	S. 128th St.
	S. 154th St.
	S. 160th. St. (Air Cargo Rd. - Military Rd. S.)
	S. 176th St. (International Blvd. – Military Rd. S.)
	S. 178th St. (East of Military Rd. S.)
	S. 216th St.
COLLECTOR ARTERIALS (MIN LOS D)	24th Ave. S. (S. 128th - S. 154th St.)
	34th Ave. S. (S. 160th - S. 176th St.)
	42nd Ave. S. (S. 176th - S. 188th St.)
	35th Ave. S (S. 216th - 37th Pl. S.)
	40th Pl. S. (37th Pl. S. - 42nd Ave. S.)
	42nd Ave. S. (S. 164th St. - S. 160th St.)
	S. 136th St. (West of 24th Ave. S.)
	S. 142nd Pl.
	S. 142nd St. (West of 24th Ave. S.)
	S. 144th St.
	S. 170th St. (Air Cargo Rd. - Military Rd. S.)
	S. 192nd St. (8th Ave. S. - 16th Ave. S)
	S. 208th St. (24th Ave. S, - International Boulevard)

FIGURE 1 : ROADWAY FUNCTIONAL CLASSIFICATION AND SIGNAL LOCATIONS

- Sw-JTp
- ariUmll
- II'-4.-.,.n.M-
- Fl.n'Cl'ionaCl.uif'JC:III:i.,.
- III'rSDDTLiirAm
-
- I'ai #I'titll
- I'rrLniWll ila:ali
- N*...a..r
- LlCaJarI'ttD:liri-J
- D - ••1m!J:td'IIIJ'
- C! LJt IIII!ba-
- L'II
- LJt IIIr-__a.natn
- SM'III:.....
- ...-rOf-15po:ll
- D:JL...



1" = 4" a

U

Ch. 2 Land Use*

***Note: This proposal is identical to a portion of T-1**

Manufacturing, Industrial, and ~~Business Park~~Warehouse/Distribution Land Uses

GOAL 2.5

Provide an appropriate level of manufacturing, industrial, and ~~business park~~Warehouse/Distribution land uses within the City.

Policy 2.5A

Concentrate manufacturing, industrial, and ~~business park~~warehouse/distribution uses in specific and appropriate locations to provide services and protect existing residential and other commercial areas.

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 park~~warehouse/distribution land 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.

Policy 2.5B

Discourage inappropriate, heavy manufacturing businesses from locating in SeaTac, excluding Airport-sited uses.

The development of new “heavy industrial” land uses, with their negative environmental impacts, are not appropriate for the City of SeaTac.

~~Business Park~~

~~Policy 2.5C~~

~~Allow non-polluting commercial land uses such as biotechnology, light manufacturing, electronics, computer technology, or communications equipment businesses while prohibiting land uses with significant environmental or nuisance impacts in the Business Park designation.~~

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.

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.

Policy 2.5F

Work with the Port of Seattle to implement the ILA and coordinate on Airport master planning projects.

The City of SeaTac and Port of Seattle entered into the ILA to establish a mutually satisfactory process and set of development standards for Port projects and mitigation for masterplanning projects (such as the Airport Master Plan, the Comprehensive Development Plan, the Sustainable Airport Master Plan and future efforts of this nature.) Mitigation should address all impacts to the city, the station areas and the Urban Center including local access for airport-dependent businesses. The ILA establishes a basis for working toward compatibility between City and Airport land uses. The ILA resolves land use jurisdictional issues, establishes development standards as defined in RCW 36.70B.170 et seq., and constitutes a “development agreement.”

Summary of Proposed Amendments

Division I. General Provisions

Chapter 15.105 DEFINITIONS

15.105.210 "U" Definitions

Division II. Zone Classifications and Land Use Charts

Chapter 15.200 ESTABLISHMENT OF ZONES

15.200.010 Zones and Map Designations – Established

15.200.030 Zones and Map Designations – Purpose Statements

15.205.040 Use Chart

Division III. Overlay Districts and Zones

Chapter 15.310 ANGLE LAKE STATION AREA OVERLAY DISTRICT

15.310.055 Angle Lake Station Area Overlay District Use Chart

15.310.210 Building Placement/Setbacks

Chapter 15.315 OVERLAY ZONES (OZ)

15.315.200 Pedestrian-Oriented Commercial Development Overlay Zone

Division IV. Citywide Development Standards, Regulations and Incentives

Chapter 15.400 DIMENSIONAL STANDARDS AND REGULATIONS

15.400.200 Commercial, Industrial, Park Standards Chart

Chapter 15.410 CARGO CONTAINERS

15.410.010 Authority and Application

Chapter 15.425 DEVELOPMENT INCENTIVES

15.425.010 Authority and Application

15.425.500 Tree Retention, Landscaping, and Other Development Standards

Chapter 15.445 LANDSCAPING AND TREE RETENTION

15.445.140 Irrigation Requirements

15.445.150 Maintenance Requirements

15.445.160 Bonds/Security Requirements

Chapter 15.475 TEMPORARY USES

15.475.020 Temporary Uses

15.475.080 Temporary Emergency Evacuation Storage Sites

Chapter 15.480 WIRELESS COMMUNICATIONS FACILITIES

15.480.020 Definitions

15.480.030 Review and Approval Process

Division V. Design Standards

Chapter 15.515 SPECIAL DESIGN STANDARDS FOR THERBX, CB-C, UH-UCR AND O/CM ZONES

15.515.010 Authority and Application

15.515.100 Standards Common to theRBX, CB-C, UH-UCR and O/CM Zones

15.515.300 Standards Specific to the RBX Zone

Chapter 15.525 BUSINESS PARK DESIGN STANDARDS

15.525.005 Purpose

15.525.010 Authority and Application

15.525.100 Performance Standards

15.525.200 General Standards

Division VI. Sign Code

Chapter 15.600 SIGN CODE

15.600.030 Commercial/Office/Industrial Zone Classification Signs

15.600.130 Electronic Signs

Division I. General Provisions

Chapter 15.105 DEFINITIONS

15.105.210 "U" Definitions

Urban Center

An area of the City of SeaTac that is delineated on the City of SeaTac Official Zoning Map where urban densities and design standards are required, specifically within the UH-UCR, CB-C, O/CM, and ~~ABC~~RBX zones.

Division II. Zone Classifications and Land Use Charts

Chapter 15.200 ESTABLISHMENT OF ZONES

15.200.010 Zones and Map Designations – Established

In order to accomplish the purposes of the code, the following zone classifications and zoning map symbols are established:

ZONE	MAP SYMBOL
Urban Low Density (followed by a designation indicating minimum lot area in square feet)	UL-15,000 UL-9,600 UL-7,200
Urban Medium Density (followed by a designation indicating minimum lot area in square feet)	UM-3,600 UM-2,400
Urban High Density (followed by a designation indicating minimum lot area in square feet)	UH-1,800 UH-900
Urban High – Urban Center Residential	UH-UCR
Townhouse	T
Mobile Home Park	MHP
Neighborhood Business	NB
Office/Commercial/Mixed-Use	O/C/MU
Office/Commercial Medium	O/CM
Aviation Business Center	ABC
Community Business	CB
Community Business in the Urban Center	CB-C
Aviation Business Center <u>Regional Business Mix</u>	ABC <u>RBX</u>
Business Park	BP
Industrial	I
Park	P
Aviation Commercial	AVC
Aviation Operations	AVO

(Ord. 16-1007 § 1; Ord. 15-1018 § 1)

15.200.030 Zones and Map Designations – Purpose Statements

J. ~~Regional Business Mix (RBX)~~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; 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. 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.

~~K. Business Park Zone (BP). The purpose of this zone is to provide a wide range of nonpolluting business activities. The business park designation allows for light and high technological industries, such as biotechnology, nonpolluting light manufacturing, computer technology and communications equipment establishments. Land uses with any significantly adverse impacts (such as~~

~~excessive noise levels, or emitting significant quantities of dirt, dust, odor, radiation, glare or other pollutants) shall be strictly prohibited. Design and development standards for business park areas will be administered to foster high quality developments.~~

~~**KL. Industrial Zone (I).**~~ The purpose of the industrial zone is to provide for the location and grouping of industrial enterprises, regional airport, airport related facilities, and activities involving manufacturing, assembly, fabrication, processing, bulk handling, storage, research, warehousing and heavy trucking. These purposes are accomplished by permitting a wide range of industrial uses, establishing appropriate development standards and public review for developments that have potential adverse impacts, and ensuring the location of clean industries.

~~**LM. Park Zone (P).**~~ The purpose of this zone is to establish park and open space areas for residential and commercial uses, and to designate areas on hillsides, steep slopes, wetlands, and critical sensitive areas in order to protect them. This purpose is accomplished by providing for outdoor passive and active recreation uses, conservation and protection of municipal watersheds, wildlife corridors and habitats.

~~**MN. Aviation Commercial (AVC).**~~ The purpose of this designation is to create a zone for development that provides support to operations of the airport, the traveling public, and air cargo, and for other development that provides economic benefit to the airport and community while maintaining compatibility with airport operations and activities.

~~**NO. Aviation Operations (AVO).**~~ The purpose of this designation is to create a zone for development of the range of facilities that provide for safe and efficient commercial operations and support, together with security, access, the needs and convenience of the traveling public, and handling of air cargo. (Ord. 15-1018 § 1)

15.205.040 Use Chart

ZONES:

O/C/MU – Office/Commercial/Mixed Use

UL – Urban Low

UM – Urban Medium

UH – Urban High

O/CM – Office/Commercial Medium

CB – Community Business

UH-UCR – Urban High-Urban Center Residential

CB-C – Community Business in the Urban Center

T – Townhouse

ABC – Aviation Business Center RBX – Regional Business Mix

MHP – Mobile Home Park

BP – Business Park

NB – Neighborhood Business

I – Industrial

P – Park

P – Permitted Use; C – Conditional Use Permit required

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC/RBX	BP	I	P	ADDITIONAL STANDARDS	
ANIMALS																	
Butterfly/Moth Breeding							P			P	P		-	P			
Kennel/Cattery							P			P	P		-	P			
Stables	P(1)												-		P	(1) Permitted only in an adopted Equestrian Overlay Zone. See SMC 15.315.300, Equestrian Overlay Zone.	
Veterinary Clinic							P	C	P(1)	P	P		-	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).	
BUSINESS SERVICES																	
Airport Support Facility													P				See Chapter 15.410 SMC, Cargo Containers. (1) Permitted as accessory to primary use.
Cargo Containers	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P	P(3)	P	P(4)	P	P(1,2)		(2) Not permitted as accessory to dwelling units. (3) Not to be used for distribution/warehouse as the primary use of property.
Commercial/Industrial							P		C	P	P		-	P			

LAND USE	UL	UM	UH	UH-UJR	T	MHP	NB	O/C/MU	CB	CB-C	ABC/RBX	I	P	ADDITIONAL STANDARDS
Accessory Uses														
Conference/Convention Center							P	P	P	P	P	€(+) P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Construction/Trade								C	C	C	P(1)	- P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Distribution Center/Warehouse							C	C	C		P	+		
Equipment Rental, Large											C	- P		
Equipment Rental, Small							C	P(1)	P	P	-	- P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Repair, Large											-	- P		
Equipment Repair, Small							P	P(1)	P	P	P(2)	- P		(1) Permitted only as part of a mixed used development, as described in SMC 15.520.100 , Definition of Mixed Use. (2) Permitted only as accessory to primary use not to exceed 20% of total square footage of building(s).
Helipad/Airport and Facilities												- P		
Landscaping Business									P	P	P	+		
Professional Office			P	P			P	P	P	P	P	€(+) P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Storage, Self-Service									P	P	C	+		
Truck Terminal								C	C		P(1)	- P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
CIVIC AND INSTITUTIONAL														
Cemetery		C	C	C			C		P	P	P	-		C
City Hall	P	C	C	C				P	P	P	P	€		
Court								P	P	P	P	€(+) P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	UL	UM	UH	UH-UJR	T	MHP	NB	O/C/MU	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
Fire Facility	C	P	P	P			P	P	P	P	P	♀	P	P	building(s).
Funeral Home/Crematory							P	P(1)	P	P	P(2)	-	P	C	(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Police Facility	C	P	P	P			P	P	P	P	P	♀	P	P	
Public Agency Office			P	P			P	P	P	P	P	€(4)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Public Agency Yard								C	P	P	C	€	P		
Public Archives							C	P	P	P	P	€	P	C(1)	(1) Limited to existing structures.
Social Service Office			C	C			P	P	P	P	P	€(4)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

EDUCATIONAL

College/University	C	C	C	C				P(1)	P	P	P	€			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use.
Elementary/Middle School	C	C	C	C							C	-			
High School	C	C	C	C			P		C	C	C	-			(1) Limited to 3 students per day. (2) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (3) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020 (E), Conditional Use Permit (CUP). (4) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use.
Specialized Instruction School	P(1,2)/C(3)	P(1,2)/C(3)	P(1,2)/C(3)	P(1,2)/C(3)			P	P(4)	P	P	P	€	P		

LAND USE	UL	UM	UH	UH-UJR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC/RBX	BP	I	P	ADDITIONAL STANDARDS
Vocational/Technical School							C	P(1)	P(1)	P	P	C	€	C		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use.
HEALTH AND HUMAN SERVICES																
Crisis Diversion Facility (CDF)												C		C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Crisis Diversion Interim Facility (CDIF)												C	-	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Day Care I	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1,2)	P(1,2)			P(1,3)	†(†)			See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200 , Family Day Care Facilities apply. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Day Care II	C(1)	P	P	P	C	P	P(2)	P(2)	P(2)	P	P	P	-			See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020 (E), Conditional Use Permit (CUP). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use.
Halfway House								C		C	C	C	-			As part of the CUP process a determination will be made as to whether an essential public facility (EPF) siting process is needed. See SMC 15.115.040 , Essential Public Facilities. These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.

LAND USE	UL	UM	UH	UH-UJR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC/RBX	BP	I	P	ADDITIONAL STANDARDS
Hospital							P	C	C	P	P	P	♀			
Medical Dental Lab			C	C			P	P	P	P	P	P	♀	P		
Medical Office/Outpatient Clinic			P	P			P	P	P	P	P	P	♀	P		
Miscellaneous Health							P	C	C	P	P	P	€			
Opiate Substitution Treatment Facility										C	C	C	€	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Overnight Shelter	P(1)	P(1)	P(1)	P(1)			P(1)	P(1)/C(2)	P(1)/C(2)	P(1)/C(2)	P(1)/C(2)	P(1)/C(2)	-			(1) Allowed only as part of permitted Religious Use Facility Accessory not to exceed 20% of total building square footage, providing operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met. (2) As part of the CUP process a determination will be made as to whether an essential public facility (EPF) siting process is needed. See SMC 15.115.040 , Essential Public Facilities. These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.
Secure Community Transition Facility								C	C	C	C	C	€	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Transitional Housing			C	C				C	C	P	P	P	-			Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders.
MANUFACTURING																

LAND USE	UL	UM	UH	UH-UJR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC/RBX	BP	I	P	ADDITIONAL STANDARDS
Aerospace Equipment													P	C		
Apparel/Textile Products										C	C		-	P		
Batch Plants													-	C		Cement batch plants are prohibited.
Biomedical Product Facility												P	P	P		
Chemical/Petroleum Products													-	P		
Commercial/Industrial Machinery													-	P		
Computer/Office Equipment												C	P	P		
Electronic Assembly												C	P	P		
Fabricated Metal Products													-	P		
Food Processing							P		C	P	P		€	P		
Furniture/Fixtures													P	P		
Laboratories, Research, Development and Testing							C		C	C	C	P	P	P		
Manufacturing, Light Misc.													P	P		
Winery/Brewery/Distillery								C(1)	P(1)	P	P	P(1)	€	P		(1) Micro winery/brewery/distillery shall have a retail section.
Off-Site Hazardous Waste Treatment and Storage Facilities													-	C		Must comply with RCW 70.105.210 .
Paper Products													-	P		
Primary Metal Industry													-	P		
Printing/Publishing										P	P	C	€	P		
Recycling Processing													-	C		
Rubber/Plastic/Leather/Mineral Products													-	P		
Textile Mill										C			-	P		
Wood Products	C(1)												€	P		(1) Minimum lot size of 5 acres.
MOTOR VEHICLES																
Auto/Boat Dealer									C(1)	P	P	P(1)	-	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use.
Auto Service Center							P			P	P	P(1)	-	P		(1) Permitted as accessory to

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
Auto Supply Store							P	C(1)	C(1)	P	P		-	P		primary use not to exceed 20% of total square footage of building(s). (1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Auto Wrecking													-	C		
Commercial Marine Supply							C			P	P		P	P		
Electric Vehicle Infrastructure	P(1)	P(1)	P(2)	P(2)	P(1)	P(1)	P	P(3)	P	P	P	P	P(2)	P	P(1)	(1) Restricted electric vehicle charging stations only (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Fueling/Service Station							P			P	P		-	P		See SMC 15.415.100, Fueling/Service Stations
Mobile Refueling Operations	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P	P	P	P	P	P(1)	See Chapter 15.450 SMC, Mobile Refueling Operations. (1) Permitted only to refuel heavy equipment at a construction site.
Public/Private Parking							C		C(1)	P	P	P	-	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Tire Retreading													-	P		
Towing Operation													-	C		
Vehicle Rental/Sale									C(1)	P	P	P(1)	-	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Vehicle Repair, Large													-	P		
Vehicle Repair, Small							C			P	P		-	P		
RECREATIONAL AND CULTURE																
Amusement Park									C	C	C		€		C(1)	(1) Site must be adjacent to an improved arterial.
Community Center		C	C	C			P	P	P	P	P	P(1)	-		P	(1) Permitted as accessory to

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
																primary use not to exceed 20% of total square footage of building(s).
Drive-In Theater										P			-			
Golf Course	C									C			♀		P	
Health Club			C(1)	C(1)			P	P	P	P	P	P	♀	P(1)		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Library	P	P	C	C	C		P	P	P	P	P	P	€			
Museum		C	C	C			P	P	P	P	P	P	€			
Nonprofit Organization	P(1)/C(2)	P(1)/C(2)	P	P			P	P	P	P	P	P	-		P(1)/C(2)	(1) Permitted as subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Park	P	P	P	P	P	P	P	P	P	P	P	P	♀	P	P	
Recreational Center	P(1)	P(1)	P(1)	P(1)			C	P	P	P	P	P(2)	♀(♀)	P	P	(1) The hours to conduct outdoor activities may be limited dependent on their location relative to adjacent residential properties. Such activities may be limited due to potential noise impacts, activities between the hours of 10:00 p.m. to 8:00 a.m. or lighting that cannot be screened that would cast glare on adjacent residents. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (3) Site must be adjacent to an improved arterial.
Religious Use Facility	P(1)/C(2)	P(1)/C(2)	P	P	C		P	P	P	P	P	P	♀(♀)		P(1)/C(2)	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).

LAND USE	UL	UM	UH	UH-UJR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
																(3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
																(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) May include an overnight shelter, not to exceed 20% of total building square footage, providing an operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met.
Religious Use Facility Accessory	C(1,2)	C(1,2)	C(2)	C(2)	C(1)		P(2)	P	P(2)	P(2)	P(2)	P(2)	-		P(3)/C(4)	(3) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (4) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Sports Club	P(1)/C(2)						C			P	P	P	P			(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Stadium/Arena									C	C	C		♀	C	C	
RESIDENTIAL																
College Dormitory							C	P(1)	P	P	P	P	♀			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Duplex		P(1)	P(1)	P(1)	P(1)								-			See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards. (1) Duplexes are only permitted as part of a townhouse development.
Dwelling Unit,										P	P	P	-			

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
Caretaker/Manager																
Dwelling Unit, Detached	P(1)	P(1)(2)	P(2)	P									-			(1) Efficiency unit permitted within primary dwelling, not to exceed 25% of gross square feet of dwelling. (2) Small lot single-family allowed subject to design standards in Chapter 15.500SMC, Small Lot Single-Family Design Standards.
Manufactured/Modular Home	P	P				P										See SMC 15.465.600 , Mobile/Manufactured/Modular Homes and Mobile Home Parks.
Mobile Home						P										See SMC 15.465.600 , Mobile/Manufactured/Modular Homes and Mobile Home Parks.
Mobile Home Park	C(1)	C(1)	C(1)	C(1)		P										See SMC 15.465.600 , Mobile/Manufactured/Modular Homes and Mobile Home Parks. (1) A park outside established or proposed mobile home park zone is permitted after approval through the CUP process.
Multi-Family		P	P	P			C	P	P(1)	P(1)(2)	P(1)					(1) For projects fronting International Blvd or S 188th St, at least 50% of the building's ground floor shall be a retail, service, or commercial use as described in SMC 15.520.300 , Mixed Use in Residential Projects. (2) Front yard setbacks for projects fronting International Blvd and S 188th St shall be as follows: 0' minimum/10' maximum. These front yard setbacks supersede those in SMC 15.400.200 , Commercial, Industrial, Park Standards Chart.
Townhouse		P	P	P												See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.

LAND USE	UL	UM	UH	UH-UJR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING																
Assisted Living Facility			P	P			C	P	P	P	P					
Community Residential Facility I	P	P	P	P			P	P	P	P	P	P				See SMC 15.465.400 , Community Residential Facilities Standards.
Community Residential Facility II			P	P			C	P(1)	P	P	P	P				See SMC 15.465.400 , Community Residential Facilities Standards. (1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use.
Continuing Care Retirement Community			P	P			C	P	P	P	P					
Convalescent Center/Nursing Home			P	P			P	P	P	P	P	P				
Retirement Apartments		P	P	P			C	P	P	P	P					
RESIDENTIAL, ACCESSORY																
Accessory Dwelling Unit	P	P											-			See SMC 15.465.100 , Accessory Dwelling Units (ADUs).
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	♀	P		See SMC 15.465.500 , Home Occupations.
Shed/Garage	P	P	P	P	P								-			See Chapter 15.405 SMC, Accessory and Tent Structures.
Tent Structure	P												-			See Chapter 15.405 SMC, Accessory and Tent Structures.
Tent Structure, Canopy	P												-			See Chapter 15.405 SMC, Accessory and Tent Structures.
RETAIL AND COMMERCIAL																
Agricultural Crop Sales (Farm Only)	P(1)						P			P	P	P	-	P		(1) No permanent retail sales structures permitted. Retail sales allowed on a seasonal basis for no more than 90 days in a calendar year. Wholesale sales permitted year round only for products produced/grown on site.
Antique/Secondhand Store							P	P(1)	P(1)	P	P		-			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use.

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
Apparel/Accessory Store								P(1)	P	P	P	P(2)	-			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Arcade (Games/Food)			P(1)	P(1)			P	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Beauty Salon/Personal Grooming Service			C(1)	C(1)			P	P(2)	C(2)	P	P	P	-			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use.
Coffee Shop/Retail Food Shop																(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Department/Variety Store							P	P(1)	P(1)	P	P	P(2)	-			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Drug Store							P	P(1)	P(1)	P	P	P	P(2)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Dry Cleaner			P(1,2)	P(1,2)			P	P(1)	P(1)	P	P	P(2)	P(1)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use.

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
																in SMC 15.520.100 , Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Espresso Stand			P(1)	P(1)			P	P(2)	P	P	P	P	P	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use.
Fabric Store								P(1)	P(1)	P	P	P(2)	-			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Financial Institution							P	P	P	P	P	P	C(4)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Florist Shop			P(1)	P(1)			P	P(2)	P(2)	P	P	P(3)	-			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Food Store			P(1)	P(1)			P	P(2)	P(2)	P	P	P(3)				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
Forest Products							P(1)		P(2)	(P1)	P(1)			C(3)		<p>of total square footage of building(s).</p> <p>(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations.</p> <p>(2) Permitted as part of a mixed use development, as described in SMC <u>15.520.100</u>, Definition of Mixed Use.</p> <p>(3) Forest product related businesses shall provide the following: minimum of 10 acres; access to major arterial; and minimum 30 foot buffers around the perimeter of property (Type II landscaping).</p>
Furniture Store								P(1)	P	P	P					<p>(1) Permitted as part of a mixed use development, as described in SMC <u>15.520.100</u>, Definition of Mixed Use.</p>
Hardware/Garden Material							P	P(1)	P(1)	P	P					<p>(1) Permitted as part of a mixed use development, as described in SMC <u>15.520.100</u>, Definition of Mixed Use.</p>
Hobby/Toy Store							P	P(1)	P(1)	P	P	P(2)				<p>(1) Permitted as part of a mixed use development, as described in SMC <u>15.520.100</u>, Definition of Mixed Use.</p> <p>(2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p>
Jewelry Store							P	P(1)	P(1)	P	P	P(2)				<p>(1) Permitted as part of a mixed use development, as described in SMC <u>15.520.100</u>, Definition of Mixed Use.</p> <p>(2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).</p>
Laundromat		P(1)	P	P			P			P	P					<p>(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project.</p> <p>(2) Permitted as part of a mixed</p>

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
Liquor Store								C	P	P	P					use development, as described in SMC 15.520.100 , Definition of Mixed Use.
Media Material			P(1)	P(1)			P	P(2)	P	P	P	P(3)				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Other Retail Uses							C	C	P	P	P	C				
Pet Store								P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Photographic and Electronic Store							P	P(1)	P(1)	P	P	P(2)				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Produce Stand							P		C	P	P	P	€	P		No more than 25% of the gross floor area of the produce stand shall be used for the sale of incidental or accessory uses.
Restaurant			C(1,2)	C(1,2)			P(2)	P(2,3)	P(3)	P	P	P	⊕(4)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) No drive-through facilities allowed. (3) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
Restaurant, Fast Food									P(1)	P	P	P	P(2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Sexually Oriented Business										C	C	C	-	C		See SMC 15.415.200 , Sexually Oriented Business.
Sporting Goods and Related Stores								P(1)	P(1)	P	P	P(2)	-			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Tavern							P(1)	C	P	P	P		-			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s).
Theater							P		P	P	P	P(1)	€	P	P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Wholesale/Bulk Store								P(1)	C(1)	C	C	C	-	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 , Definition of Mixed Use.
RETAIL AND COMMERCIAL, LODGING																
Bed and Breakfast	P	P	P	P			P	P	C	C			-			See SMC 15.465.300 , Bed and Breakfast Standards.
Hostel		C	C	C			P	C	P	P	P	P	€			
Hotel/Motel and Associated Uses			C	C			P	C	P	P	P	P	€			
UTILITIES																
Communications Facility	C/P	C/P	C/P	C/P	C/P		C/P	C/P	C/P	C/P	C/P	C/P	€/P	C/P		See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.
Utility Substation	C	C	C	C			C	C	C	P	P	P	€	P		

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	CB	CB-C	ABCRBX	BP	I	P	ADDITIONAL STANDARDS
Utility Use	C	C	C	C			C	C	C	C	P	€	P		
Wireless Communications Facilities	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	€/P	C/P	C/P	See Chapter 15.480 SMC , Wireless Communications Facilities, for specific use and development standards.

(Ord. 17-1013 § 1 (Exh. A); Ord. 15-1018 § 1)

Division III. Overlay Districts and Zones

Chapter 15.310 ANGLE LAKE STATION AREA OVERLAY DISTRICT

15.310.055 Angle Lake Station Area Overlay District Use Chart

ZONES:

UM – Urban Medium

UH – Urban High

UH-UCR – Urban High-Urban Center Residential

P – Permitted Use; C – Conditional Use Permit required

ABC – Aviation Business Center RBX – Regional Business Mix

CB-C – Community Business in the Urban Center

I – Industrial

LAND USE	UM	UH	UH-UCR	ABCRBX	CB-C	I	Additional Regulations
ANIMALS							
Butterfly/Moth Breeding							
Kennel/Cattery					P(1)(2)	P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Not permitted within the District Center
Stables							
Veterinary Clinic		P(1)	P	P	P	P	(1) Permitted as a part of a mixed use development, as described in SMC 15.310.720 , Definition of Mixed Use.
BUSINESS SERVICES							
Airport Support Facility							
Cargo Containers							
Commercial/Industrial Accessory Uses							
Conference/Convention Center				P	P	P	
Construction/Landscaping Yard							
Distribution Center/Warehouse				C(1)			(1) Not permitted within the District Center. See map in SMC 15.310.010 .
Equipment Rental, Large							
Equipment Rental, Small				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010 .
Equipment Repair, Large							
Equipment Repair, Small				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010 .

LAND USE	UM	UH	UH-UCR	ABC/RBX	CB-C	I	Additional Regulations
Helipad/Airport and Facilities							
Professional Office		P(1)	P(1)	P	P	P	(1) Permitted as part of a residential mixed use development, as described in SMC 15.310.720 , Definition of Mixed Use.
Storage, Self-Service				P(1)(2)			(1) Permitted in a structure with the appearance of an office building. (2) Not permitted within the District Center. See map in SMC 15.310.010 .
Truck Terminal							

CIVIC AND INSTITUTIONAL									
Cemetery									
Fire Facility	P	P	P	P(1)	P(1)	P	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010 .
Funeral Home/Crematory				P(1)					(1) Not permitted within the District Center. See map in SMC 15.310.010 .
Police Facility	P	P	P	P	P	P	P	P	
Public Agency Office		P	P	P	P	P	P	P	
Public Agency Yard									
EDUCATIONAL									
College/University	C	P	P	P	P	P	P	P	
Elementary/Middle School	C	C	C						
High School	C	C	C	C(1)	C				(1) Not permitted within the District Center. See map in SMC 15.310.010 .
Specialized Instruction School			P(1)	P	P	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720 , Definition of Mixed Use.
Vocational/Technical School				P	P	P	P	P	
HEALTH AND HUMAN SERVICES									
Crisis Diversion Facility (CDF)									
Crisis Diversion Interim Facility (CDF)									
Day Care I	P(1)	P(1)	P(1)	P	P	P	P	P	See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200 , Family Day Care Facilities, apply.
Day Care II	P	P	P	P	P	P	P	P	See Chapter 15.420 SMC, Day Care Facilities.
Halfway House									
Hospital									
Medical Lab				P(2)	P(2)	P	P	P	(1) Permitted as part of a residential mixed use development, as described in SMC 15.310.720 , Definition of Mixed Use. (2) Not permitted within the District Center. See map in SMC 15.310.010 .
Medical Office/Outpatient Clinic			P	P	P	P	P	P	
Opiate Substitution Treatment Facility					C(1)			C	Subject to the CUP-EPF siting process (SMC 15.115.040 , Essential Public Facilities). (1) Not permitted within the District Center. See map in SMC 15.310.010 .
Overnight Shelter									
Secure Community Transition Facility					C(1)			C	Subject to the CUP-EPF siting process (SMC 15.115.040 , Essential Public Facilities). (1) Not permitted within the District Center. See map in SMC 15.310.010 .
Transitional Housing		C	C		P(1)			P	Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders. (1) Not permitted within the District Center. See map in SMC 15.310.010 .

MANUFACTURING									
Assembly and Packaging					P(1)				(1) Not permitted within the District Center. See map in SMC 15.310.010 .
Food Processing					P(1)	P(1)(2)	P(2)		(1) Not permitted within the District Center. See map in SMC 15.310.010 . (2) Food processing with retail section or restaurant to be oriented to the public street.
Laboratories, Research, Development and Testing					P(1)	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010 .
Micro-winery/Brewery/Distillery					P(1)	P(1)	P(1)		(1) Permitted in conjunction with the following retail uses: restaurant, tavern, retail sales or tasting room. Retail uses to be oriented to the public street and located at the ground floor.
Manufacturing and Fabrication, Light					P(1)				(1) Not permitted within the District Center. See map in SMC 15.310.010 .
Manufacturing and Fabrication, Medium									
Recycling Processing									
MOTOR VEHICLES									
Auto Service Center									
Auto Wrecking									
Electric Vehicle Infrastructure	P(1)	P(2)	P(2)	P	P	P	P		(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station					P(1)	P(1)	P		(1) Not permitted within the District Center. See map in SMC 15.310.010 .
Public/Private Parking					P(1)	P(1)	P		Permitted as structured parking only. No surface lots permitted. (1) Not permitted within the District Center. See map in SMC 15.310.010 .
Tire Retreading									
Towing Operation									
Vehicle Rental/Sales									
Vehicle Rental/Sales, Large							P		
Vehicle Repair, Large							P		
Vehicle Repair, Small					P				
RECREATIONAL AND CULTURAL									
Amusement Park									
Community Center	C	P	P	P	P	P	P		
Drive-In Theater									
Golf Course									
Health Club		P	P	P	P	P	P		
Library	P	P	P	P	P	P	P		
Museum	C	C	P	P	P	P	P		

15.310.210 Building Placement/Setbacks

H. Setbacks and Landscaping Standards for CB-C, ~~ABC-RBX~~ and I Zone. In the CB-C, ~~ABC-RBX~~ and I zone, where required landscaping in Chapter 15.445 SMC exceeds the required side and rear setbacks in SMC 15.400.200, the landscape standards shall supersede the setback standards. This shall not apply where side and rear property lines about a residential comprehensive plan designation as per SMC 15.300.240. (Ord. 16-1009 § 1)

Chapter 15.315 OVERLAY ZONES (OZ)

15.315.200 Pedestrian-Oriented Commercial Development Overlay Zone

A. Purpose. The purpose of this overlay zone is to provide for high-density, pedestrian-oriented retail/employment uses. Pedestrian-oriented commercial use overlays shall only be established in areas zoned CB and ~~ABC-RBX~~, high density commercial areas. Permitted uses shall be those permitted in the underlying zone, excluding the following:

Division IV. Citywide Development Standards, Regulations and Incentives

Chapter 15.400 DIMENSIONAL STANDARDS AND REGULATIONS

15.400.200 Commercial, Industrial, Park Standards Chart

DEVELOPMENT STANDARDS	ZONES							ADDITIONAL REGULATIONS		
	NB	O/C/MU	O/CM (1)	ABC-RBX (1)	CB	CB-C (1)	BP (2)		I	P
MINIMUM LOT AREA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(1) See Chapter 15.515 SMC for additional development standards for the ABC-RBX , CB-C and O/CM zones. (2) See Chapter 15.525 SMC for additional standards for the BP zone. (4) See SMC 15.525.200(A)(1)(b) for lot size waiver requirements.
MINIMUM AREA – DEVELOPMENT SITE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(1) See SMC 15.525.200(A)(1)(b) for lot size waiver requirements.
MINIMUM LOT WIDTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM FRONT YARD SETBACK	10'	0' (1)	0'	N/A	10'	0'	10'	0'	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) Ten-foot setback if adjacent to a UL zone. (2) Within the City Center and S. 154th St. Station Area overlay districts, may have zero (0) foot minimum setback.

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	NB	O/C/MU	O/CM (1)	ABC RBX(1)	CB	CB-C (1)	BP (2)	I	P		
MAXIMUM FRONT YARD SETBACK	N/A	10' (1)	10' (1)(2)	N/A	N/A	10' (1) (2) (3) (4)	N/A	N/A	N/A	N/A	<p>(1) See Chapter 15.515 SMC for additional development standards for the ABERBX, CB-C and O/CM zones. (2) See Chapter 15.525 SMC for additional standards for the BP zone.</p> <p>Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.</p> <p>(1) Within the City Center Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.300.310 for additional standards.</p> <p>(2) See SMC 15.15.200 for additional standards and maximum setback waiver requirements for the O/CM and CB-C zones outside of the City Center, S. 154th Street Station Area, and Angle Lake Station Area overlay districts.</p> <p>(3) Within the S. 154th St. Station Area Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.305.310 for additional standards.</p> <p>(4) Within the Angle Lake Station Area Overlay District, see SMC 15.310.210 for additional standards.</p>
MINIMUM SIDE YARD SETBACK	5'	5'	5'	N/A	N/A	N/A	5'	5'	10'	<p>Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.</p>	
MINIMUM REAR YARD SETBACK	5'	5'	5'	N/A	N/A	N/A	5'	5'	10'	<p>Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.</p>	
MAXIMUM BUILDING LOT COVERAGE	65%	65%	75%	75%, 85%	75%	75%	N/A	85%	N/A		
MAXIMUM IMPERVIOUS SURFACE	N/A	N/A	N/A	N/A	N/A	N/A	75%	N/A	N/A		
MAXIMUM STRUCTURE HEIGHT	35'	45'	45'	(1)	(1)	(1)	45'	75'	N/A	<p>(1) Limited by FAA and Fire Department regulations.</p>	

Chapter 15.410 CARGO CONTAINERS

15.410.010 Authority and Application

The provisions of this chapter shall apply to all cargo containers within the following zones: Community Business (CB), Community Business in the Urban Center (CB-C), ~~Aviation Business Center (ABC)~~ Regional Business Mix (RBX) and Industrial (I). (Ord. 15-1018 § 1)

Chapter 15.425 DEVELOPMENT INCENTIVES

15.425.010 Authority and Application

A. **Permitted Locations of Residential Density Incentives.** Residential density incentives (RDI) shall be used only on sites served by public sewers and public water and only in the:

1. UL, UM, UH, and MHP zones; or
2. CB, O/CM, and ~~ABC~~ RBX zones when part of a mixed use development that includes a residential component.

B. **Permitted Locations of Commercial Density Incentives.** Commercial density incentives (CDI) shall be used only on sites served by public sewers and public water and only in the:

1. CB and ~~ABC~~ RBX zones; or
2. ~~I and BP~~ zones when part of a mixed use development. (Ord. 15-1018 § 1)

15.425.500 Tree Retention, Landscaping, and Other Development Standards

A. Any RDI development in the UM, UH, CB and ~~ABC~~ RBX zones which is made up of seventy-five percent (75%) or more townhouse and apartment dwellings shall provide perimeter landscaping and tree retention in accordance with the standards of Chapter 15.505SMC, Townhouse and Duplex Development Design Standards, and Chapter 15.445 SMC, Landscaping and Tree Retention, for townhouse and apartment projects.

Chapter 15.445 LANDSCAPING AND TREE RETENTION

15.445.140 Irrigation Requirements

All planting required for new development in multi-family, commercial, ~~business park~~, and industrial zones and in long subdivisions (street trees only) shall receive sufficient water to ensure survival as follows:

15.445.150 Maintenance Requirements

Within the multi-family, commercial, ~~business park~~, and industrial zones, the applicant shall provide the following maintenance or shall be subject to enforcement action as provided in Chapter 15.125 SMC, Code Enforcement:

15.445.160 Bonds/Security Requirements

- A. Prior to issuance of any construction, grading, or building permits within the multi-family, commercial, ~~business park~~, and industrial zones and within long subdivisions (for street trees only), a landscape bond or other suitable financial guarantee as approved by the City Attorney shall be submitted to the Department. The amount of the landscape bond or other financial guarantee shall equal one hundred fifty percent (150%) of the estimated cost of the required landscaping.
- B. Prior to issuance of a final certificate of occupancy in the multi-family, commercial, ~~business park~~, or industrial zones, or before a final inspection of the last home in a long subdivision, a maintenance bond or other acceptable financial guarantee equal to thirty percent (30%) of the replacement cost of the required landscaping shall be submitted. The bond shall be maintained for a three (3) year period, at which point the Building Official and the Director will determine if the bond shall be released or is needed for maintenance within the landscaped areas. (Ord. 15-1018 § 1)

Chapter 15.475 TEMPORARY USES

15.475.020 Temporary Uses

H. Temporary emergency evacuation sites in the commercial, ~~business park~~, and industrial zones, subject to the criteria under SMC 15.475.080;

15.475.080 Temporary Emergency Evacuation Storage Sites

In lieu of the criteria set forth in SMC 15.475.040, the Director may issue a temporary and revocable permit for a temporary emergency evacuation storage site in the commercial, ~~business park~~, and industrial zones, subject to the following requirements and criteria:

Chapter 15.480 WIRELESS COMMUNICATIONS FACILITIES

15.480.020 Definitions

Zones, High Intensity

Zones that typically involve commercial or industrial rather than residential uses. Such zones are limited to Community Business (CB and CB-C), Industrial (I), ~~Aviation Business Center (ABC)~~ Regional Business Mix (RBX), ~~Business Park (BP)~~, Office Commercial Medium (O/CM), Aviation Commercial (AVC) and Aviation Operations (AVO).

15.480.030 Review and Approval Process

B. The following table summarizes the types of WCFs that are permitted in each zone subject to the siting hierarchy in SMC 15.480.040 and the type of permits required:

	Concealed Attached WCF	Concealed Collocation on Existing Concealed Freestanding WCF	New Concealed Freestanding WCF	Mitigation of Existing WCF	Flush-Mounted Collocation on an Existing Nonconcealed WCF ¹	Antenna Element Replacement or Combining ²
High Intensity Zones						
I	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
BP	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
ABC <u>RBX</u>	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
CB	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
CB-C	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical
O/CM	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	Major CUP and Building/Electrical	Building/Electrical

Division V. Design Standards

Chapter 15.515 SPECIAL DESIGN STANDARDS FOR THE ~~ABC~~RBX, CB-C, UH-UCR AND O/CM ZONES

15.515.010 Authority and Application

A. The following standards will apply to properties, except within the City Center, Angle Lake Station Area, and S. 154th Street Station Area Overlay Districts, zoned ~~aviation business center (ABC)~~ regional business mix (RBX), community business in the urban center (CB-C), office/commercial medium (O/CM), and urban high-urban center residential (UH-UCR). See Chapter 15.300 SMC for standards specific to the City Center Overlay District, Chapter 15.305 SMC for standards specific to the S. 154th Street Station Area Overlay District, and Chapter 15.310 SMC for standards specific to Angle Lake Station Area Overlay District.

15.515.100 Standards Common to the ~~ABC~~RBX, CB-C, UH-UCR and O/CM Zones

The following standards apply to properties zoned ~~aviation business center (ABC)~~ regional business mix (RBX), community business in the urban center (CB-C), urban high-urban center residential (UH-UCR) and office/commercial medium (O/CM), that are located outside of the designated City Center, Angle Lake Station Area, and S. 154th Street Station Area Overlay Districts.

B. **Circulation.** The following circulation standards apply to all parcels in the ~~ABC~~RBX, CB-C, UH-UCR and O/CM zones, and are especially relevant to large parcels within these zones:

15.515.300 Standards Specific to the ~~ABC~~RBX Zone

The following standards apply to properties zoned ~~aviation business center (ABC)~~ regional business mix (RBX).

A. Landscaping Bufferyard Requirements in the ABC-RBX Zone. Bufferyard requirements shall be as stated in SMC 15.445.210, Landscaping Standards Chart, except as follows: In the ABC-RBX zone, Type III landscaping, fifteen (15) feet wide berm to conceal service areas, backs of buildings, and parking areas from street level view. (Ord. 15-1018 § 1)

Chapter 15.525 BUSINESS PARK DESIGN STANDARDS

15.525.005 Purpose

The purpose of this chapter is to establish design standards to ensure high quality business and industrial park developments. (Ord. 15-1018 § 1)

15.525.010 Authority and Application

The regulations of this chapter shall apply to all properties and developments located within the Business Park (BP) Zone. (Ord. 15-1018 § 1)

15.525.100 Performance Standards

In addition to the performance standards listed in Chapter 15.460 SMC, Performance Standards—General, uses in the Business Park zone shall conform with the following performance standards:

- A. Does not emit significant quantities of dust, dirt, cinders, smoke, gases, fumes, odors or vapors into the atmosphere.
- B. Does not emit any liquid or solid wastes or other matter into any stream, river, or other waterway.
- C. Does not emit radiation or discharge glare or heat, or emit electromagnetic, microwave, ultrasonic, laser or other radiation levels over what is considered safe by the FCC.
- D. Does not emit radiation or discharge glare or heat, or emit electromagnetic, microwave, ultrasonic, laser or other radiation levels that would adversely impact electronic equipment of residences or businesses outside of the boundaries of the property the business is located.
- E. Does not use heavy trucking as a principal use such as truck terminals or heavy truck repair.
- F. Does not produce excessive noise or ground vibration perceptible without instruments at any point exterior to any lot.
- G. Does not utilize open/outdoor storage as a major component of the business. Incidental outside storage may be allowed upon approval of the Director and shall be screened pursuant with SMC 15.525.200(F)(3). (Ord. 15-1018 § 1)

15.525.200 General Standards

A. Dimensional Standards.

1. Minimum Lot Size.

- a. To encourage large projects, a minimum lot size of five (5) acres is required.
- b. Projects of less than five (5) acres may be approved by City Council after review and recommendation by the Planning Commission. Approval shall be based upon a determination that the project is consistent with the purpose of the zone.
- 2. **Building Height.** The maximum building height shall be consistent with the Federal Aviation Administration regulations.
- 3. **Maximum Impervious Surface Coverage.** A maximum of seventy five percent (75%) impervious surfaces shall be allowed per site. Impervious surfaces are defined as "roads, streets, sidewalks and other paved areas, buildings (excluding overhangs), decks, terraces, and patios, incidental outside storage or any other material that would prevent water from percolating into the ground as if under natural conditions." Required landscaping may be counted as pervious surfaces.

B. Landscaping. Except for bufferyard requirements below under subsection (B)(1) of this section and the screening requirements under subsection (F)(4)(b) of this section, landscaping shall be required in conformance with the requirements of Chapter 15.445 SMC.

1. Bufferyard requirements shall be as follows:

- a. Type I landscaping of twenty (20) feet wide when adjacent to residential uses.
- b. Type II landscaping of twenty (20) feet wide fronting rights-of-way.

C. Vehicular Access.

- 1. Shared vehicular access to lots shall be required to reduce impervious surfaces and the number of access points.
- 2. Access points for each property shall be limited to no more that two (2) locations to public rights-of-way. Corner lots shall be limited to two (2) access points. Additional access points may be permitted by the City Manager or designee upon review of the site and its traffic conditions.
- 3. Preferential location of vanpool, carpool, or other ride-sharing vehicle parking spaces shall be given in respect to building entries. These spaces shall be identified through appropriate markings and/or signs.

D. Parking Areas. Off street parking shall conform to the requirements of Chapter 15.455 SMC.

E. Design Standards. All new development shall conform with the following design standards:

- 1. The development shall relate open space and pedestrian facilities to other developments within the same and adjoining street blocks.

- 2.—Offsets of a minimum of ten (10) feet in the building facade facing a right-of-way if the facade is more than fifty (50) feet in length.
- 3.—Earth tone colors shall be used on all exterior building surfaces.
- 4.—Nonreflective glass shall be used for all development. It shall be the responsibility of the applicant and/or the property owner to provide the City documentation as to the nonreflectibility of the glass.
- 5.—All outdoor lighting fixtures shall be screened to prevent glare from being visible from residential properties and from rights-of-way. It shall be the responsibility of the applicant and/or the property owner to provide the documentation of how the outdoor lighting will be screened.
- 6.—Loading bays shall not be oriented towards or visible from residential properties or adjacent rights-of-way.
- 7.—Rooftop mechanical equipment shall be screened with materials in the same architectural character of the structure.
- 8.—Prefabricated pre-engineered metal buildings shall not be permitted. Metal building components may be incorporated as an exterior finish; provided, that the components fit the overall design concept for the structure.

F.—Screening of Outdoor Storage Areas, Dumpsters, and Loading Bays.

- 1.—All dumpsters shall be screened with material in the same architectural style of the building on the property. Dumpsters shall be screened from all residential areas, rights-of-way or adjacent properties.
- 2.—The applicant and/or property owner shall submit written approval from the sanitation company to the City that any dumpster location provided for any development proposal is accessible by the sanitation company.
- 3.—The incidental storage of all outside materials shall be screened from all residential properties, rights-of-way, or adjacent property. The type of screening shall be in the same architectural character of the building on the property.
- 4.—Loading bays shall be screened from residential properties or adjacent rights-of-way using one of, or a combination of, the following methods:
 - a.—Using building design and layout to screen the loading bays.
 - b.—A twenty (20) foot Type I landscaped buffer backed by a decorative fence, approved by the City, of a minimum height of six (6) feet.

G.—Signs (Project Identification Signs).

- 1.—Signs may be attached to the building or monument signs. No pole or freestanding signs shall be permitted.
- 2.—Tenant identification signs shall be located near entries to the building and shall be in scale with the design of the building and entryway.
- 3.—Only one (1) monument sign per street frontage of the development shall be allowed.
- 4.—Monument signs displaying the tenants’ names shall be limited to eighty five (85) square feet per face and fifteen (15) feet in height.
- 5.—All signage shall be set back a minimum of five (5) feet from any right of way with the exception that if the signage is forty two (42) inches in height or less, a one (1) foot setback will be allowed.
- 6.—Signs may be internally or externally illuminated. If signs are externally illuminated, the applicant and/or property owner shall provide documentation showing that the exterior illumination does not create glare on residential properties, adjacent rights-of-way, or adjacent properties. (Ord. 15-1018 § 1)

Division VI. Sign Code

Chapter 15.600 SIGN CODE

15.600.030 Commercial/Office/Industrial Zone Classification Signs

A. General.

1. This section regulates signs in the following zones: NB, CB, CB-C, ~~ABC, RBX, I,~~ and O/CM, ~~and BP.~~

15.600.130 Electronic Signs

Electronic signs shall be allowed, provided they comply with the following requirements:

A. Size and Location.

1. Freestanding/Monument Signs.

- a. That portion of the sign that constitutes the electronic changeable display shall be allowed as follows:

Zone	Maximum Electronic Portion of Sign	Maximum Total Size of Sign
CB, CB-C, O/CM, I, ABC, RBX	55 sf	85 sf
NB, BP	25 sf	85 sf
Churches, Schools, Community Uses in UL, T, UM, UH, O/C/MU, P	0 sf 0 sf	35 sf not on an arterial 60 sf on a minor/collector arterial

Zone	Maximum Electronic Portion of Sign	Maximum Total Size of Sign
	25 sf	85 sf on a principal arterial
Commercial Uses in O/C/MU, T, UM, UH	0 sf 0 sf 25 sf	35 sf 60 sf on a minor/collector arterial 85 sf on a principal arterial
Multi-Family Uses in T, O/CM, UM, UH	0 sf	35 sf

City of SeaTac

Planning Commission

October 17, 2017



1

Multi-Family Housing Design Standards Workshop



2

Multi-Family Market Trends – Seattle-Metro Market

- Seattle has been one of the strongest rental markets during the current cycle
- Over the last five years, average rents have risen to greater than \$1,770; Rents have risen 5.9% from January through June
- 23,000 new units have been delivered since 2015
- Strong employment market; increased population growth

3

Multi-Family Projects Seattle Metro Market

LIV Bel - Red



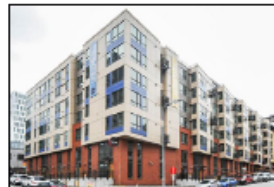
City: Bellevue, Wash.
Buyer: Kennedy Wilson
Purchase Price: \$172 MM
Price per Unit: \$380,624

Avana One Six Four



City: Lynwood, Wash.
Buyer: Greystar
Purchase Price: \$132 MM
Price per Unit: \$260,869

Radius



City: Seattle
Buyer: Kennedy Wilson
Purchase Price: \$141 MM
Price per Unit: \$500,000

JUXT



City: Seattle
Buyer: Blackstone Group
Purchase Price: \$150 MM
Price per Unit: \$416,664

4

Multi-Family Market Trends – Submarkets

- This submarket includes Renton, SeaTac, Tukwila, Burien and Des Moines
- Rents in this sub market are approximately 3% lower than the Seattle-Metro market
- Renters in the 20-34 year old range is growing at a pace similar to the Seattle-Metro market
- Increased population growth and strong demand, few supply additions have resulted in low vacancies
- The 162-unit Avaya Trails, Renton, was delivered in September 2016 and was fully occupied by August 2017; 229-unit Maverick opened in Burien in June 2017 and was 60% occupied by August 2017
- This submarket has delivered on average the lowest amount of units in the last 10 years compared to the Seattle-Metro market
- Since 2008, apartment fundamentals have bounced back and the Seattle-Metro strong Multi-family construction activity is finally starting to make its way south

5

Multi-Family Zones Within the City

- *Residential Medium Density:*
 - Urban Medium (UM-3,600)
 - Urban Medium (UM-2,400)
- *Residential High Density:*
 - Urban High (UH-1,800)
 - Urban High (UH-900)
 - Urban High in the Urban Center (UH-UCR)

6

Why have Multi-Family Housing Guidelines?

Comprehensive Plan provides policy guidance, such as:

- ✓ Policy 2.3E (Land Use Element) Provide high density living option through the Residential High density designation, or
- ✓ Policy 7.3E – (Community Design Element) Require high-quality multi-family building and site design that fosters a sense of community, relates to the street, has unobstructive parking arrangements, provides usable open space, and ensures compatible transitions between different types of housing

7

Why have Multi-Family Housing Guidelines?

- ✓ Policy 7.2L (Community Design Element) Encourage unifying features and individual, creative architectural designs.
- These and other Comprehensive Plan policies are implemented through the zoning code.

8

Why have Multi-Family Housing Guidelines?

- ❖ Provide clarity and focus on what are important design considerations;
- ❖ Present clear performance-based statements about what we value in our community in terms of the built form;
- ❖ Provide a common language with which to discuss the best ways to create development that contributes to an attractive, vibrant and livable community.

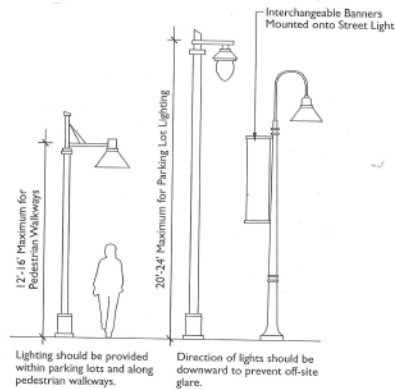
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Design Guidelines

- ✓ The principle purpose of design guidelines is to convey a sense of the preferred quality for a place.
- ✓ No single form of communication alone is adequate to explain or convey a design concept so they are meaningful to planners, designers or the general public.
- ✓ Design guidelines cannot be developed to cover every conceivable subject, but they should identify the most critical issues.

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Design Guideline - Example



Intent: To ensure that site lighting contributes to the character of the site and does not disturb adjacent development.

1. Lighting should be provided within parking lots along pedestrian walkways.
2. Lighting fixtures should be limited to heights of 20 – 24 feet for parking lots and 12-16 feet for pedestrian walkways.
3. All lighting should be shielded from producing off-site glare, either through exterior shields or through optical design inside the fixture, so that the direction of the lights is downward.
4. All street lights shall have brackets to mount special-event and other flags and banners.

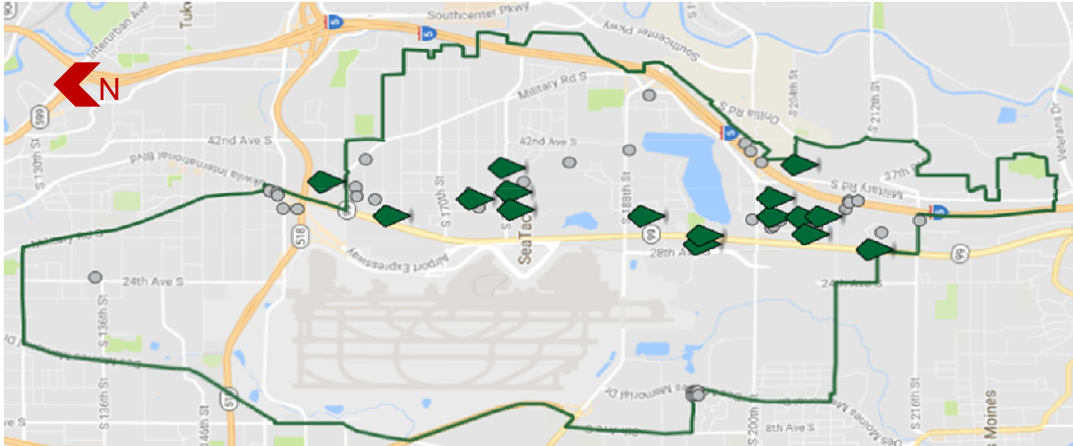
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Code Issues

- ✓ Landscaping conflicts with building setback
- ✓ Standards are tough on small sites
- ✓ Flexibility is sometimes a requirement rather than a choice
- ✓ Policy creep
- ✓ Open space requirements are in several places and confusing to interpret
- ✓ Security theme takes away from designing for aesthetics
- ✓ Standards are too granular

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Multi-family Housing in SeaTac



Multi-family Housing in SeaTac



The Reserve at SeaTac,
19707 International Boulevard

The Aspens at Belvedere, Polygon,
21010 39th Way South



Multi-family Housing in SeaTac



Avion,
3351 S. 175th Street

Viewpoint Apartment Homes,
21428 Pacific Highway South



Multi-family Housing in SeaTac (Older)



The Hanover Apartment Homes,
3117 S. 192nd Street

Sandpiper Apartments,
3100 S. 208th Street

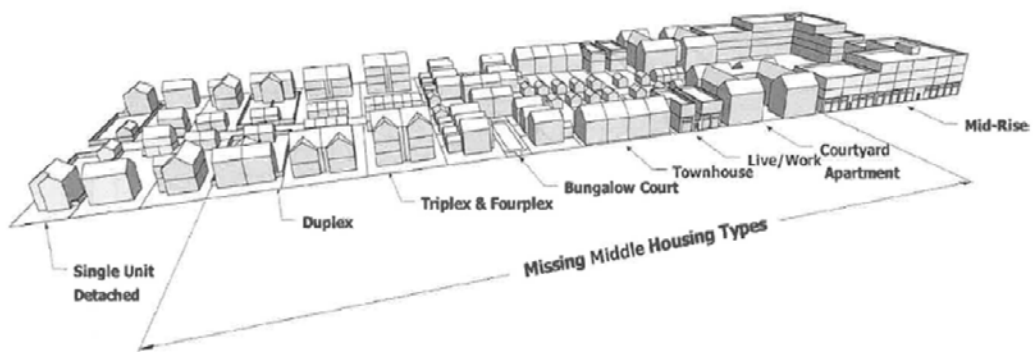


Multi-family Housing Images



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Multi-family Housing Types



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Questions for the Commission

- What do you as a Commission want to see in terms of the design of Multi-Family Development within the City?
- Do you think there are issues or problems with the multi-family housing standards that need to be addressed?