

PUBLIC HEARING

2017 Comprehensive Plan Final Docket Proposals

October 17, 2017



Proposed Hearing Format

1. **Staff Presentation**

(Including summary of proposals & staff recommendations)

2. **Receive Public Testimony**



Background

Comprehensive Plan is City's "blueprint for future growth and development"

- Foundation document to guide City's development
- Policies implemented by development regulations in Zoning Code and other codes
- SeaTac updates Plan biennially

Project Milestones

Key Dates:

April 28:
Applications
due

June 12:
Property Owner
Mtg for M-3 &
M-4 proposals

Spring
**Preliminary
Docket
reviews**

July
**Council
Resolution
establishing
Final
Docket**

Summer/Fall
**Final
Docket
reviews**

- *Public Notification*
- *State & SEPA environmental review*

October
**Public
Hearing**

November
**PC
& LUP
recommendations**

December
**Council
Action**

Review of Final Docket Amendment Proposals

Final Docket Proposals (14):

- **Total Map Amendments: 7**
 - Proposals initiated by the public: **2**
 - Proposals initiated by the City: **5**
- **Total Text Amendments: 7**

Final Docket Criteria

1. Changed Circumstance/New Information

2. Comprehensive Plan Consistency

- Population/employment targets not prevented from being met

3. Concurrency Requirements Met/No Adverse Impacts

- Does not adversely impact public facilities (i.e., transportation, utilities), health, safety, housing, environment, etc. in ways that can't be mitigated

4. Additional Map Amendment Criteria

- a) Change in Condition - since property given designation, or, change will correct designation that was inappropriate when established
- b) Proposal Identifies Anticipated Impacts to Geographic Area
- c) Compatibility with Adjacent Uses

M-1) Segale Properties

Map Amendment & Rezone Proposal

Proposal: To change portion of undeveloped Residential Low Density parcel to Residential High Density (& rezone from UL-9,600 to UH-900) as part of future multi-family development.

- *Location:* Northeast SeaTac, south of S 178th St, east of I-5, on eastern boundary with Tukwila
- *Applicant:* Segale Properties

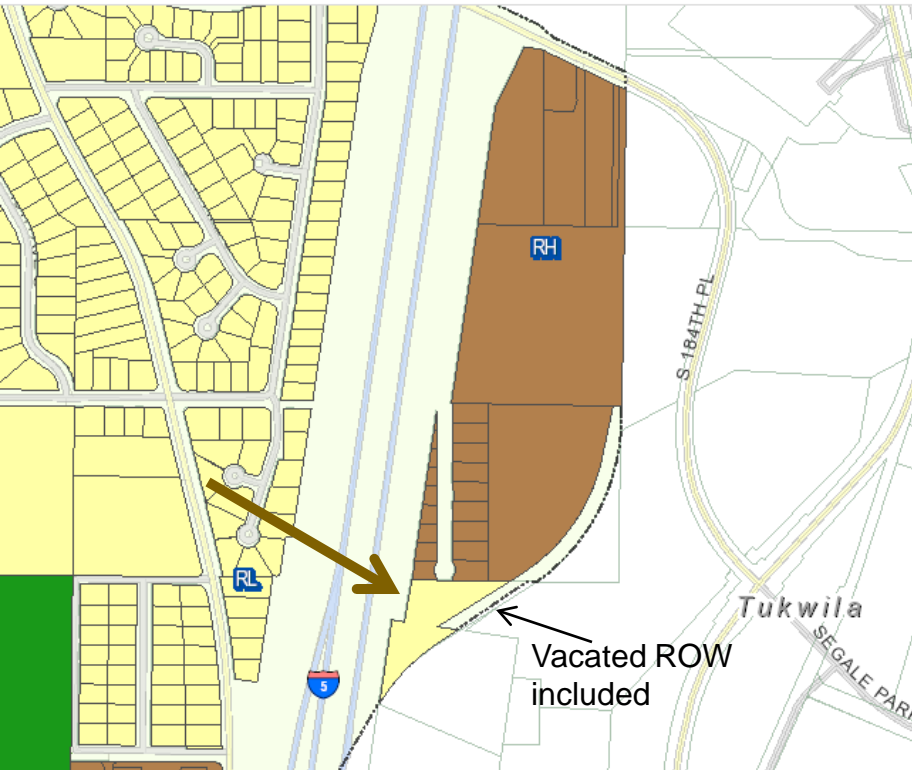
M-1 Location & Context

- **Background:** Site recently merged into parcel to north which, in 2015, received Comprehensive Plan and zoning changes to Residential High/UH-900
- **Access:** S 178th St
- **Adjacent to:**
 - Planned “Tukwila South” mixed use/business district
 - Existing commercial/employment area along Southcenter Parkway

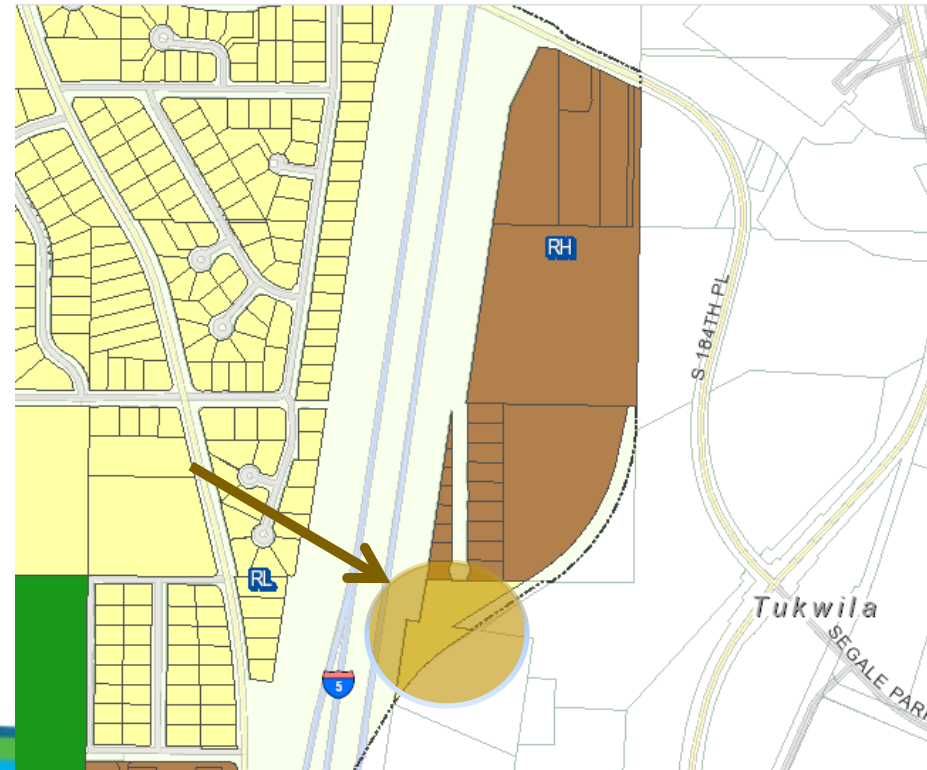


M-1 Comprehensive Plan Map Designations

Existing: Residential Low
(single-family)

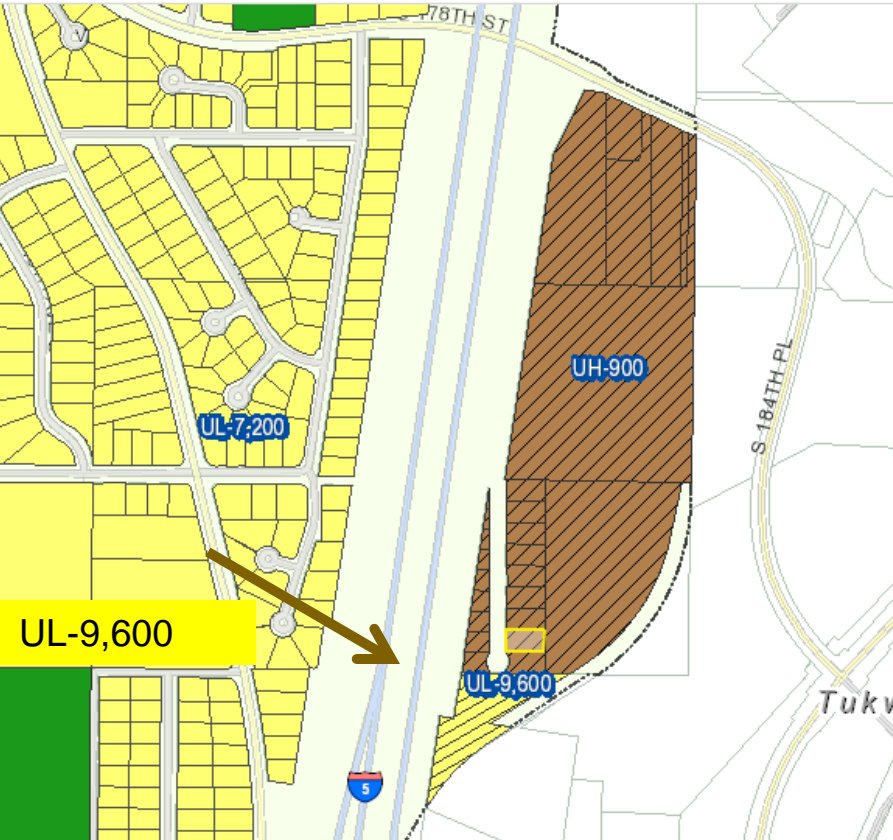


Proposed: Residential High
(high density multi-family)

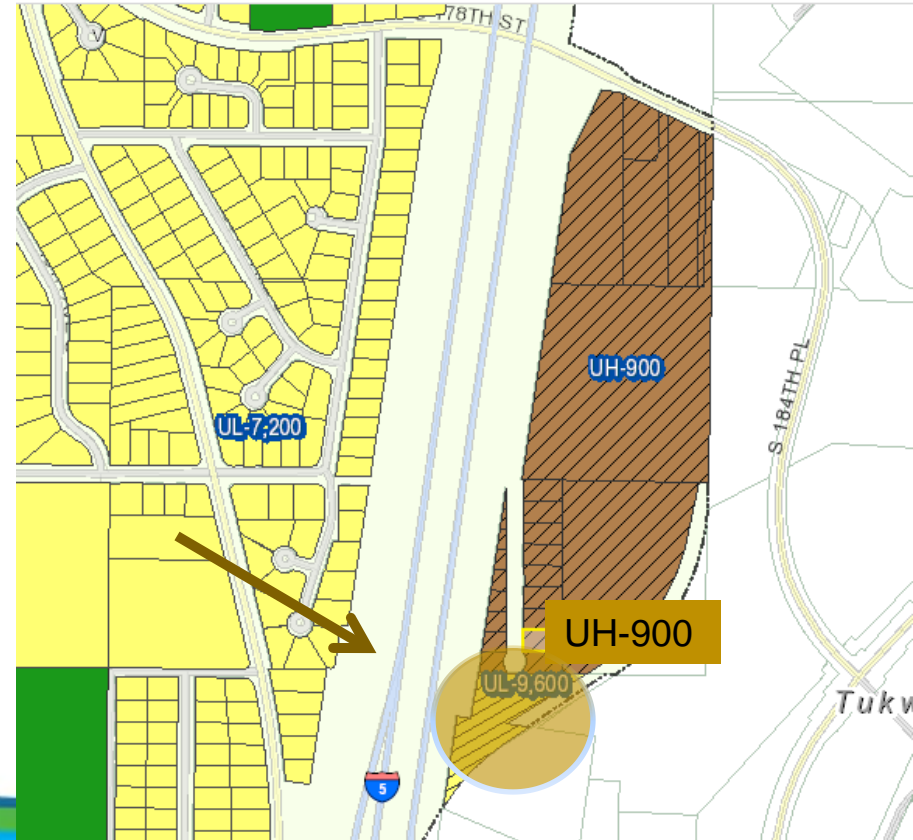


M-1 Zoning Classifications

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



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



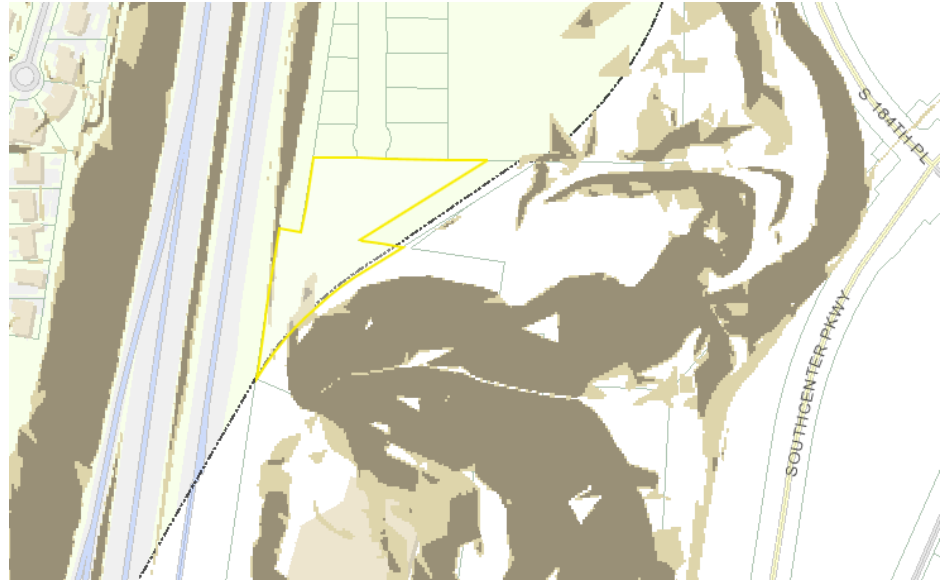
M-1 Critical Areas Present?

- Sensitive Areas

- Steep Slopes

 - 30% - 40%

 - $\geq 40\%$



<u>M-1</u>: Proposal Meets Final Docket Criteria?	Staff Findings
1) Is proposal a result of changed circumstance or new information?	✓ Yes
2) Consistent with Comprehensive Plan - Including population & employment targets	✓ Yes
3) Concurrency requirements met/No adverse impacts	✓ Yes
4a) Change in Condition: - Conditions changed since property given its present designation, or - Map change will correct inappropriate designation	✓ Yes
4b) Proposal Identifies Anticipated Impacts to Geographic Area	✓ Yes
4c) Compatibility with Adjacent Uses	✓ Yes

M-1 Staff Recommendation

Approve proposal.

Determining Factors:

- Meets Final Docket Criteria.
- Residential High designation matches parcel the site recently merged into.
- Adjacency to Tukwila South business district & existing commercial area.
- Significant planning & environmental studies conducted & infrastructure constructed.



M-2: Hillside Park

Map Amendment & Rezone Proposal

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

- *Location:* Southeast SeaTac, Orillia Rd, south of S 204th St & east of I-5
- *Applicant:* Pier 67 Capital Partners

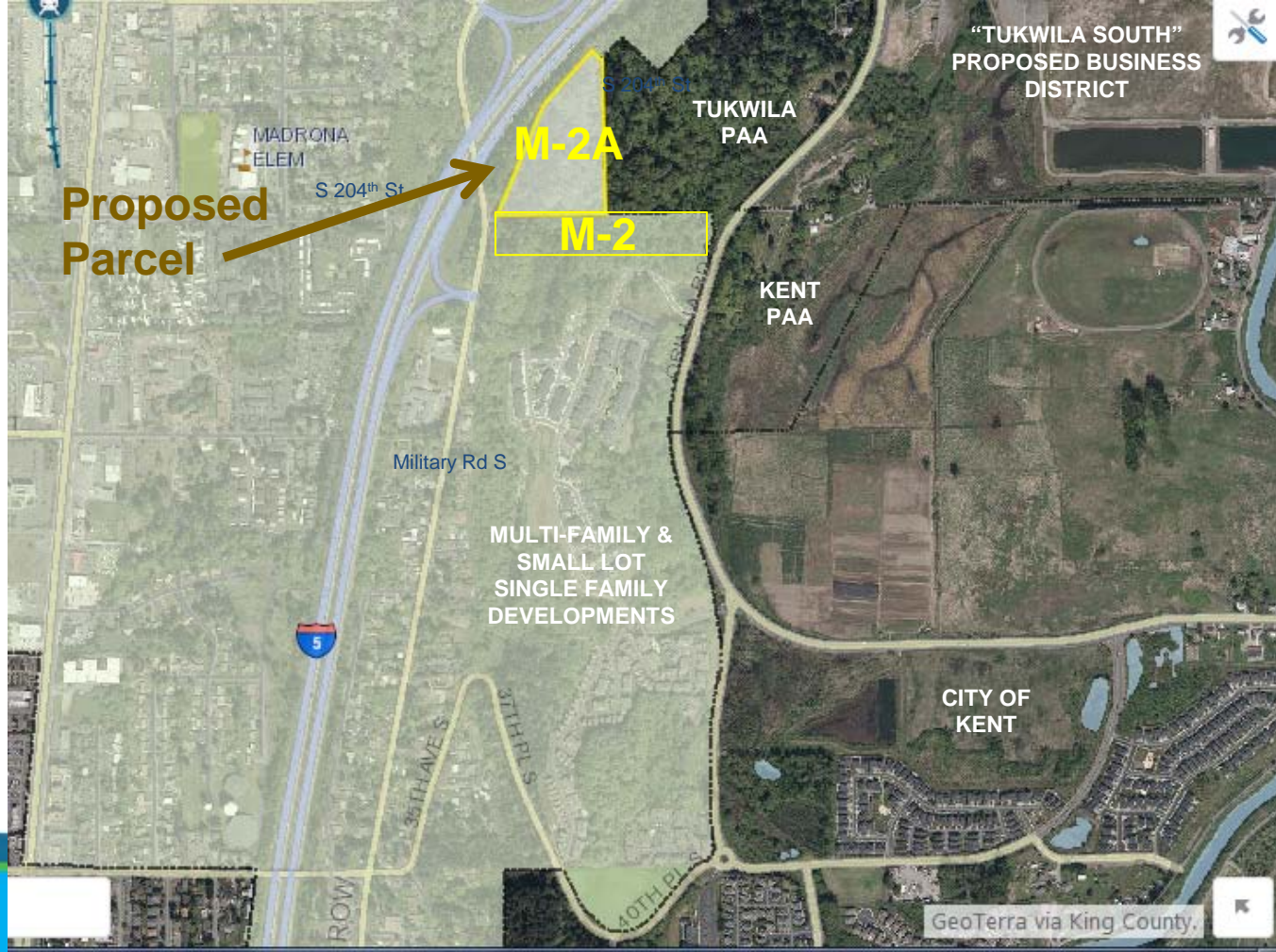
M-2A: Tombs Parcel

Map Amendment & Rezone Proposal

Proposal: To change an undeveloped Residential Low Density parcel to Residential High Density (& rezone from UL-15,000 to UH-900).

- *Location:* Immediately adjacent to Hillside Park parcel, 20040 37th Ave S
- *Proponent:* City of SeaTac
- *Note:* City Council requested that M-2 & M-2A be considered concurrently because of adjacency of parcels and issues of compatibility

M-2 & M-2A: Parcel Locations & Context

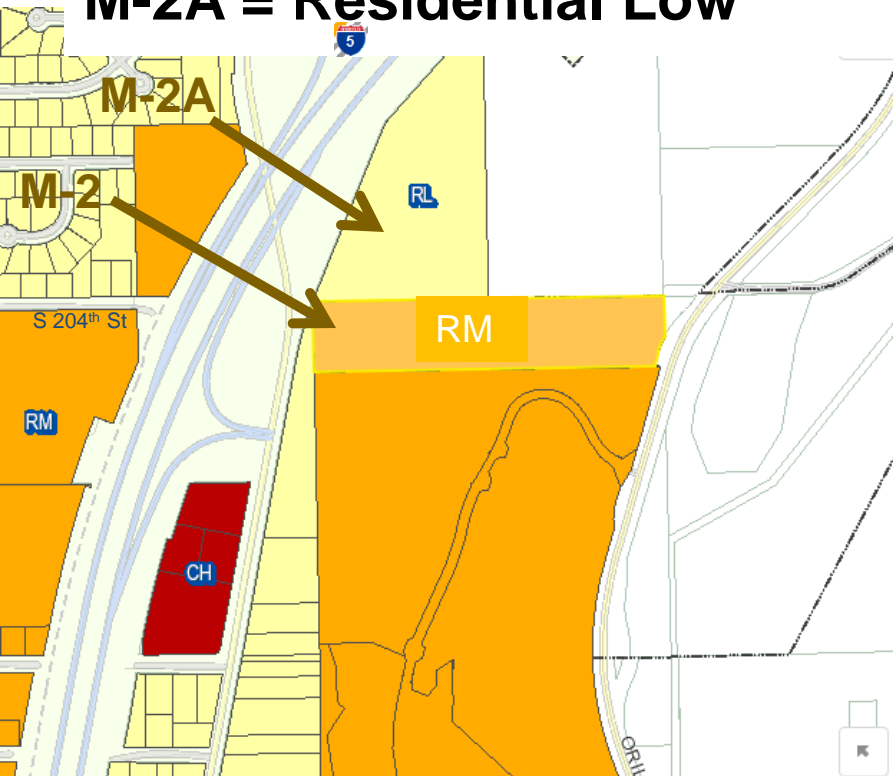


M-2 & M-2A Comprehensive Plan Designations

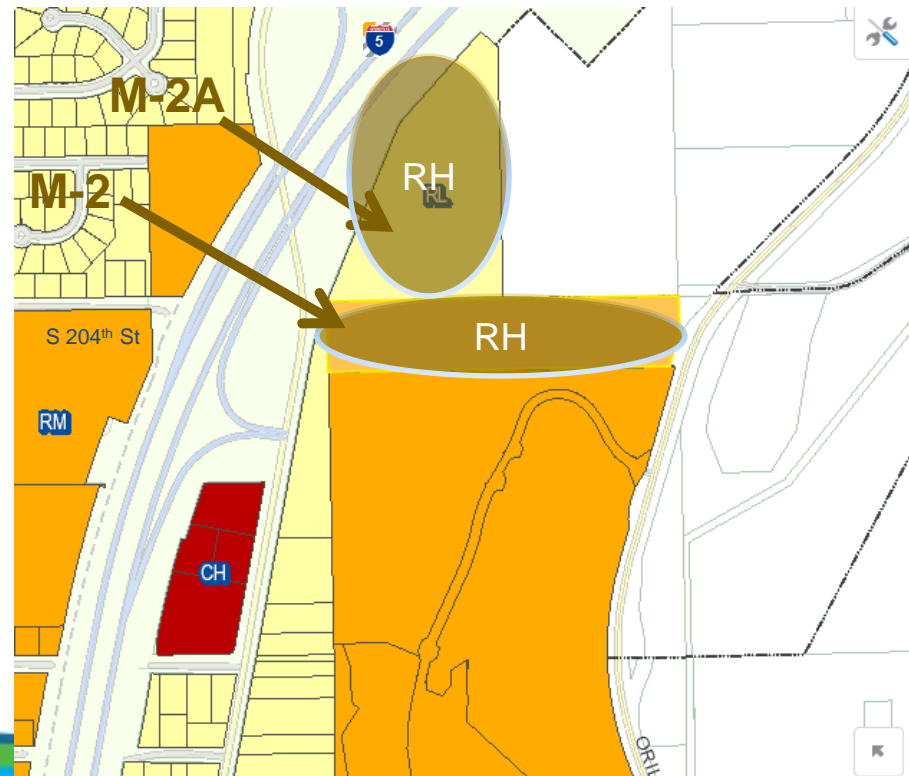
Existing:

M-2 = Residential Medium

M-2A = Residential Low



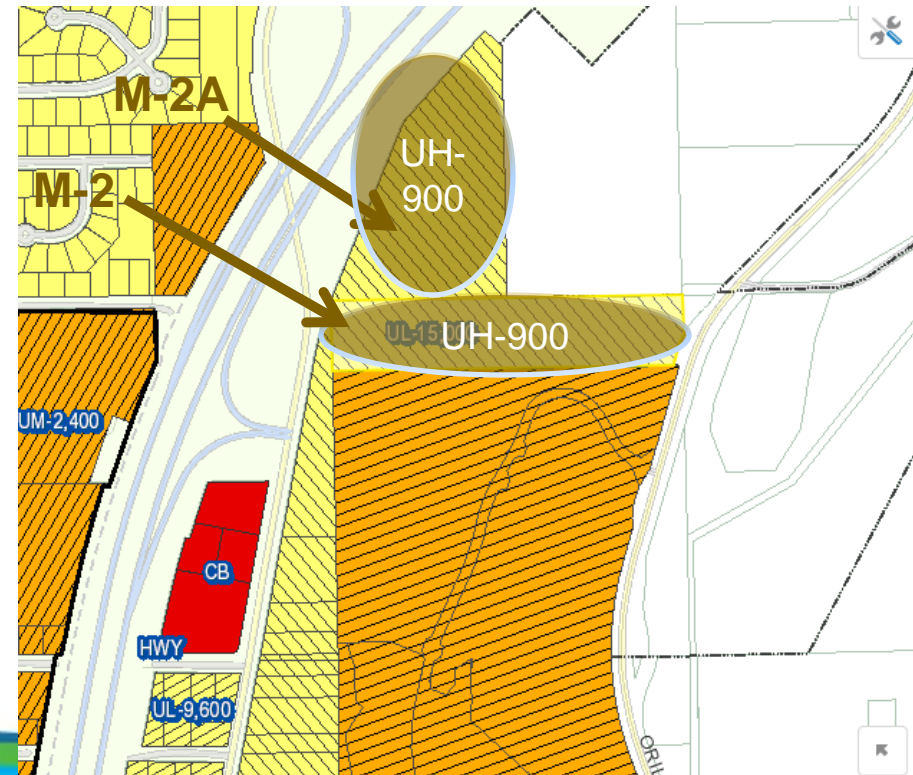
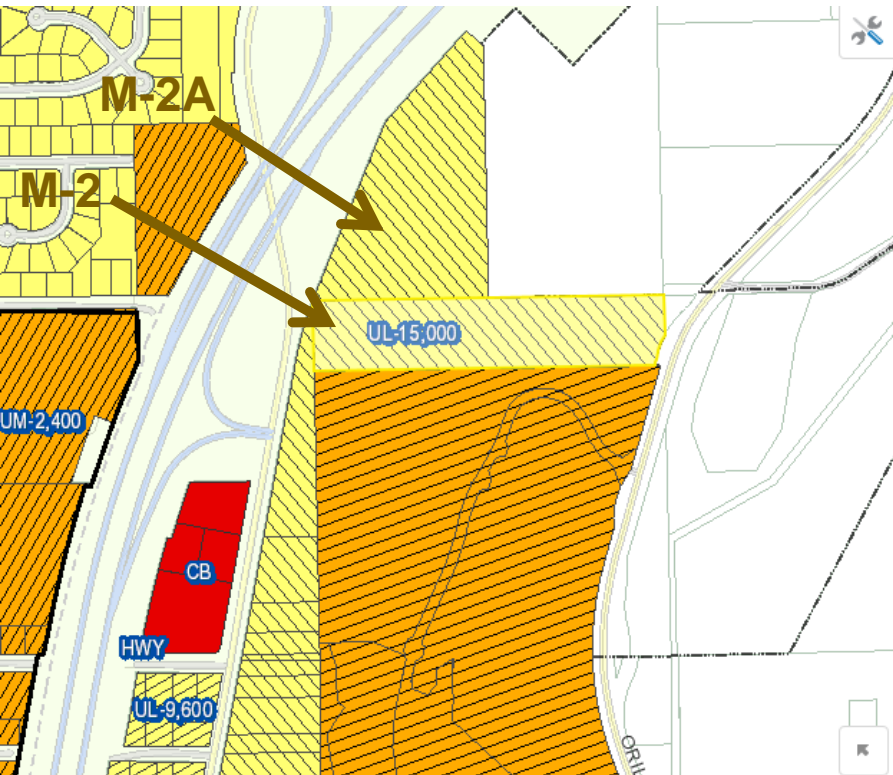
Proposed: Residential High
(high density multi-family)



M-2 & M-2A Zoning Classifications

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

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



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

Sensitive Areas

Steep Slopes

30% - 40%

>=40%

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



Wetlands and Buffers

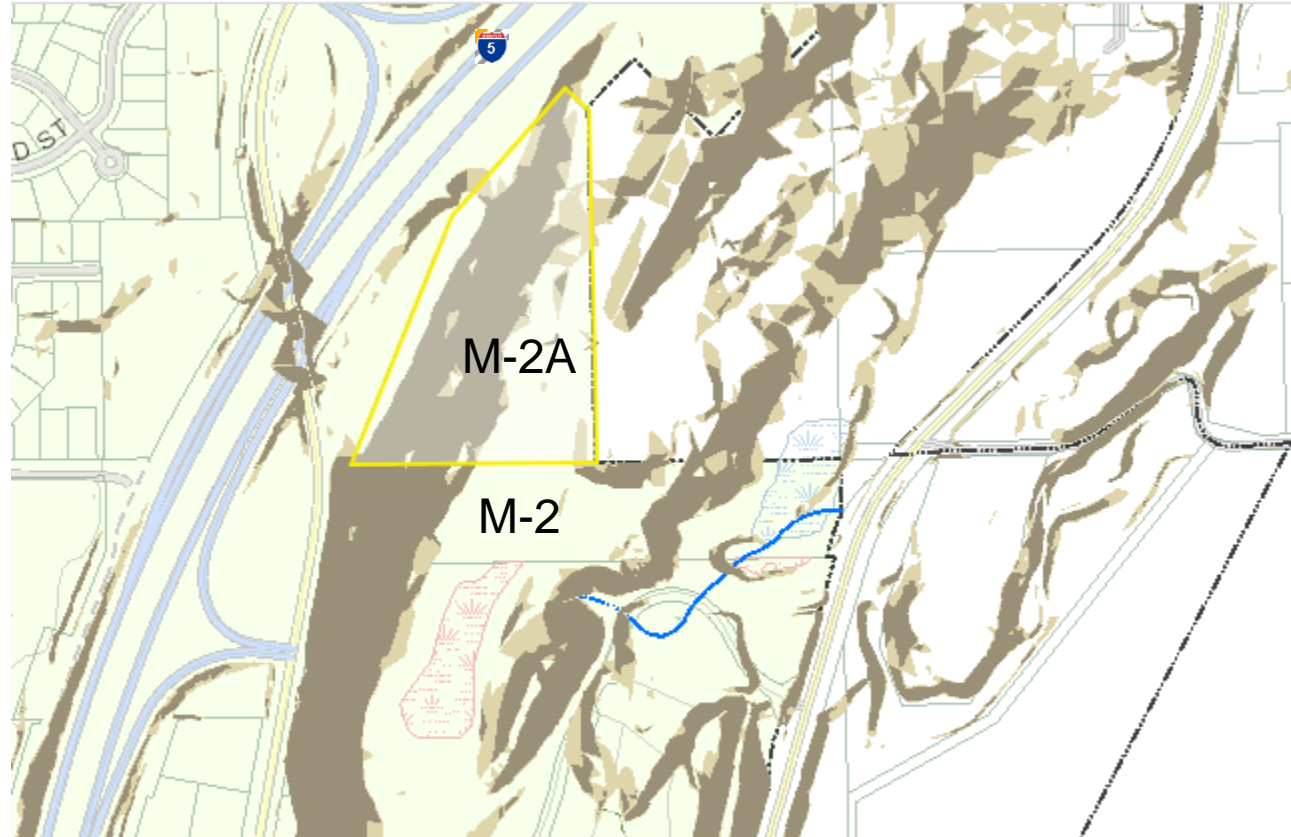
Wetland Classification



Class 1 Wetland (100' Buffer)



Class 2 Wetland (50' Buffer)



Additional Note on M-2: King County iMap designates site as “Class 2 Critical Aquifer Recharge Area.”

M-2: Specific Location/Context

- **Access:** Orillia Road S
- **Adjacent to:**
 - Residential medium/ apartments to south & vacant residential low density lots north & east
 - “Tukwila South” boundary to northeast, but much of area “undevelopable wetland”



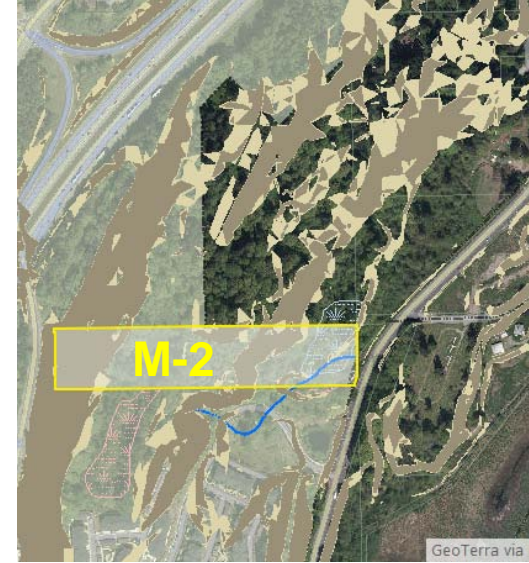
<u>M-2</u>: Proposal Meets Final Docket Criteria?	Staff Findings
1) Is proposal a result of changed circumstance or new information?	<input type="checkbox"/> Inconclusive
2) Consistent with Comprehensive Plan - Including population & employment targets	<input type="checkbox"/> Inconclusive
3) Concurrency requirements met/No adverse impacts	<input type="checkbox"/> Inconclusive
4a) Change in Condition: - Conditions changed since property given its present designation, or - Map change will correct inappropriate designation	<input type="checkbox"/> Inconclusive
4b) Proposal Identifies Anticipated Impacts to Geographic Area	✓ Yes
4c) Compatibility with Adjacent Uses	<input type="checkbox"/> Inconclusive

M-2 Staff Recommendation

Do not approve proposal.

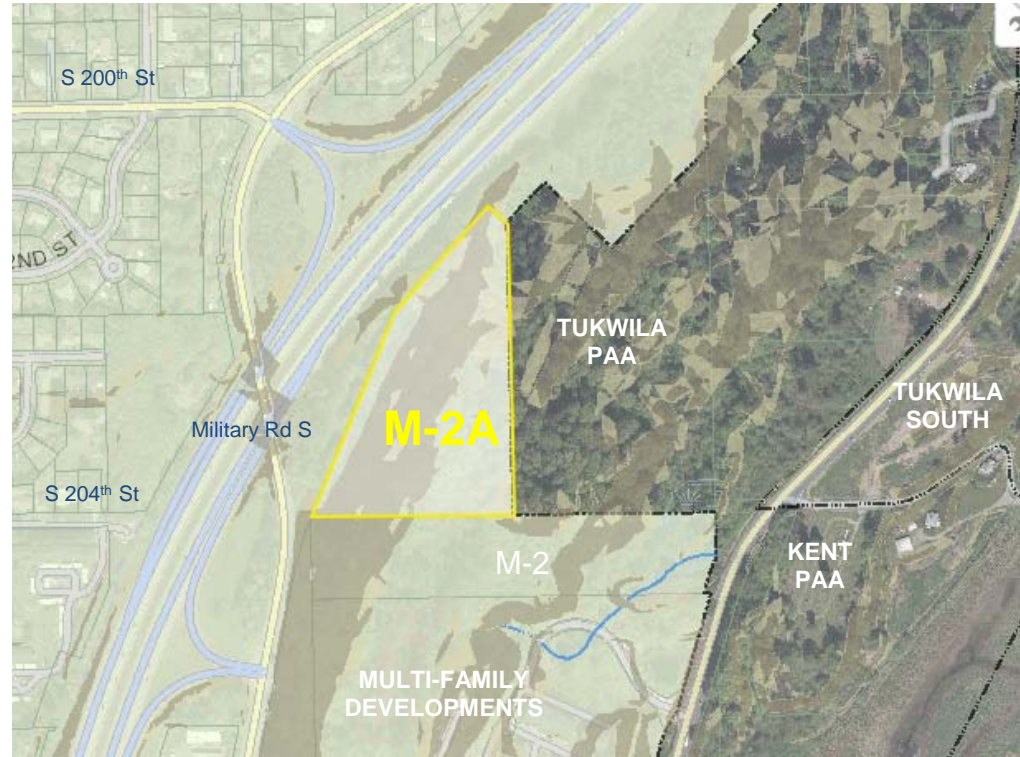
Determining Factors:

- Does not clearly meet Final Docket Criteria.
- No significant change in area conditions since Residential Medium designation established.
- May be inconsistent with critical area policies.
- In future, Tukwila South may bring higher intensity development in closer proximity, but currently, area has low to medium density residential, undeveloped lots & environmental uses.
- Significant questions remain about nature of critical areas on and adjacent to site & feasibility of appropriate mitigations for high density development.



M-2A Specific Locations & Context

- **Background:** City Council initiated proposal because site adjacent to M-2.
- **Access:** Military Road S, however, most of site would need access through adjacent properties.
- **Adjacent to:**
 - Vacant residential medium & low density lots.
 - If M-2 were residential high density, M-2A might be impacted depending on design of project.



<u>M-2A</u> : Proposal Meets Final Docket Criteria?	Staff Findings
1) Is proposal a result of changed circumstance or new information?	<input type="checkbox"/> Inconclusive
2) Consistent with Comprehensive Plan - Including population & employment targets	<div style="background-color: #fff9e6; padding: 5px; display: inline-block;">Note: #2 Incorrectly marked "Yes" in Staff Report</div> <input type="checkbox"/> Inconclusive Yes
3) Concurrency Requirements Met/No Adverse Impacts	<input type="checkbox"/> Inconclusive
4a) Change in Condition: - Conditions changed since property given its present designation, or - Map change will correct inappropriate designation	<input type="checkbox"/> Inconclusive
4b) Proposal Identifies Anticipated Impacts to Geographic Area	N/A
4c) Compatibility with Adjacent Uses	<input type="checkbox"/> Inconclusive

M-2A Staff Recommendation

Do not approve proposal.

Determining Factors:

- Does not clearly meet Final Docket Criteria.
- No significant change in area conditions since Residential Low designation established.
- May be inconsistent with critical area policies.
- Questions remain regarding suitability of site for high density development because of extent of steep slopes & difficulty accessing most of site.



City-Initiated Map Amendment Proposals

M-3	Address Zoning & Comprehensive Plan Map Consistency Change classifications of properties zoned at a higher intensity than their land use designations (17 properties)
M-4	Eliminate Business Park Zone & Land Use Designation (29 properties)
M-5	Correct/Update Land Use Designations of City-Owned & Adjacent Properties (5 properties)
M-6	Routine Comprehensive Plan Map Updates (housekeeping)

M-3) Zoning & Comp Plan Consistency

Proposal: To change the zoning and/or land use designations of parcels with zones of higher intensity than allowed by Comprehensive Plan. (17 parcels)

Background: Proposal initiated to implement:

- RCW 35A.63.105, which requires consistency between development regulations & Comprehensive Plan
- SeaTac Land Use Policy 2.1F, regarding amending the zoning map to achieve vision of Comprehensive Plan map

Staff Recommendation: Approve

- Meets Final Docket Criteria.

M-3 : “Inconsistent” Parcel Proposal

Total # of Parcels: 17

Total # Property Owners: 10

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

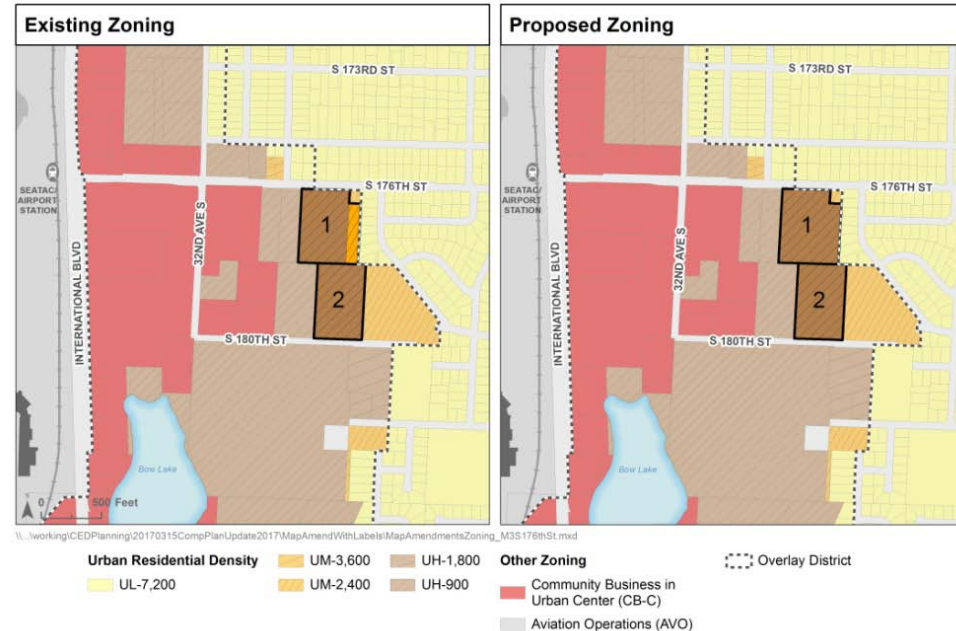
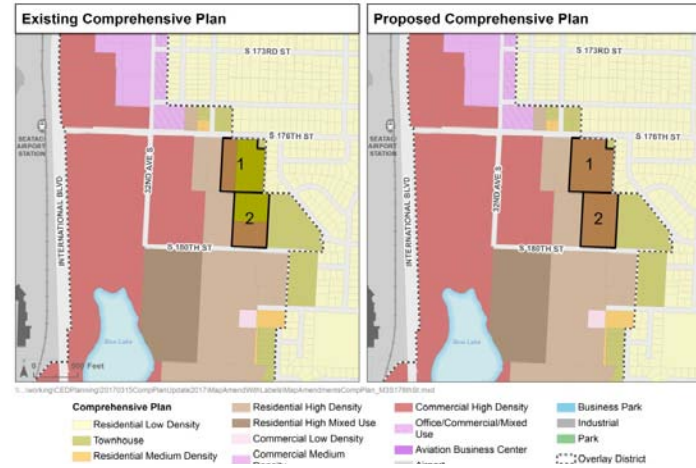
Type of Change Proposed	# of Parcels
Parcels Proposed for Rezones (only)	11
Parcels Proposed for Comp Plan Changes (only)	2
Parcels Proposed for Both Rezone & Comp Plan Changes	4

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

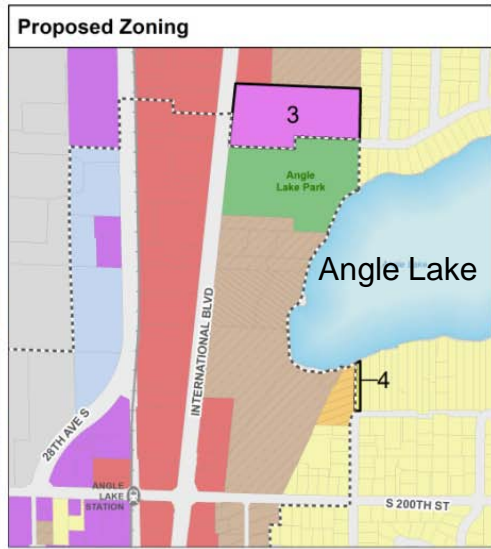
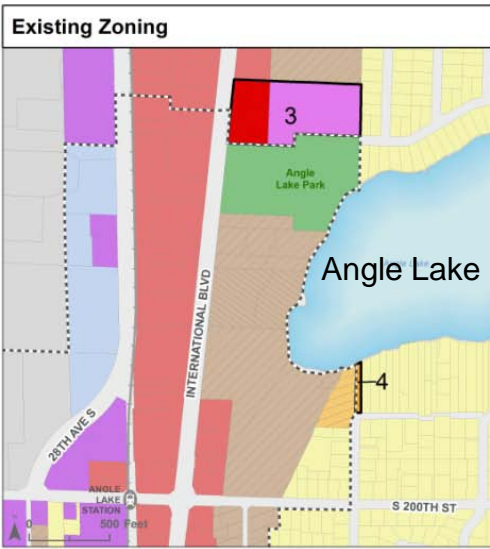
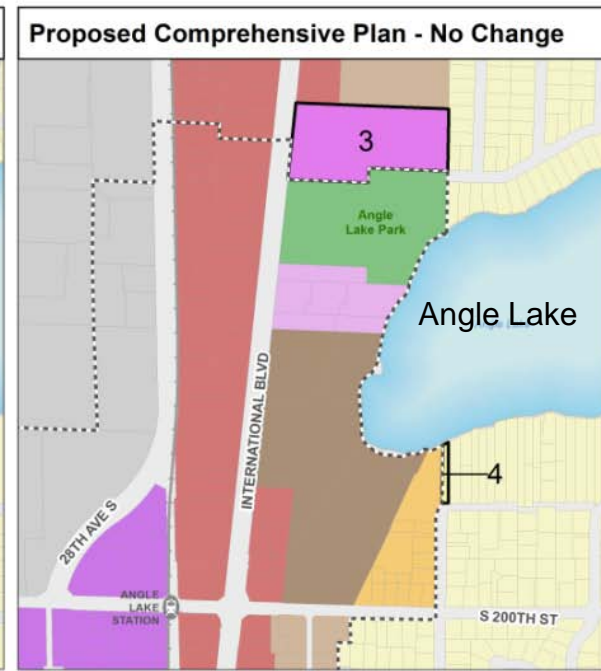
Proposed Changes: “Inconsistent” Parcels #1-2

Locations: City Center,
east of 32nd Ave S, on
S 176th & S 180th

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



Proposed Changes: “Inconsistent” Parcels #3-4

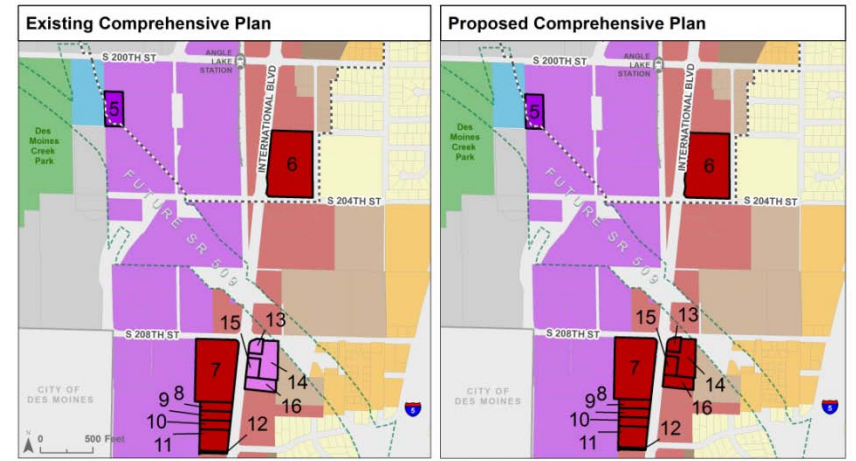
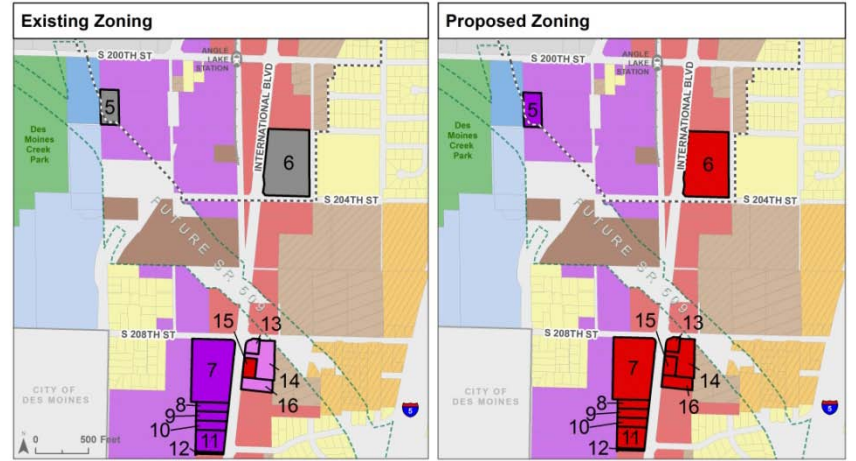


3	Alaska Airlines Inc (Office Bldgs)
4	Patton (Single Family Residence)

Proposed Changes: “Inconsistent” Parcels #5-16

Locations:
South of S 200th,
on/near Int'l Blvd

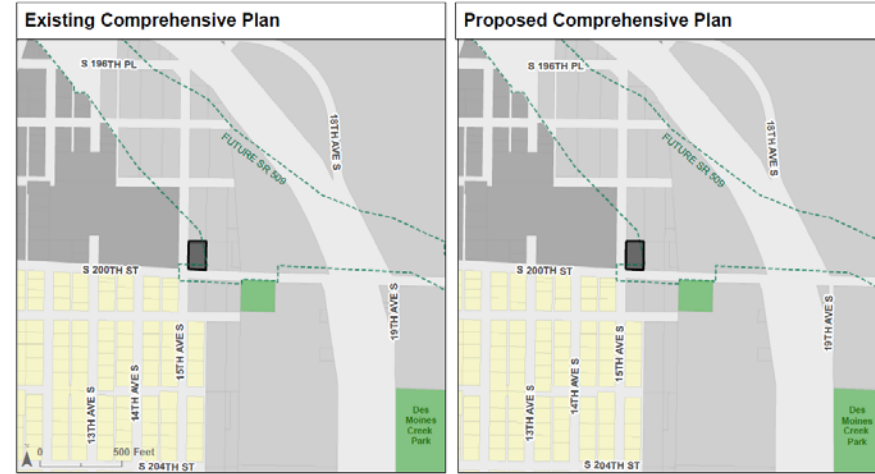
5	Fearn Ltd (Warehouse)
6	Cymbaluk (Kenworth Truck Sales)
7	Shamseldin Corp (Alaska Airlines Gold Coast Ctr)
8	Shamseldin Corp (Vacant)
9	Shamseldin Corp (Vacant)
10	Shamseldin Corp (Vacant)
11	Shamseldin Corp (Retail & Garage)
12	Shamseldin Corp (Driveway)
13	Hassen Properties (Napa Auto/Angle Lk Cyclery)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



Proposed Changes: “Inconsistent” Parcels #17

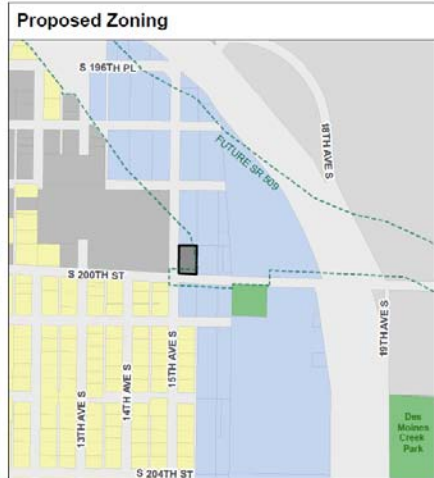
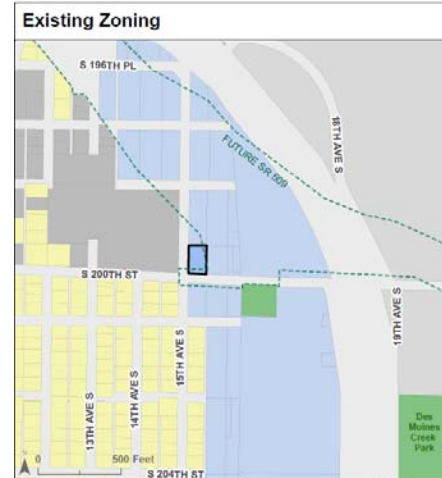
Location:
East of Angle Lake
Station, on S 200th

17 WSDOT (Vacant)



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- | | | | |
|----------------------------|----------------------------|-----------------------------|---------------|
| Comprehensive Plan | Residential High Density | Commercial High Density | Business Park |
| Residential Low Density | Residential High Mixed Use | Office/Commercial/Mixed Use | Industrial |
| Townhouse | Commercial Low Density | Aviation Business Center | Park |
| Residential Medium Density | Commercial Medium Density | Avenue | |



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- | | | | |
|----------------------------------|---------------------------|---------------------------|----------|
| Urban Residential Density | Other Zoning | Aviation Operations (AVO) | Park (P) |
| UL-7,200 | Aviation Commercial (AVC) | Industrial (I) | |

M-4) Eliminating Business Park Zone & Land Use Designation

Proposal: Eliminate Business Park land use designation and zone and replace with compatible classifications. (29 parcels)

Background: Proposal initiated to address development limitations of “Business Park” classification, including:

- Five acre minimum site development size (*Only one of 29 existing BP parcels meets this requirement*).

Staff Recommendation: Approve

- Meets Final Docket Criteria.

M-4 Update: Eliminating “Business Park” Proposal

See Exhibit B for “Business Park” Parcel Information Matrix

Total # of BP Parcels: 29

Total # of Property Owners: 18

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

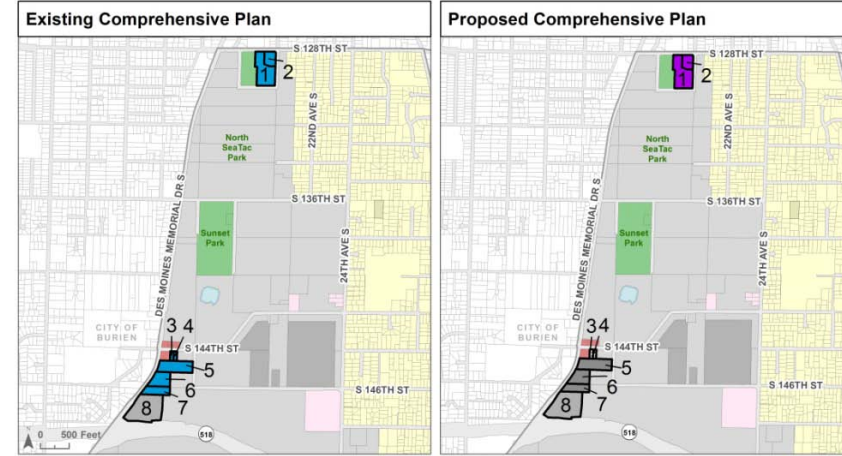
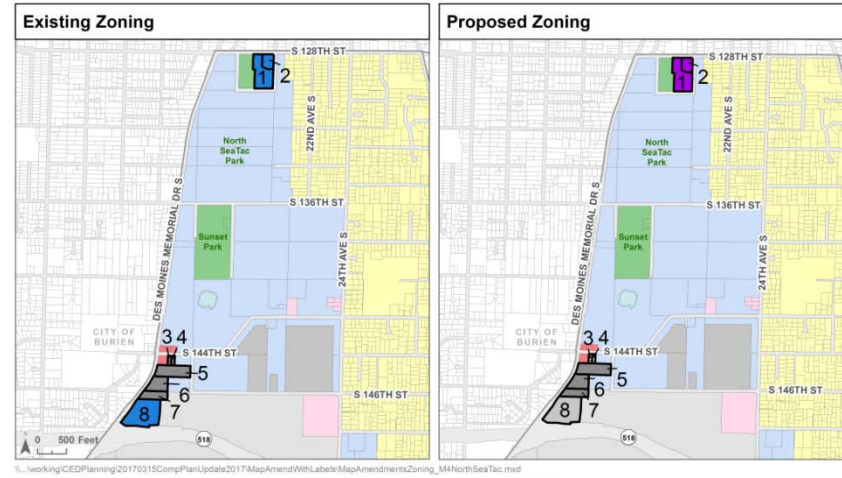
Type of Change Proposed	# of Parcels
Parcels Proposed for Rezones	1
Parcels Proposed for Comp Plan Change	4
Parcels Proposed for Both Rezone & Comp Plan Change	24

Proposed Changes: “Business Park”

Parcels #1-8

Locations: North SeaTac, north of SR-518, on/near Des Moines Memorial Drive S

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

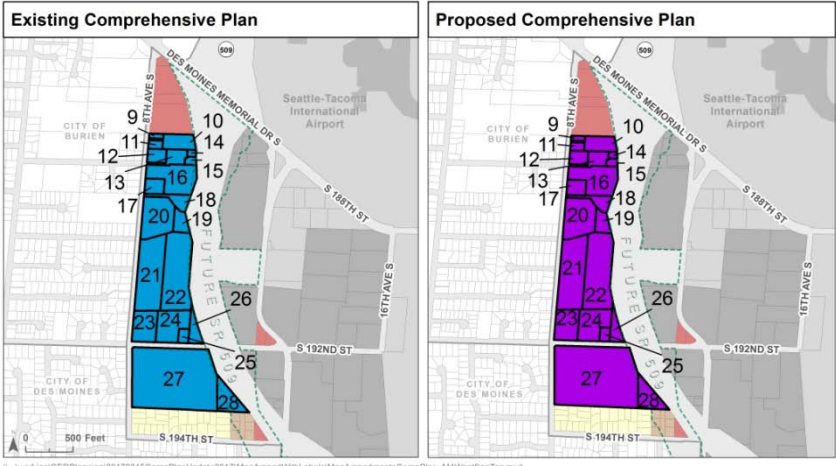
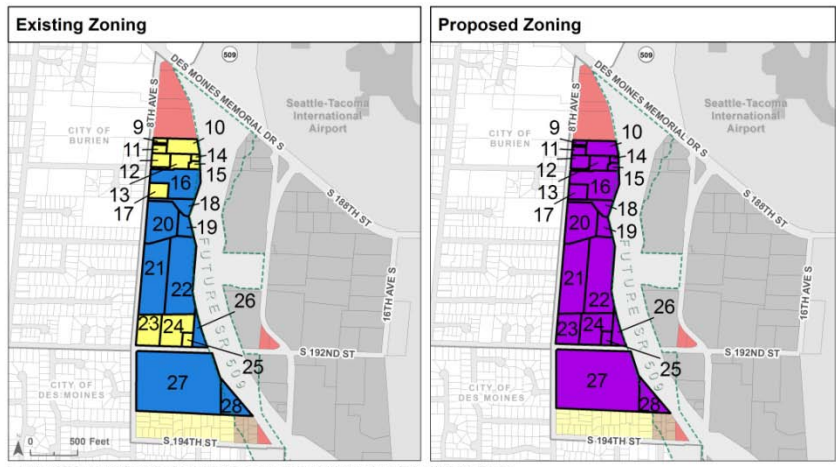


Proposed Changes: “Business Park” Parcels #9-28

Additional Change:
Replace
“Business Park”
classifications with
renamed “ABC”:
“Regional Business
Mix (RBX)”

Locations: Southwest
SeaTac, South of Des
Moines Memorial S, on
8th Ave S

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

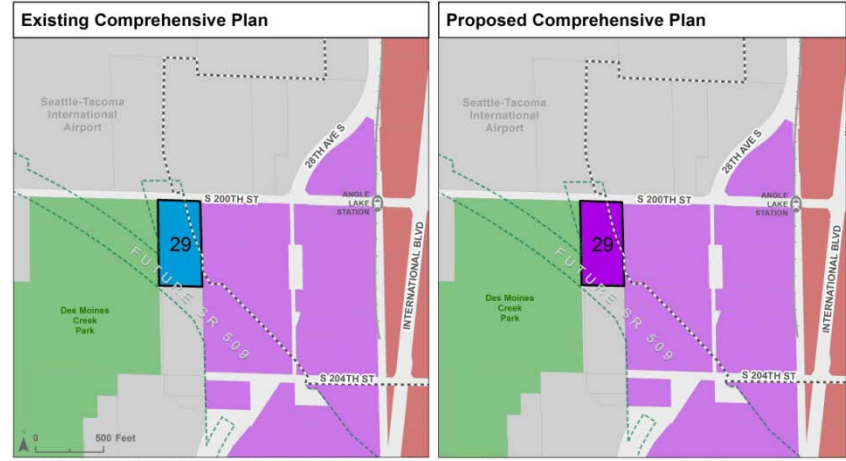


Proposed Changes: “Business Park”

Parcels #29

Locations:
Southwest SeaTac,
South of Des
Moines Memorial/S
188th, on 8th Ave S

29	Realty Associates Fund (Warehouse)
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M-5) Correct/Update Land Use Designations of City-Owned Properties

Proposal: Change classifications of City-owned and adjacent properties to improve consistency between zoning and the Comprehensive Plan. (5 parcels)

Background: Proposal initiated to ensure consistency between Comprehensive Plan and zoning code and to better implement Angle Lake Station Area Plan.

Staff Recommendation: Approve

- Meets Final Docket Criteria.

M-5 City Parcel Update Summary

Total # of Parcels with Proposed Changes: 5

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

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

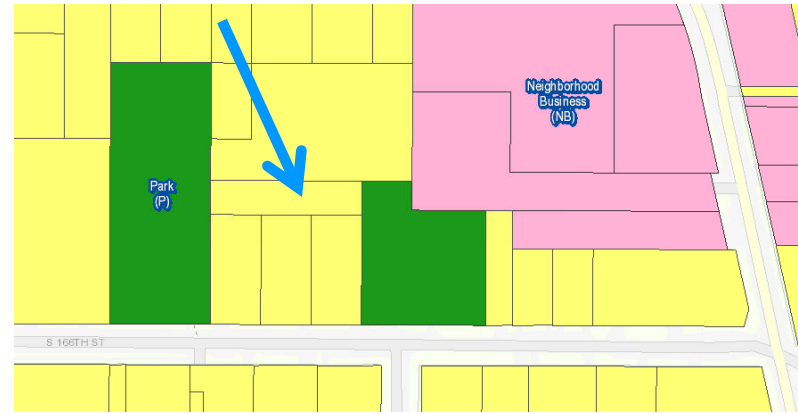
M-5 City Parcel Update

#1: McMicken Heights Park

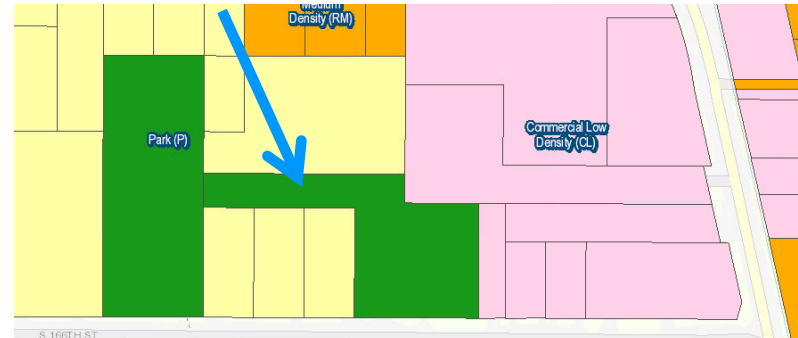
Rezone City-owned parcel from single family "UL-7200" zone to "Park" zone



Existing Zone: UL-7200

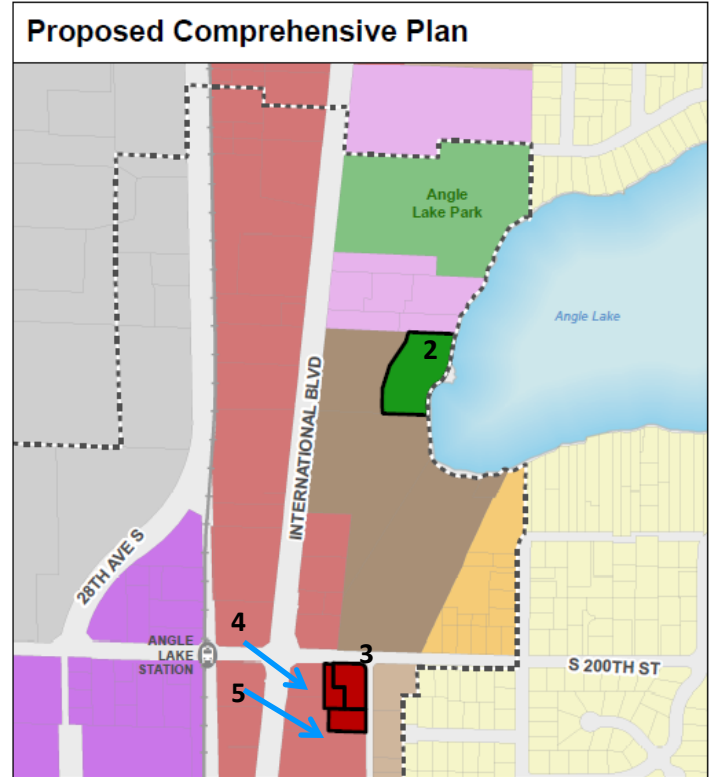
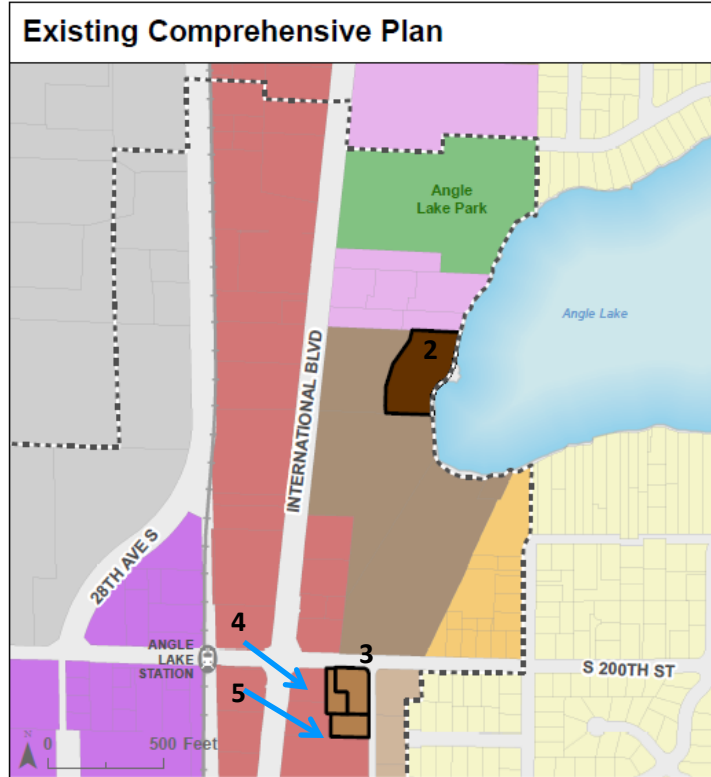


Existing Comp Plan: Park



M-5 City Parcel Update: Comprehensive Plan Map

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)



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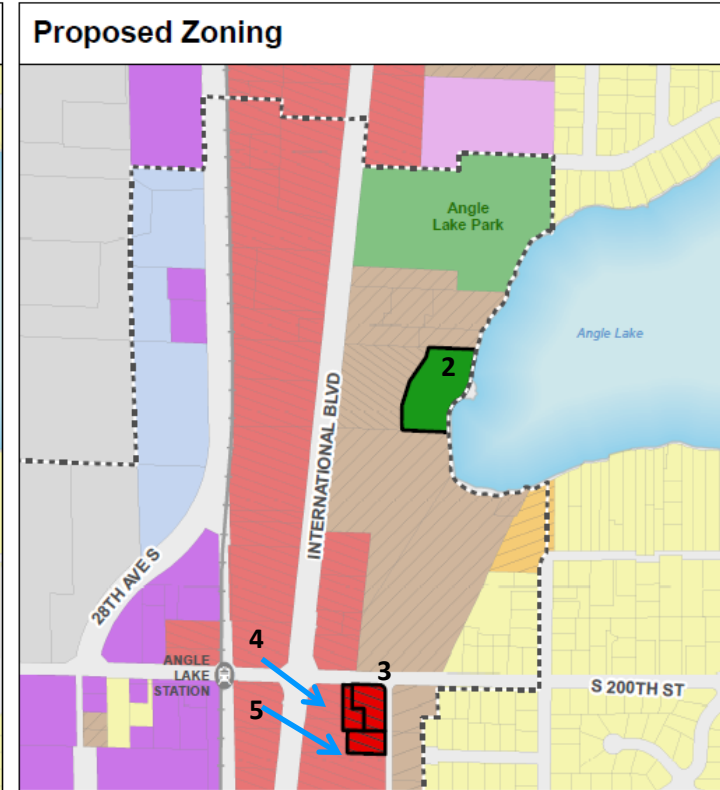
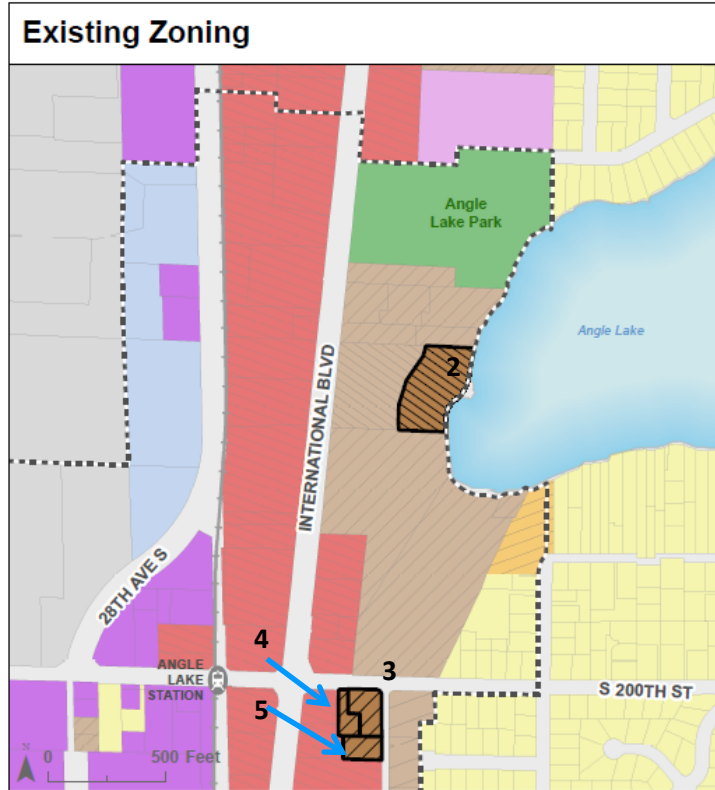
Comprehensive Plan

- Residential Low Density
- Townhouse
- Residential Medium Density
- Residential High Density
- Residential High Mixed Use
- Commercial Low Density
- Commercial Medium Density

- Commercial High Density
- Office/Commercial/Mixed Use
- Aviation Business Center
- Airport
- Business Park
- Industrial
- Park
- Overlay District

M-5 City Parcel Update: Zoning

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



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Urban Residential Density

- UL-7,200
- UM-3,600

Other Zoning

- UH-1,800
- UH-900
- UH-UCR
- Office/Commercial Medium (O/CM)
- Community Business in Urban Center (CB-C)

- Aviation Business (ABC)
- Aviation Commercial (AVC)
- Aviation Operations (AVO)
- Park (P)

Overlay District



M-6) Comp Plan Map Routine Update

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

Staff Recommendation: **Approve**

SUMMARY OF PROPOSED TEXT AMENDMENTS

STAFF
RECOMMENDATION

T-1	Clarify Land Use Designation Descriptions & Criteria: Initiated to clarify designations and assist with evaluation of future map amendment proposals.	Approve
T-2	Integrate Low Impact Development (LID) Policy Updates: Per State requirements.	Approve
T-3	Consider Updating Mobile Home Park Policies <i>Council removed from consideration.</i>	<i>NA</i>
T-4	Add Duplex Policy to Explore Where Appropriate: Including in some low density residential/single family areas. Initiated to follow through with implementation strategy 3.4B, regarding allowing duplexes near transit.	Approve

SUMMARY OF PROPOSED TEXT AMENDMENTS		STAFF RECOMMENDATION
T-5	Update Policies on Regional Facility Design: Address design of regional projects in and near residential neighborhoods. Initiated because of Sound Transit & SR-509 extension projects.	Approve
T-6	Add Policy Establishing Review of City Center Plan: Plan adopted in 1999 and reaching end of 20-year vision for area.	Approve
T-7	Update Capital Facilities Plan Update: Update includes new policy adopting Highline School District Capital Facilities Plan by reference.	Approve
T-8	Remove Business Park References from Comp Plan & Zoning Code: Addendum to M-4.	Approve

Final Docket Anticipated Next Steps

October:

- **10/26** – Land Use & Parks (LUP) Committee review & recommendation

November:

- **11/7** – Planning Commission: Continued Public Hearing, testimony closed & PC recommendation
- **11/14** – City Council review

December:

- **12/12** – Anticipated City Council action