

2017 Comprehensive Plan Amendment Process

Discussion on M-2 & M-2A Map Amendment Proposals

Special Land Use & Parks (LUP) Committee

December 4, 2017



Information Provided

1. **Responses to Council Members' Questions from 11/28 CSS**
2. **Background Information on Staff Evaluation of Final Docket Proposals**
3. **Background Information on Map Amendment Proposals:**
 - **M-2: Hillside Park Map Amendment & Rezone Proposal**
 - **M-2A: Tombs Parcel Map Amendment & Rezone Proposal**

Staff Responses to 11/28 CSS Questions

- I) What is the process for “Potential Annexation Areas” (PAAs)?
- II) What are equivalent properties (to M-2 & M-2A) that have redeveloped on slopes and with wetlands?
- III) Additional information requested on Staff’s evaluation process.

RESPONSES ON FOLLOWING PAGES



I) What is the process for “Potential Annexation Areas” (PAAs)?

King County Countywide Planning Policies:

DP-22: Designate Potential Annexation Areas in city comprehensive plans and adopt them in the Countywide Planning Policies. Ensure that Potential Annexation Areas do not overlap or leave unincorporated urban islands between cities.

DP-24: Allow cities to annex territory only within their designated Potential Annexation Area as shown in the Potential Annexation Areas Map...Phase annexations to coincide with the ability of cities to coordinate the provision of a full range of urban services to areas to be annexed.

II) What are equivalent properties (to M-2 & M-2A) that have developed with slopes & wetlands?

SE SeaTac:

Rezoned from residential low to residential medium zone

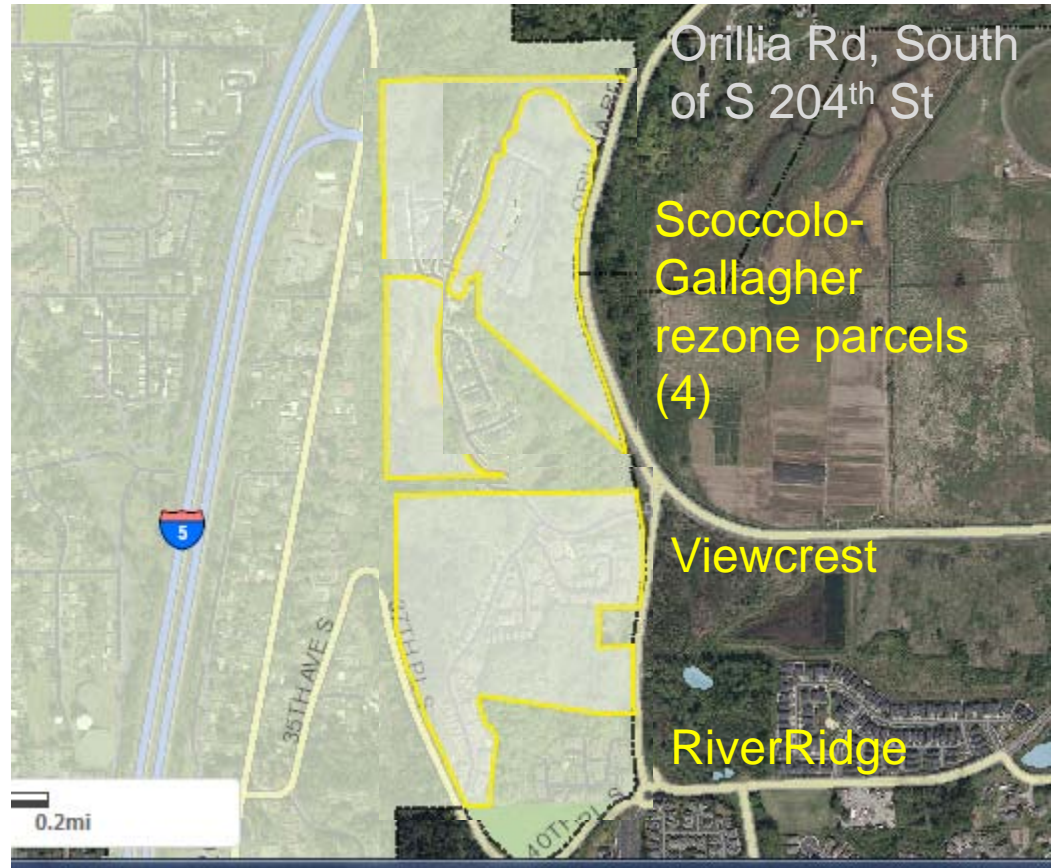
(no Comp Plan change needed)

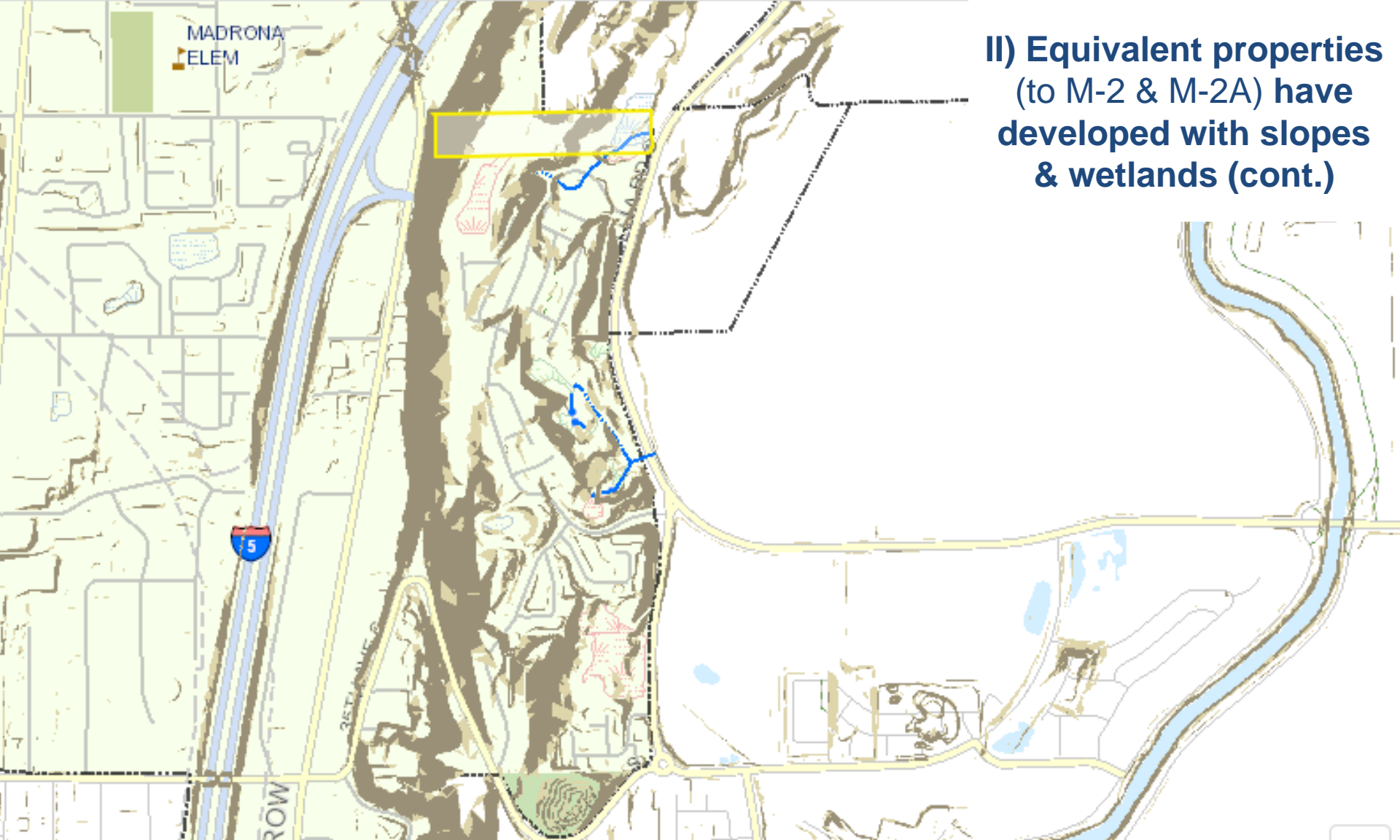
-RiverRidge Condominiums (2001)

-Viewcrest Condominiums (2002)

-“Scoccolo/Gallagher” Rezones, 4 Parcels (2004)

(The Heights Condominiums, The Aspens Apartments, Belvedere Apartments, Mountain View Homes)





MADRONA
ELEM

5

ROW

345TH AVE S

345TH AVE S

**II) Equivalent properties
(to M-2 & M-2A) have
developed with slopes
& wetlands (cont.)**

III) Staff Evaluation Process: Final Docket Criteria

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

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

Background: 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

Background: 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

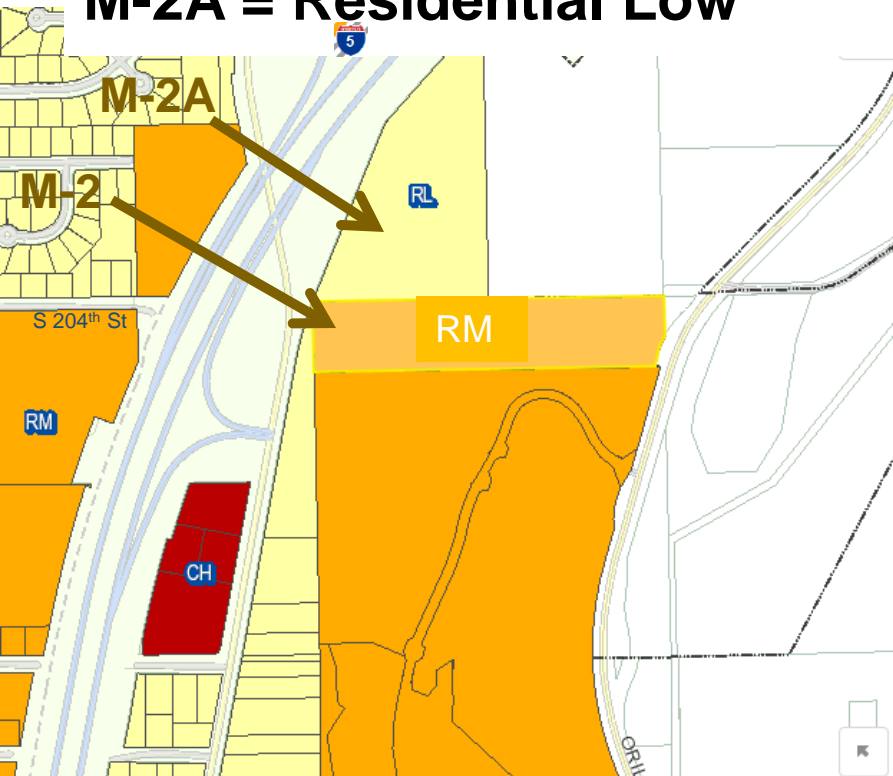


M-2 & M-2A Comprehensive Plan Designations

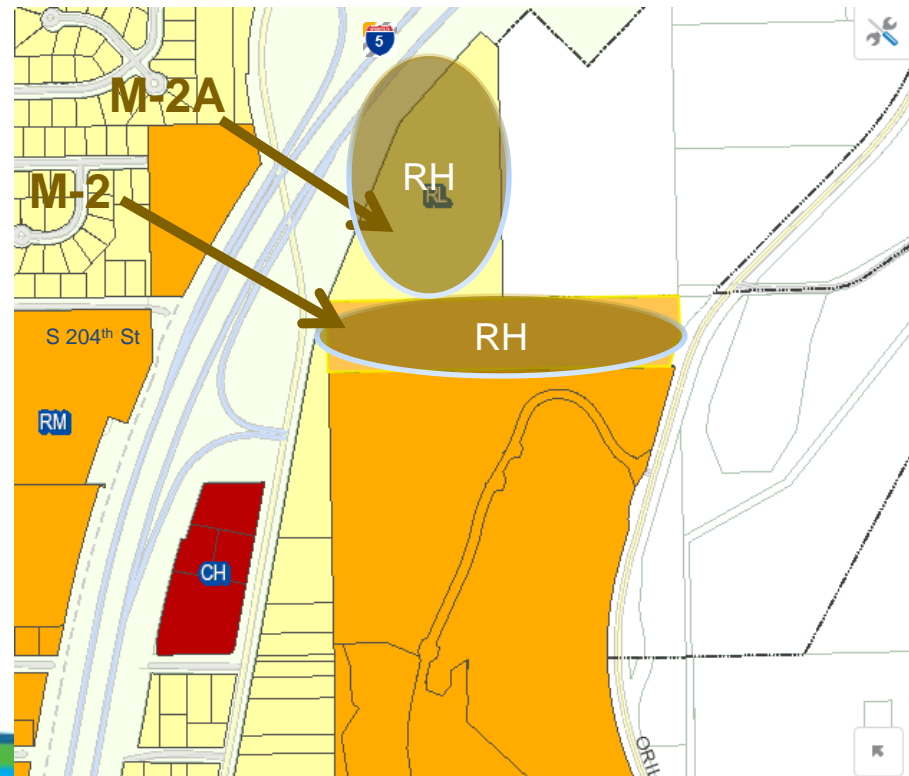
Existing:

M-2 = Residential Medium

M-2A = Residential Low



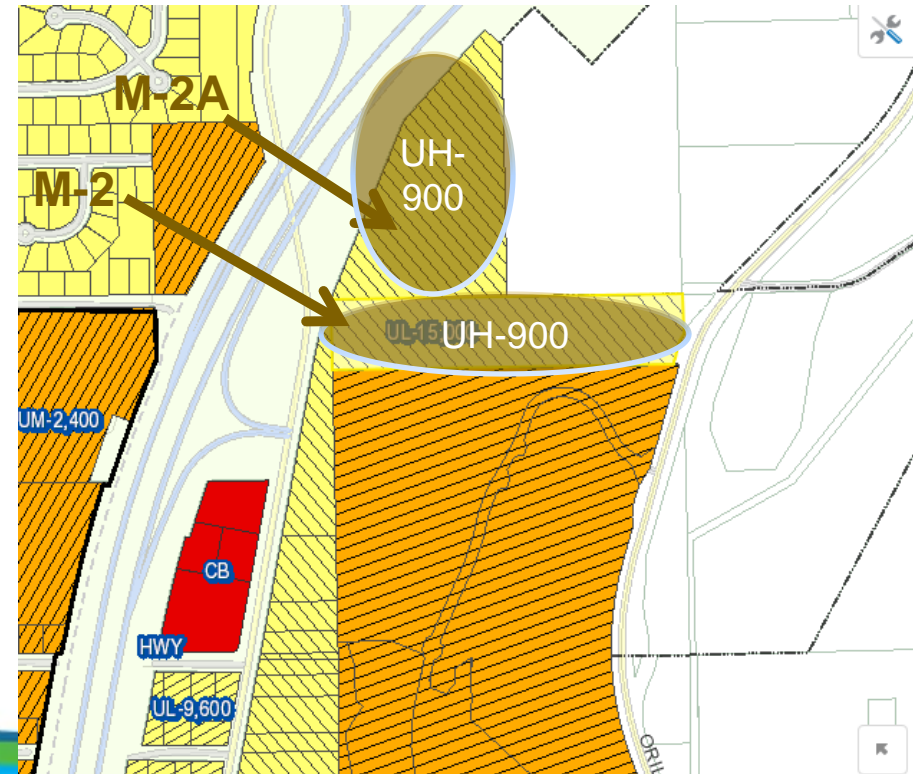
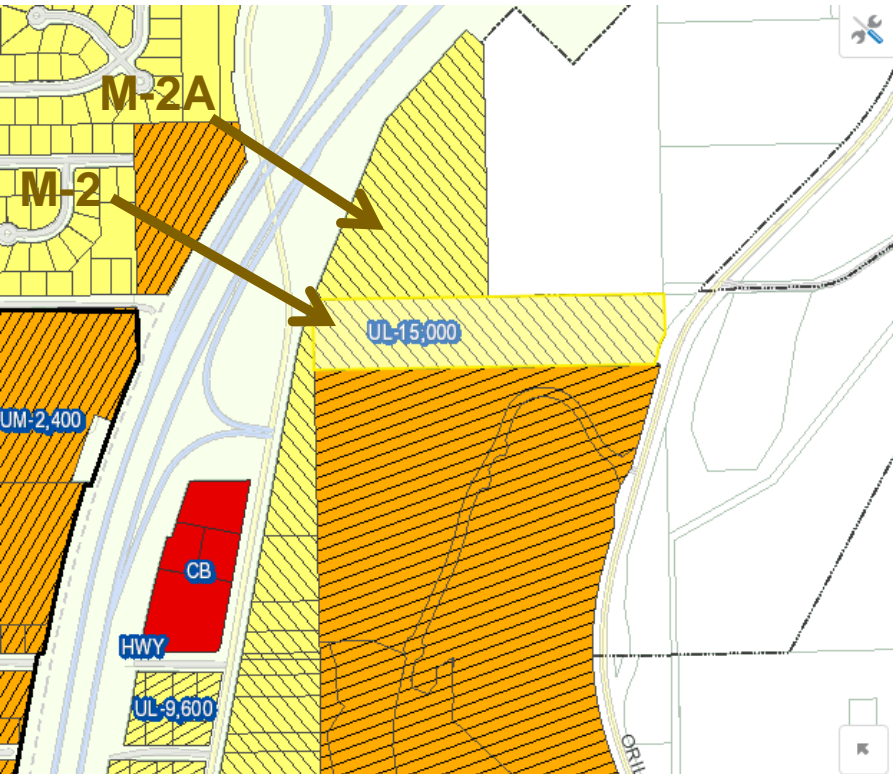
Proposed: Residential High
(high density multi-family)



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

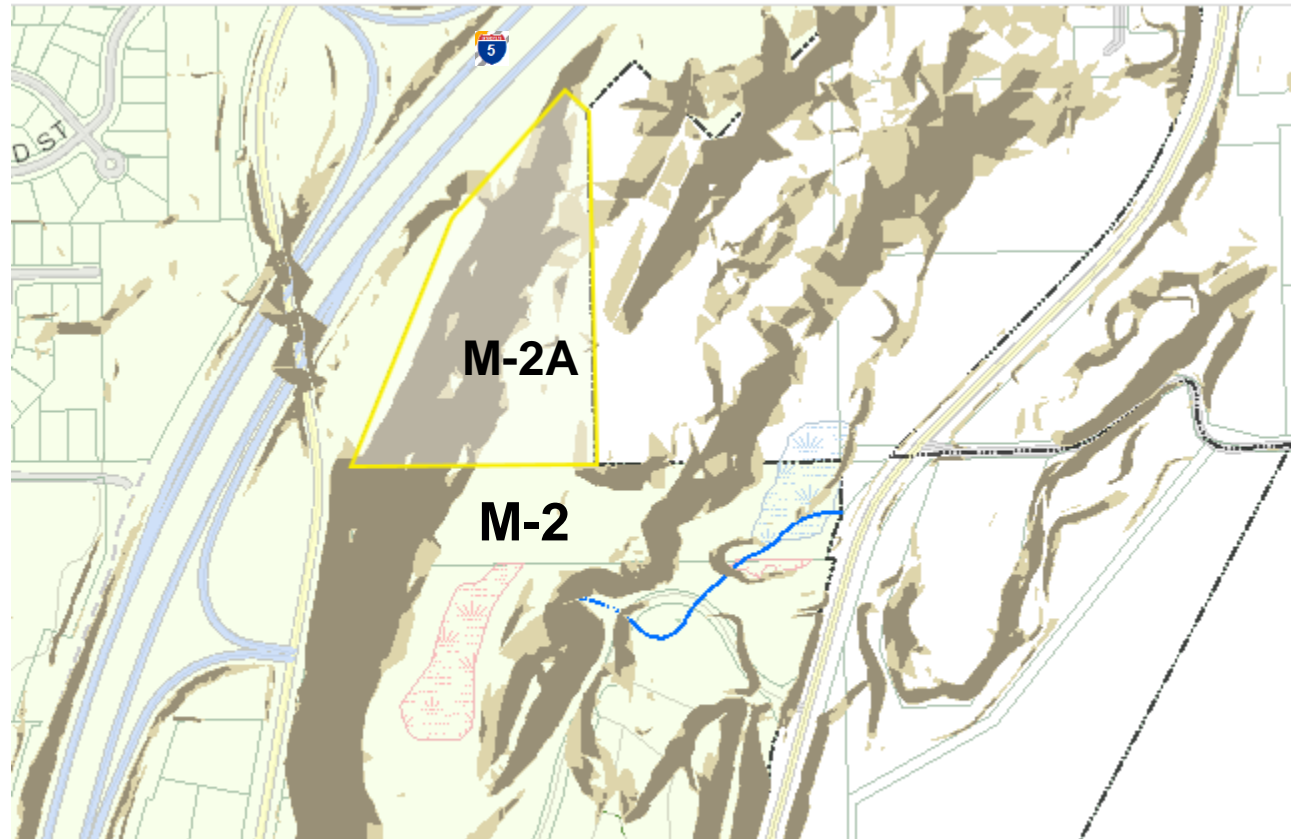
Wetland Classification



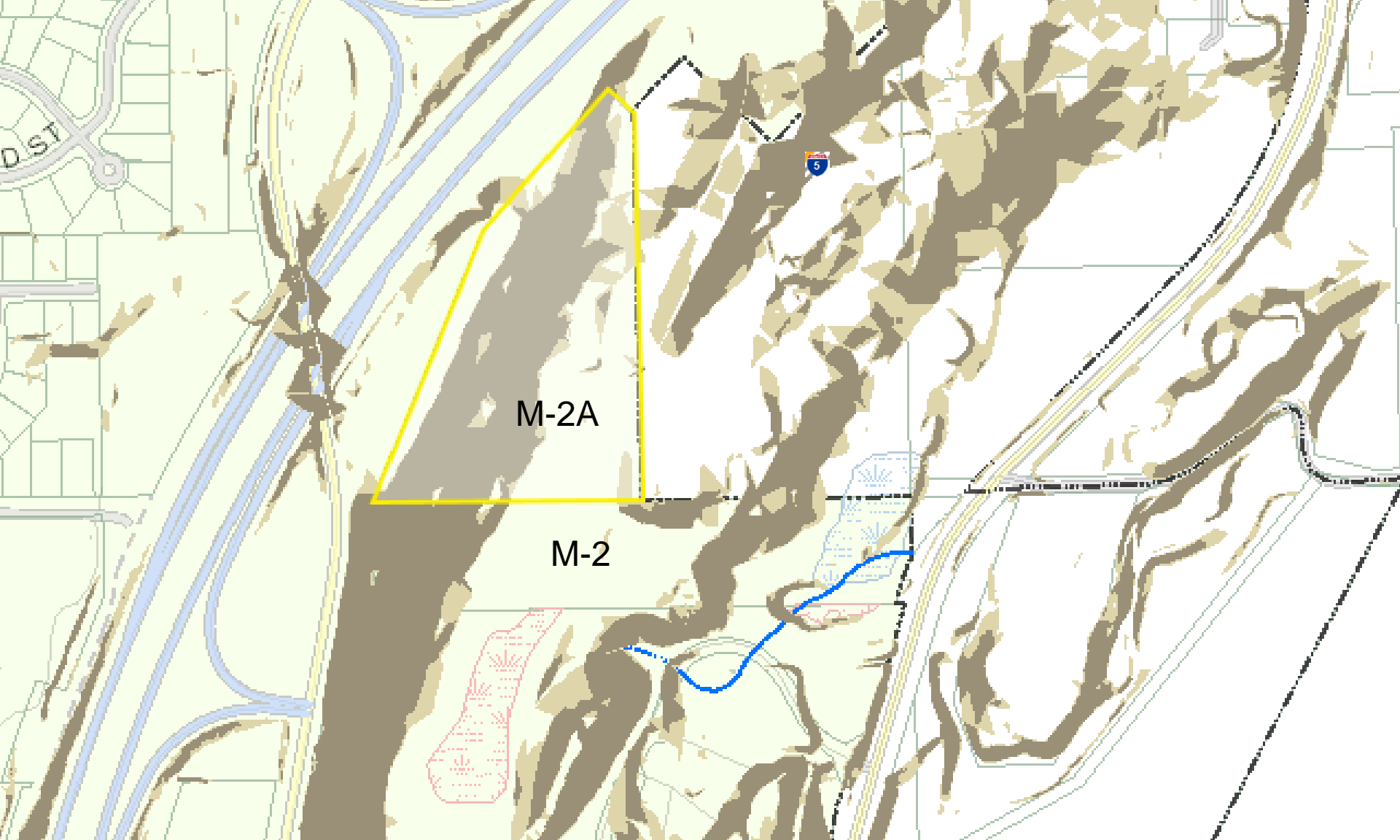
Class 1 Wetland (100' Buffer)



Class 2 Wetland (50' Buffer)



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



D ST



M-2A

M-2

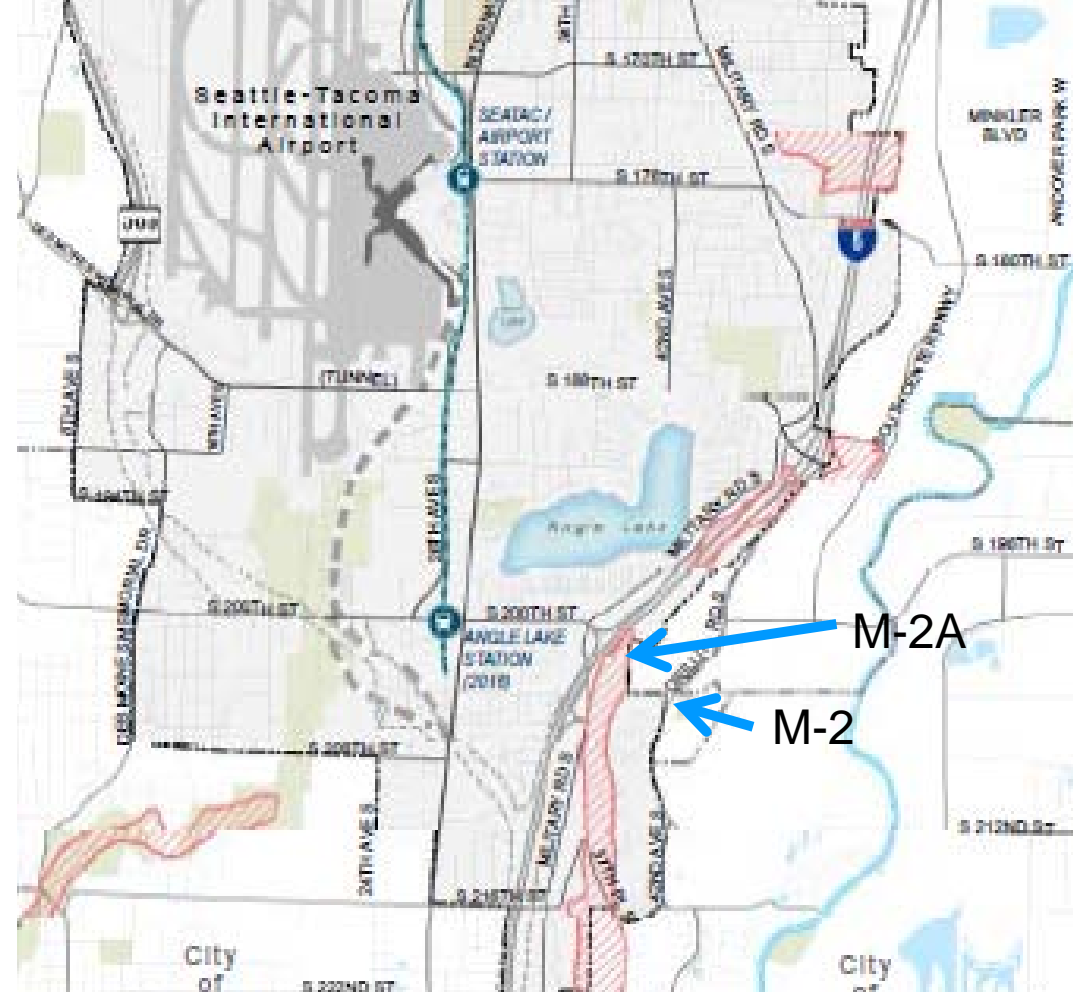
SeaTac Comprehensive Plan: Landslide Hazard Areas, Map 9.3

LEGEND

 Landslide Hazard

Landslide hazard data is based on average, regional conditions and does not portray small, local variations. Suitable for generalized analyses.

Source: King County 2003
Downloaded 10/30/2014



Additional Note: 1967 WSDOT report investigated cracks & potential earth movements adjacent to M-2 & M-2A on Military Rd & S 204th submitted by M-2 applicant.