



Planning and Economic Development Committee Agenda

September 6, 2018

5:30 PM

SeaTac City Hall

Riverton Room

1st Floor

Councilmembers:

Rick Forschler, Chair

Peter Kwon

Michael Siefkes, Mayor

A quorum of the Council may be present.

Staff Coordinator: Steve Pilcher, CED Director

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order		Chair	
2	Public Comment	Please raise your hand if you'd like to speak. Public comments are limited to 10 minutes total and three minutes per individual speaker. Time may be reduced for each speaker to stay within the 10-minute time limit.	Chair	10
3	Minutes of 8/2/18 meeting	Review	All	1
4	Fiber Optics & Capacity Analysis	Discussion	Tim Ramsaur	15
5	Soundside Alliance website review	Discussion. Website address: www.soundsidealliance.org	Aleksandr Yeremeyev	15
6	Multifamily Housing Design Standards amendments	Review & Recommendation	Kate Kaehny	45
7	Future Topics	Discussion	All	2
8	Adjourn			



Planning and Economic Development Committee Minutes

Thursday, August 2, 2018

5:30 PM

SeaTac City Hall – Riverton Room

Members:	Present:	Absent:	Commence:	5:30 P.M.
			Adjourn:	6:51 P.M.
Rick Forschler, Chair	X			
Peter Kwon	X			
Mike Siefkes		X		

Other Councilmembers: Pam Fernald

Staff Present: Joe Scorcio, City Manager; Steve Pilcher, CED Director; Gary Schenk, Building Services Manager; Mark Johnsen, Senior Assistant City Attorney

1. Public Comment	None.
2. Minutes of 7/5/18 meeting	Moved and seconded to approve. Approved 2-0.
3. Code Compliance 2 nd Qtr. statistics	<u>X</u> Discussion CED Director Steve Pilcher presented the statistics for the 2 nd quarter of 2018. He noted they are in line with historic trends, except volumes have decreased.

	<p>CM Fernald raised concerns about a site at Military Rd. and 216th. She noted it had not being cleaned up as requested and features dry, overgrown grass and junk.</p> <p>Mr. Pilcher explained the process for addressing a complaint. Senior Assistant City Attorney Mark Johnsen discussed the legal process and what is authorized by code. Legal is considering the potential of putting all issues as a Notice of Violation, whereas some codes today are addressed via a Notice & Order process.</p> <p>SMC 1.15.065 was reviewed and discussed. The Committee asked for staff to work on some code revisions to be more assertive. It suggested a different process be employed for “problem properties.”</p> <p>Staff will draft out a path forward and return with the proposal at the next meeting.</p>
<p>4. Noise Abatement Technologies</p>	<p><u> X </u> Discussion</p> <p>Chair Forschler had presented information at the Airport Committee re: sound absorption technology. Question of what we can force the Airport to do.</p> <p>City Manager Scorcio suggested forcing mitigation through the SEPA process, which would occur during a project review.</p> <p>Taxiing noise is the biggest positive gain potential. Chair Forschler suggested it could be required in horizontal surfaces and/or while replacing chain link fencing and also suggested employing it as a test along freeway corridors.</p> <p>CM Scorcio suggested using it along S. 188th St. where a problem currently exists. Grant monies might be available. Staff will look into this possibility.</p>
<p>5. Minor Code amendments</p>	<p><u> X </u> Direction</p> <p>CED Director Pilcher noted these proposals have been previously reviewed by the Planning Commission and that they are being presented to the committee for its input and direction.</p> <p>Light & glare: The Committee indicates standards should apply to all properties, not just new construction. Code should address light trespass, not the level of lighting allowed on properties.</p> <p>Frontage Road definition: The Planning Commission has recommended deleting this requirement rather than trying to define “frontage road.” The Committee agreed.</p>

	Fee-in-lieu program for wetland impact mitigation: In order to use King County's program, our code needs to be amended to list this as a possibility. There was support for allowing this mechanism to occur.
6. Adjourn	<i>The meeting adjourned at 6:51 pm.</i>

Fiber Optics and Capacity Analysis

The passing of the 2017-2018 Budget included a City Council Decision Card for Fiber Optics and Capacity Analysis where a review and analysis of the existing fiber optics network throughout the City was needed. The City recognized the importance of equitable distribution of fiber optic service so that all residents, businesses and organizations have affordable access to such services. Below is some initial findings and analysis of city fiber optics with some follow up next steps.

What we know-

Currently the City has approximately three (3) companies (Zayo, Astound, and Level 3) that are possibly providing fiber optic networks within the City. We are working on getting maps (per Franchise Agreements) of the locations of fiber optic lines. At this point little information is available to the City where there is actual fiber lines installed.

Fiber Broadband Association (an All Fiber Trade Association representing providers, suppliers, consultant, consumers, policy makers, device makers and application providers) provides a broad spectrum of Municipality interests of community needs compared to single service providers. The interests include:

- Economic development and growth
- Livability
- Public Safety
- Education
- Healthcare
- Emergency Communications
- Smart Grid
- Efficient Government Services
- Environmental Stewardship
- Universal access (called FTTH or fiber to the home)
- Smart City applications

Fiber Broadband Association also provided the fiber needs in the future, also called Networked Future. Some of the needs are:

- Ultra High-definition video (4K-8K)
- Videos and gaming in virtual-reality formats
- Self-driving vehicles
- Smart Utility Grids and the Internet of things applications
- Seamless audio control and voice recognition
- E-jamming and rehearsal applications for musicians and music teachers
- Remote operations of complex equipment (medical robots, electron microscopes, radio telescopes, and nuclear power plants as examples)
- Interactive classes (watch and participate in real time)

There is a small city in Idaho east of Idaho Falls called Ammon who chose to do something different when it came to broadband service. Ammon decided to provide their residents with a fiber network owned, operated, and maintained by the city. Ammon's model was to provide Open Access Virtual Infrastructure (OAVI) that makes the ***infrastructure*** available to the end user (FTTH) through the use of virtualization, rather than the infrastructure ***services***. This model separates the infrastructure (the fiber line itself) from the network services being provided (such as TV, Netflix, etc.).

The current traditional model, called Open Access Network (OAN), is where there is a simple "organizational separation" between the infrastructure owner and the service provider (ie: Comcast). The City of Ammon chose the OAVI model and set up a City Utility providing FTTH with a minimum capacity of 1 gigabit per second (gbps) speed. (1 gbps is anywhere from 10 to 100 times faster than many services provided today). Ammon was able to lower the internet services cost from \$90/month prior to implementation of the network to a cost of \$44/month approximately 10 months later with the average speed tripling. Two main variables that changed were: 1) infrastructure was treated as a utility and 2) service providers were exposed to dynamic competition. Three new service providers came into the market and the consumer was empowered with the ability to dynamically switch their service provider if they were not satisfied.

Next Steps-

The next steps for the City of SeaTac is to explore options with the assistance from a Telecommunications Consultant through a Request for Proposal. Options that may be considered include:

- Identify gaps in existing coverage and work with Franchise holders to expand services
- Joint City/Pvt. Fiber Infrastructure expansion to help meet the Municipality Interests and help Franchisees expand their services
- City owned Fiber Optic Utility that provides avenues for known and unknown service providers to meet the need of the community
- Any other alternatives that expand FTTH and meet future needs



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MEMORANDUM

Date: September 4, 2018
To: Planning & Economic Development (PED) Committee
From: Kate Kaehny, Senior Planner
Re: Multi-Family Code Update Presentation Materials

Materials for 9/6 PED Committee Meeting:

To assist you in preparing for PED's upcoming review of the proposed multi-family code amendments, please see the following:

- **Copy of Presentation Slides:** The attached slides will be presented at the meeting and provide background information on the code update project, the PED Committee's review to date and an overview of the proposed amendments.
- **Executive Summary of Proposed Amendments:** The executive summary document is available on the project web page provided below.
- **Link to Proposed Multi-Family Code Amendments on City Website:** Copies of the proposed code amendments can be found on the Planning Division's "Planning Projects Underway" website at the following link:

<http://www.seatacwa.gov/government/city-departments/community-and-economic-development/planning-division/planning-projects-underway>

Multi-Family Code Update: Review #2



Planning & Economic Development Committee (PED)
September 6, 2018

1

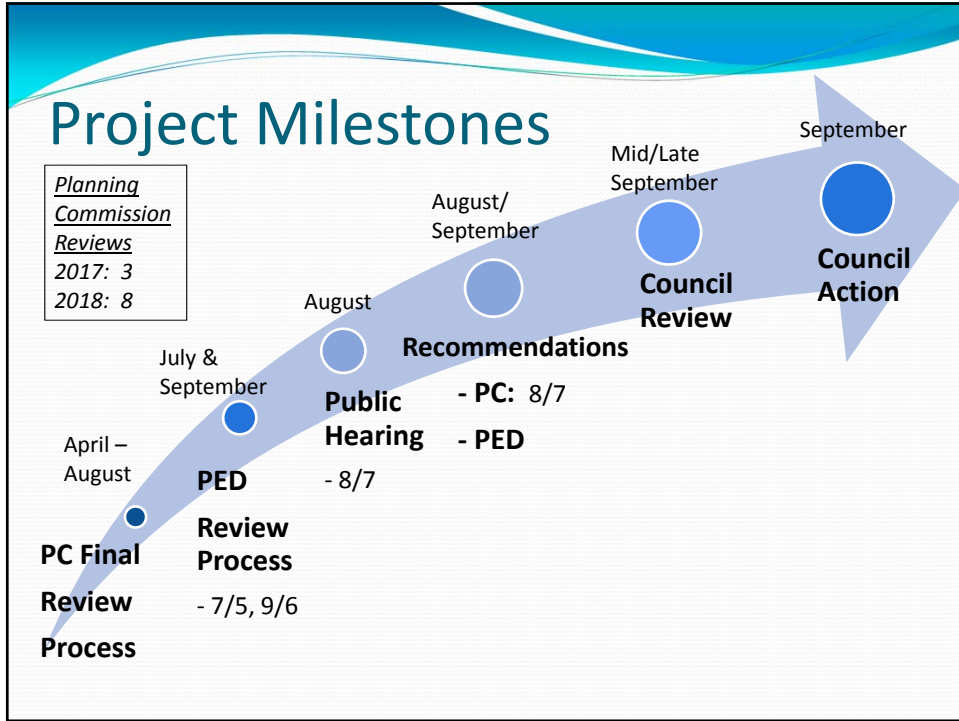
Discussion Agenda

Purpose:

- ✓ *Complete review of multi-family code amendments &*
- ✓ *Make recommendation on proposals.*

Briefing Items

- 1) Project Milestones**
- 2) Recap Background & Goals**
- 3) PED Review to Date**
- 4) Overview of Proposed Changes**
- 5) Anticipated Schedule**



Background & Goals

Why Update the Multi-Family Code?

- **Refinements needed**, rather than big changes
- **Code can be clunky**, unclear, difficult to use
- **Focus is on suburban-style, multi-building complexes** rather than more urban high density sites
- **Incentives mostly based on density bonuses** (which are unnecessary in commercial/mixed use zones)

AVION

VIEWPOINT

Background & Goals (cont.)

Project Objectives

- **Streamline & simplify** code
- **Add flexibility**, options, choices
- **Reduce potential development barriers**, especially for higher density “urban infill” lots
- **Maintain high quality projects**



PED Review to Date

ADMINISTRATIVE REQUIREMENTS

- ✓ Departure Language

SITE DESIGN REQUIREMENTS

- ✓ Site Design & Building Orientation
- ✓ Neighborhood Compatibility
- ✓ Circulation, Parking & Vehicular Access
- Recreation Space for Residents
- Landscaping & Setbacks

BUILDING DESIGN REQUIREMENTS

- Façade Design

SPECIAL STANDARDS

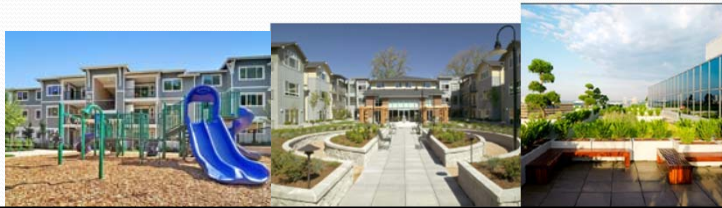
- Mixed use projects, Overlay Districts, Incentives

Overview of Proposed Changes

Recreation Space

Summary of Proposed Changes

- **Allow more flexibility & reductions in type of space provided** through revisions which better address:
 - Size of projects (esp. high density)
 - Location (adjacency to City playground/parks)
 - Incentivizing development



Recreation Space (cont.)

What is currently required?:

REQUIRED: Common Recreation Space - outdoor

- Plazas, courtyards, green space, rooftop decks

SOMETIMES REQUIRED: Play Areas

- Only when 2+bedroom units

OPTIONAL:

- **Single Purpose Outdoor Space**
 - Tennis courts, pools
- **Indoor space (multi-purpose rooms)**
 - Doesn't count as recreation space in Overlay Districts



<i>Type of Space Required: Currently</i>	
Type of Space	Current Requirements
<u>ALWAYS REQUIRED:</u> Common Recreation Space – Outdoor (Courtyard/rooftop deck)	<u>Minimum 50%</u> of total recreation space
<u>SOMETIMES REQUIRED:</u> Play Areas	<u>Minimum. 50%</u> of total space required for 2+ bedroom units
<u>OPTIONAL:</u> Indoor Space (Doesn't count in Overlay Districts) Single Purpose Space	<u>Up to 50%</u> of total space
Private Recreation Space (Doesn't count, i.e.	<u>0%</u> (currently does not count)

<i>Type of Space Required: Proposed Changes</i>		
	General Requirements	Overlay Districts
<i>OUTDOOR RECREATION SPACE</i>		
Outdoor Common Space	Minimum 50%	Minimum 100% Minimum 75%
Outdoor Single-Purpose Space	Up to 50%	Not counted
Play Areas <i>*Not required for retirement apartments</i>	Minimum 50% of required recreation space for 2-bedroom+ units	Minimum 50% Optional
<i>INDOOR RECREATION SPACE</i>		
Indoor Common Space	Up to 50%	Not counted Up to 25%
<i>PRIVATE RECREATION SPACE</i>		
Private Balconies/ Patios	Not counted Up to 50%	Not counted Up to 25%

Recreation Space Reductions (new section)

Allow for reductions if certain criteria met:

- **Availability of public park with play ground** (*not including school facilities*)
- **Small projects under 15 units**
- **Mixed use projects**

Reductions include:

- Waiving play area requirement
- Allowing private balcony/deck space to fulfill recreation space requirement
- Allowing 50% reduction in outdoor recreation space

Recreation Space Reductions (cont.)

Proposed: Cap on Recreation Space – Max. 20% of Site Projects Outside of Overlay Districts

- **Must always provide:**
 - Outdoor Common Space (plaza/courtyard/rooftop deck)
 - Play Area
- **If this amount is under 20% of development site,** then additional space must be provided up to 20% of site

*****When Outdoor Common Space + Play Area exceeds 20%,** amount adjusted to provide 20% of site configured as Outdoor Common Space, except that 1,000 SF allocated as Play Area

Landscaping & Building Setbacks


Summary of Changes:

- **Adjust landscaping and setback requirements in order to:**
 - Maximize buildable area of lots
 - Maintain quality of projects
- **Clean Up Frontage Landscaping & Front Yard Setback Requirements/Contradictions:**
 - Currently, Frontage Landscaping buffers are wider (20') than maximum front yard setbacks (10') in some zones.

Landscaping & Setbacks (cont.)

Proposed: Reduce Street Frontage Landscaping

- **Street Frontage Landscaping:** ~~20'~~ **10'**
- **Building Façade Landscaping:** 5' *(no change proposed)*
- **Why?** Provides sufficient landscaping and resolves contradictory code language.



Landscaping & Setbacks (cont.)

Proposed: Allow Reduced Frontage Landscaping in Residential High Zone when Combined with Building Façade Landscaping

- Frontage Landscaping: 10' or 5' when combined
- Building Façade Landscaping: 5'
- Why? 10' of combined landscaping is sufficient, resolves code contradictions and incentivizes development

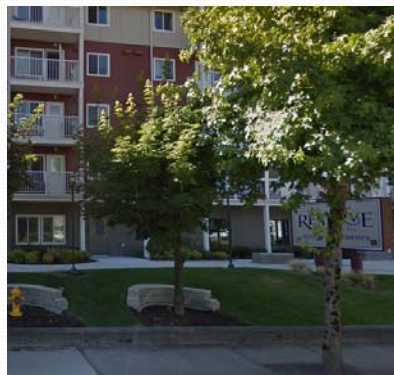


Combined Frontage & Building Façade Landscaping

Landscaping & Setbacks (cont.)

Proposed: Increase Maximum Front Yard Setbacks in Higher Density Commercial/Residential Zones (CB-C, O/CM & UH-UCR):

- Maximum Front Yard Setback: 10'-20'
- Why? Allows buildings to be setback farther from International Blvd & other arterials, consistent with approach in overlay districts.



Landscaping & Setbacks (cont.)

Proposed: Adjust Setbacks & Lot Coverage in Residential Medium Zone (UM):

- **Min. Front Yard Setback:** ~~20'~~ **15'** (15' same as Res Low)
- **Min. Rear Yard Setback:** ~~15'~~ **10'** (Like Townhouse)
- **Building Lot Coverage:** ~~45'~~ **55'** (Like Townhouse)
- **Why?** Allows Residential Medium zone Same flexibility as lower density Residential Low & Townhouse zones



Building Design

Summary of Proposed Changes:

- **Façade Variation:** Add horizontal variation options
- **Diversity of Building Types:** Add requirements for varied design of structures in multi-building development
- **Design of Accessory Structures:** Add requirement for design to be consistent with primary structures
- **Building Security:** Remove requirements that are covered within CPTED code



<i>ANTICIPATED SCHEDULE</i>		
<u>Sept</u>	9/6	PED Review & Recommendation
	9/11	City Council Review

Proposed Amendments to SeaTac's Multi-Family Code

EXECUTIVE SUMMARY

WHY AMEND THE MULTI-FAMILY CODE?

SeaTac's multi-family development standards were largely created in the early 2000s. Since that time, various issues have emerged including:

- The current code focuses on requirements for large lot, multi-building complexes instead of higher density urban infill projects.
- More flexibility could be added while maintaining the quality of development.
- Existing requirements need to be clarified and streamlined.

PROJECT OBJECTIVES

Update multi-family development standards to:

- Ensure continued development of high quality multi-family projects.
- Add flexibility where appropriate.
- Clean up redundancies to make code easier to use.

REVIEW PROCESS TO DATE

- Planning Commission Review Sessions: 11
- Public Hearing and Planning Commission recommendation to adopt code: 8/7/2018
- Planning & Economic Development (PED) Committee Review Sessions: 1

KEY RECOMMENDATIONS

Changes to ensure buildings are not only nice places to live, but also enhance neighborhoods:

- **Building Orientation/Connectivity:** Add standards which require buildings in multi-building complexes to orient to, and better connect to, streets.
- **Screening Service Areas:** Add requirements for garbage collection areas to be fully enclosed, and balconies screened adjacent to single family houses.
- **Building Design:** Add façade variation requirements to break up the scale of building walls, especially for large projects.

Changes that add flexibility to the code while ensuring attractive buildings and sites:

- **Building Setbacks:** Allow projects in higher density zones to set back farther from streets.
- **Landscaping:** Reduce street frontage landscaping requirements.
- **Neighborhood Compatibility:** Allow some reductions to neighborhood compatibility requirements for projects abutting lower density parcels while maintaining significant building setbacks, landscape buffers and height limitations.
- **Recreation Space:** Add a cap on the amount of recreation space required for multi-family projects outside of overlay districts (20% of site area), and provide for recreation space reductions for projects if certain locational, size and use criteria met.

SUMMARY OF PROPOSED CHANGES TO SEATAC MULTI-FAMILY CODE

<i>CODE SECTION</i>	<i>PROPOSED CHANGE</i>
15.510.010 Authority and Application	<p>Departures</p> <ul style="list-style-type: none"> Replace existing Departure language with language from S 154th St Station Area Overlay District to establish clear criteria for when projects can depart from existing development standards.
15.510.100 Site Design and Building Orientation	<p>Primary Entrances</p> <ul style="list-style-type: none"> Remove language allowing the Director to decide the location of primary entrances on private roads, so that entrance requirements on private and public roads are treated the same way.
	<p>Building Orientation & Multiple Building Complexes</p> <ul style="list-style-type: none"> Add requirement for buildings to first orient to streets, with remaining buildings allowed to orient to courtyards or a pedestrian system (as in existing code).
15.510.120 Neighborhood Compatibility	<p>Abutting Residential Low Parcels</p> <ul style="list-style-type: none"> Reduce side/rear setbacks abutting Residential Low parcels from 20' to 15', which is consistent with other local cities' codes. Reduce landscape buffer width from 15' to 10'. Reduce building height step back requirement which currently requires 35' height maximum within 60' of Residential Low parcel to allow 35' building height within 25' of parcel. <i>(Specific proposal: 35' maximum height required for 10' from side/rear setback, with height increase at no more than 10' vertical for each 10' horizontal, up to 55'.)</i>
	<p>Abutting Townhouse and Residential Medium Parcels</p> <p>Maintain requirement for new multi-family buildings to be 15' to side or rear of abutting Townhouse parcels, but change setbacks and landscaping code as follows:</p> <ul style="list-style-type: none"> Increase side/rear setback abutting Townhouse from 5' to 15', (this is consistent with Residential Low proposal above). Reduce landscape buffer width from 15' to 10'. Change building height step back to allow 40' building height within 25' of Townhouse parcel (currently, 35' building height required within 40' of Townhouse parcel). <i>(Specific proposal: 40' maximum height required for 10' from side/rear setback, with height increase at no more than 10' vertical for each 10' horizontal, up to 55'.)</i> Add these requirements to projects in higher density designations abutting to Residential Medium parcels.
15.510.130 Service Element Location and Design	<p>Screening Service Elements</p> <ul style="list-style-type: none"> Remove vegetation as screening method for garbage dumpsters/recycling areas, and specify that trash and recycling collection areas be enclosed on all sides and screened by a wall or fence.
15.510.200 Pedestrian Circulation	<p>Pedestrian Walkway Widths</p> <ul style="list-style-type: none"> Increase 4' walkway width to 5', consistent with existing general/citywide requirements.

SUMMARY OF PROPOSED CHANGES TO SEATAC MULTI-FAMILY CODE (cont.)

CODE SECTION	PROPOSED CHANGE
<p>15.510.400 Recreation Space</p>	<p>In Overlay Districts</p> <ul style="list-style-type: none"> • <i>Outdoor Common Space</i>: Decrease minimum requirement in overlay districts from 100% to 75% of total recreation space. • <i>Play Areas</i>: Make requirement optional in overlay districts. • <i>Indoor Common Space & Private Balconies/Patios</i>: Change to allow to count for up to 25% of total recreation space.
	<p>Outside Overlay Districts</p> <ul style="list-style-type: none"> • <i>Private Balconies/Patios</i>: Change to allow to count for up to 50% of total recreation space.
<p>15.510.460 Recreation Space Reductions</p>	<p>Recreation Space Reductions Allow for reductions in amount or type of recreation space required if certain criteria met as follows:</p> <ul style="list-style-type: none"> • Availability of public park with playground within ¼ mile walking distance of site (not including school facilities). • Small projects under 15 units. • Mixed use projects. <p>Cap on Recreation Space Outside of Overlay District</p> <ul style="list-style-type: none"> • Cap the amount of recreation space required at 20% of net site area for projects outside of overlay districts.