



2012 Comprehensive Plan Amendment Process Preliminary Docket Review

July 10, 2012

Presentation to the SeaTac City Council

Tonight's Presentation

- + Background
- + Process & Schedule
- + Review of Preliminary Docket Amendment Proposals
- + Information only – Preparation for July 24 Council action

Background

- + Comprehensive Plan is City's "blueprint for future growth and development"
- + Foundation document to guide City's development
- + Policies implemented by Development Code
 - × Zoning Code
 - × Subdivision Code

Background

- + Comprehensive Plan includes:
 - × Future Land Use Map (“Land Use Plan Map”)
 - × Goals & Policies and background information
 - × Subarea Plans
 - ✦ City Center Plan
 - ✦ Station Area Action Plan (S 154th St.)

Comprehensive Plan:

- + Requirement of State Growth Management Act (GMA)
- + Local Comprehensive Plans must be consistent with:
 - × Multi-county Planning Policies (PSRC – Vision 2040)
 - × Countywide Planning Policies (CPPs) (developed collaboratively with cities in King County)
 - × Zoning Code Subordinate to and must implement Comprehensive Plan

Process

- + Amendment process open to public
- + Two phase process
 - × Preliminary Docket (Phase 1) – all proposals
 - × Final Docket (Phase 2) – screened proposals
- + Final Docket proposals subject to SEPA review, public noticing requirements & Public Hearing

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

Schedule

- + Informational Open House March 6
- + Application Submittal Deadline March 30
- + Planning Commission Review June 5
- + Planning Commission & Staff Phase 1
Recommendations June 19
- + City Council Review – Preliminary Docket July 10
- + Council Establishes Final Docket (anticipated) July 24

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

Schedule (Cont. Dates may change)

- + Public Hearing w/Open House October 16
- + Planning Commission Phase 2 Recommendation- November 6
- + Council Review November 13
- + Council Action (proposed) November 27

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

PROPOSED AMENDMENTS

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-1 LOCATION AND CONTEXT

Parcel Outlined in **Red** Proposed for Change

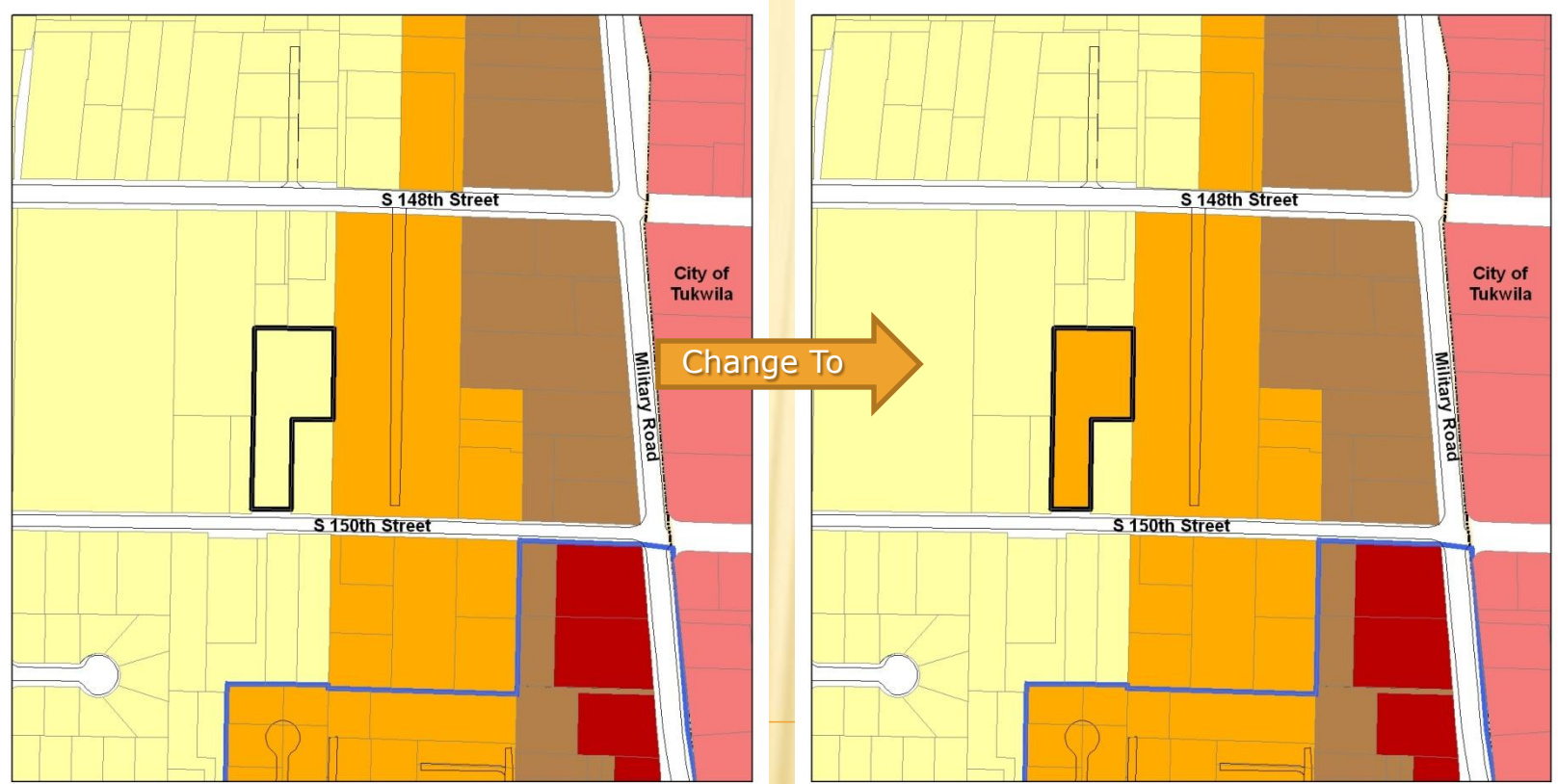


2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-1: COMPREHENSIVE PLAN

Existing Comprehensive Plan:
Residential Low Density

Proposed Comprehensive Plan:
Residential Medium Density



**SEATAC
COMP.
PLAN**



Subject Parcel



Residential Low Density



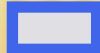
Residential Medium Density



Residential High Density



Commercial High Density



Station Area-S. 154th Street

TUKWILA COMP. PLAN



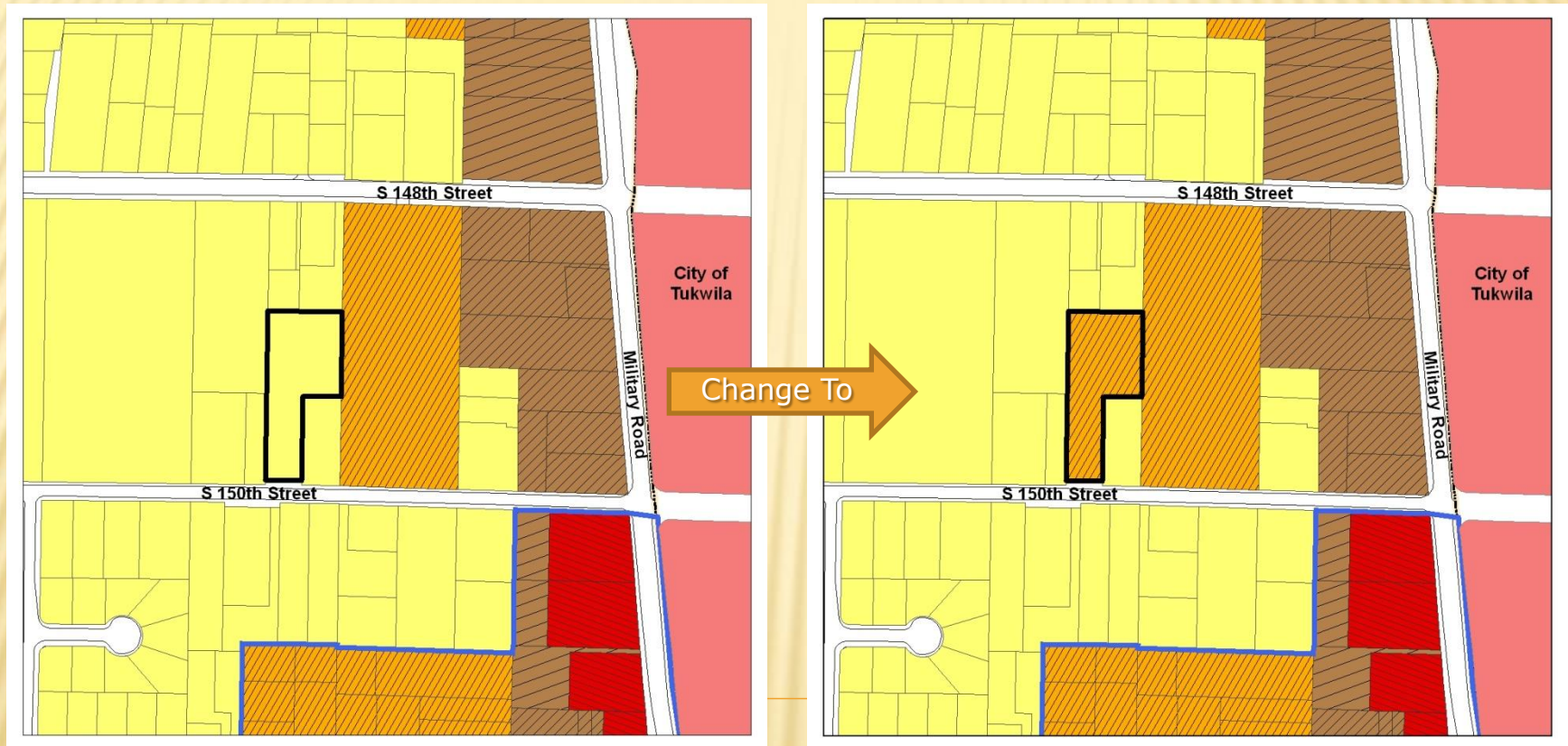
RC - Regional Commercial

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS


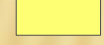


MAP AMENDMENT A-1: ZONING




Existing Zoning:
UL-7200

Proposed Future Zoning:
UM-2400




SEATAC ZONING

-  Subject Parcel
-  UL-7,200
-  UM-2,400
-  UH-1,800

-  UH-900
-  *Community Business in Urban Center (CB)*
-  Station Area - S. 154th Street

TUKWILA ZONING

-  RC - Regional Commercial

MAP AMENDMENT A-1: RELEVANT INFORMATION

- ✘ Applicant's stated purpose
 - + "Rezone existing UL-7200 property to a future zoning of UM-2400 for the development of condos and/or townhouses"
- ✘ Size of site: 1.04 acres (45,128 sq. ft.)
- ✘ Current use: vacant
- ✘ Potential number of housing units: 18

MAP AMENDMENT A-1: RECOMMENDATIONS

Planning Commission: Forward to Final Docket

- ✘ Applicant should not be penalized because the area is currently single family
- ✘ Property is near “Riverton Site” which may have higher intensity uses
- ✘ Area is already surrounded by higher intensity uses, so proposal needs further discussion

MAP AMENDMENT A-1: RECOMMENDATIONS

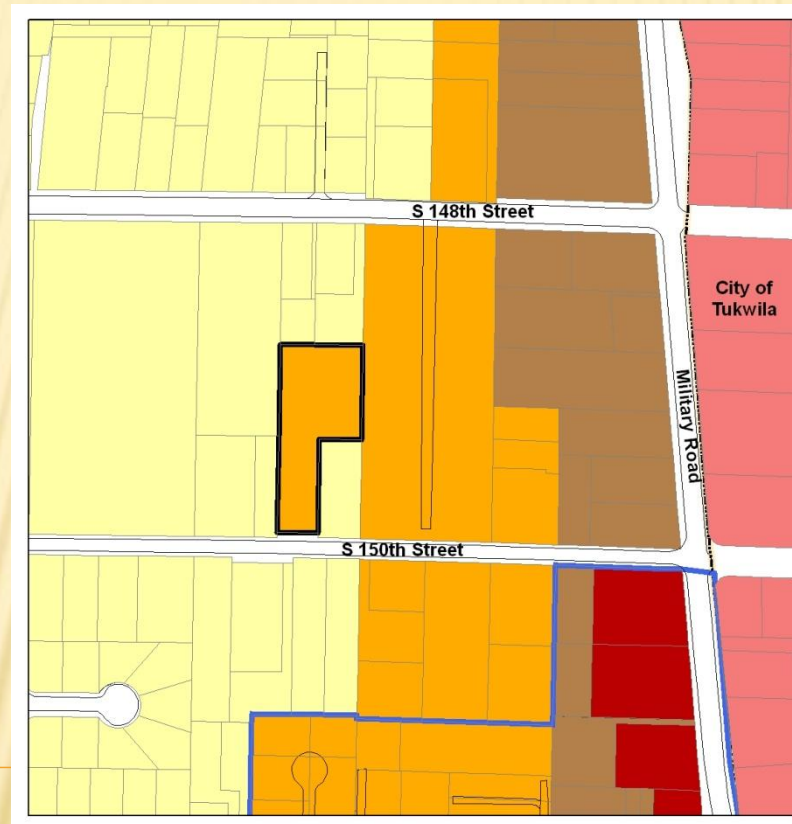
Staff: Do not forward to Final Docket

- ✘ Would leave a single-family parcel isolated between multi-family-designated parcels

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-1: STAFF RECOMMENDATION

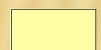
Proposed Comprehensive Plan:



SEATAC COMP. PLAN



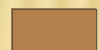
Subject Parcel



Residential Low Density



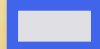
Residential Medium Density



Residential High Density



Commercial High Density



Station Area-S. 154th Street

TUKWILA COMP. PLAN



RC - Regional Commercial

MAP AMENDMENT A-1: RECOMMENDATIONS

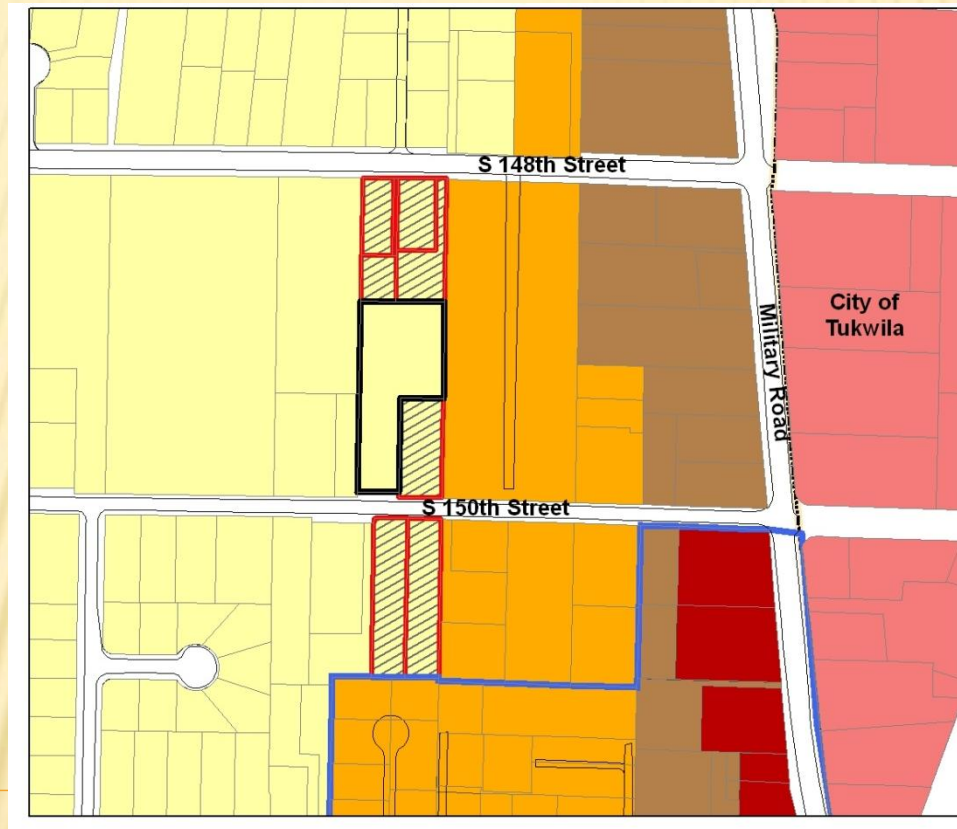
Staff: Do not forward to Final Docket

- ✘ Likely to create pressure to change designations of other properties

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-1: STAFF RECOMMENDATION

Potential for Other Properties to Request Designation Change



**SEATAC
COMP.
PLAN**



Subject Parcel



Residential Low Density



Residential Medium Density



Potential Change Parcels



Residential High Density



Commercial High Density



Station Area-S. 154th Street

TUKWILA COMP. PLAN



RC - Regional Commercial

MAP AMENDMENT A-1: RECOMMENDATIONS

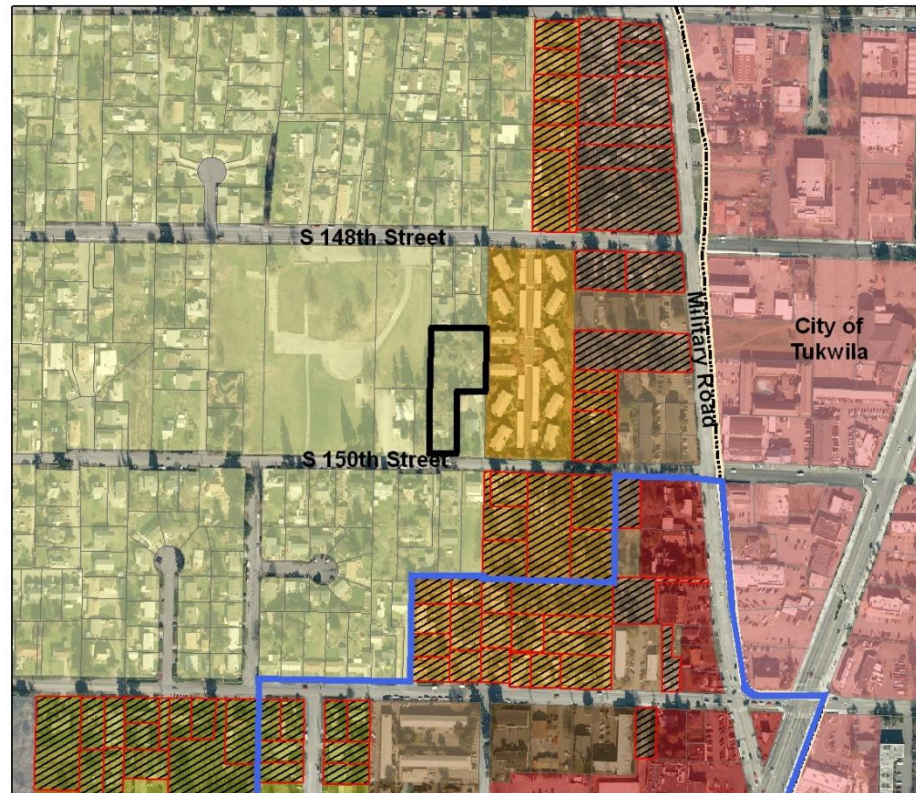
Staff: Do not forward to Final Docket

- ✘ Many area parcels designated for medium and high density residential uses remain in single family use

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-1: STAFF RECOMMENDATION

Underutilized Parcels



SEATAC COMPREHENSIVE PLAN

- | | |
|----------------------------|------------------------------|
| Subject Parcel | Residential High Density |
| Underutilized Parcels | Residential High Mixed Use |
| Residential Low Density | Commercial High Density |
| Townhouse | Airport |
| Residential Medium Density | Station Area-S. 154th Street |

TUKWILA COMP. PLAN

- | |
|--------------------------|
| RC - Regional Commercial |
|--------------------------|

MAP AMENDMENT A-1: RECOMMENDATIONS

Staff: Do not forward to Final Docket

- ✘ Conflicts with three Comprehensive Plan Land Use Policies:
 - + Encourage most of the City's commercial and residential growth to occur within the Urban Center's boundaries (Policy 1.1B)
 - + Preserve the residential character of single family residential neighborhoods, whenever possible (Policy 1.2A)
 - + Encourage moderate and high density residential development in appropriate locations, primarily within SeaTac's Urban Center boundaries (Policy 1.2B)

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-2 LOCATION AND CONTEXT

Parcel Outlined in **Red** Proposed for Change

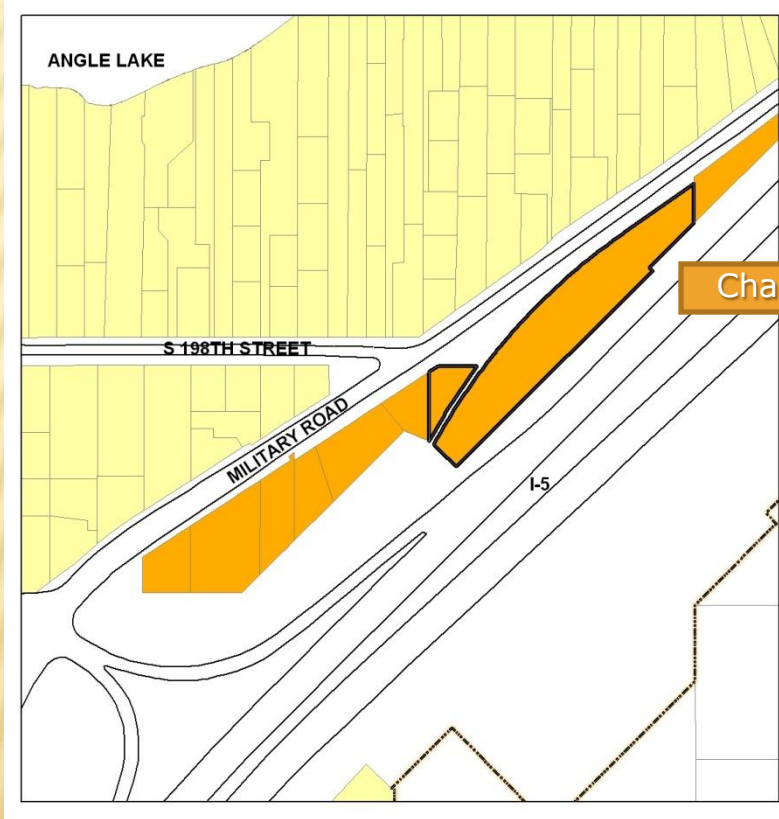


2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

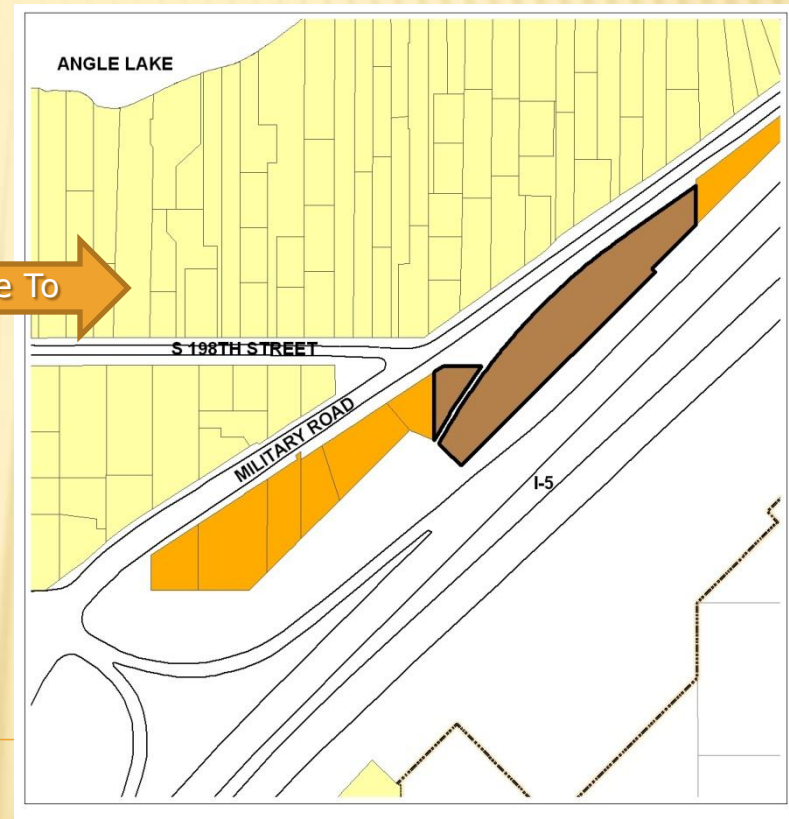
MAP AMENDMENT A-2: COMPREHENSIVE PLAN

Existing Comprehensive Plan:
Residential Medium Density

Proposed Comprehensive Plan:
Residential High Density



Change To →



COMPREHENSIVE PLAN



Subject Parcel



Residential Low Density



Residential Medium Density



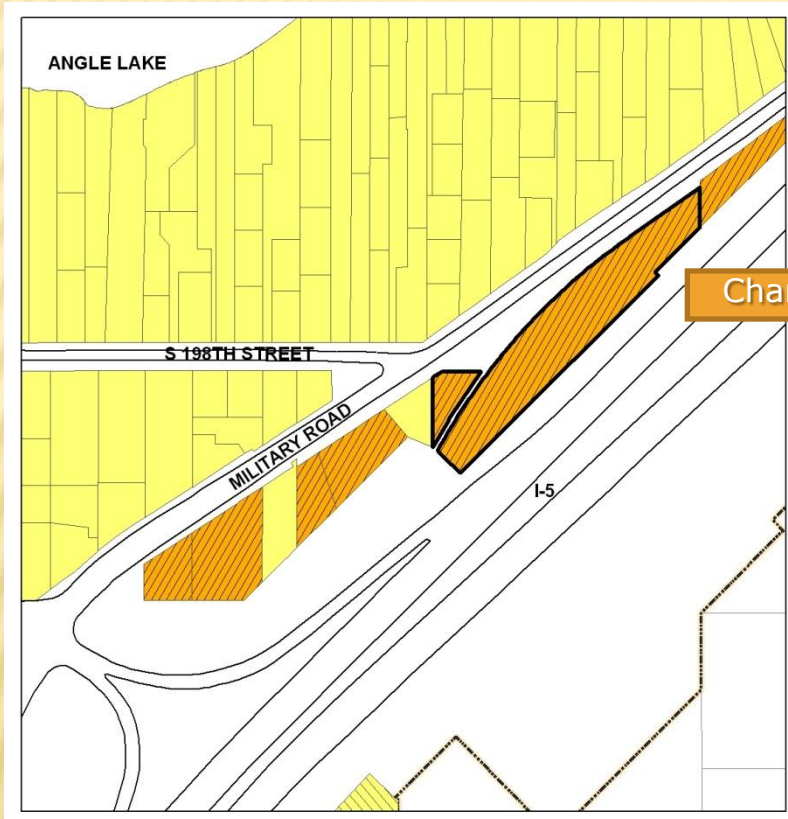
Residential High Density

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

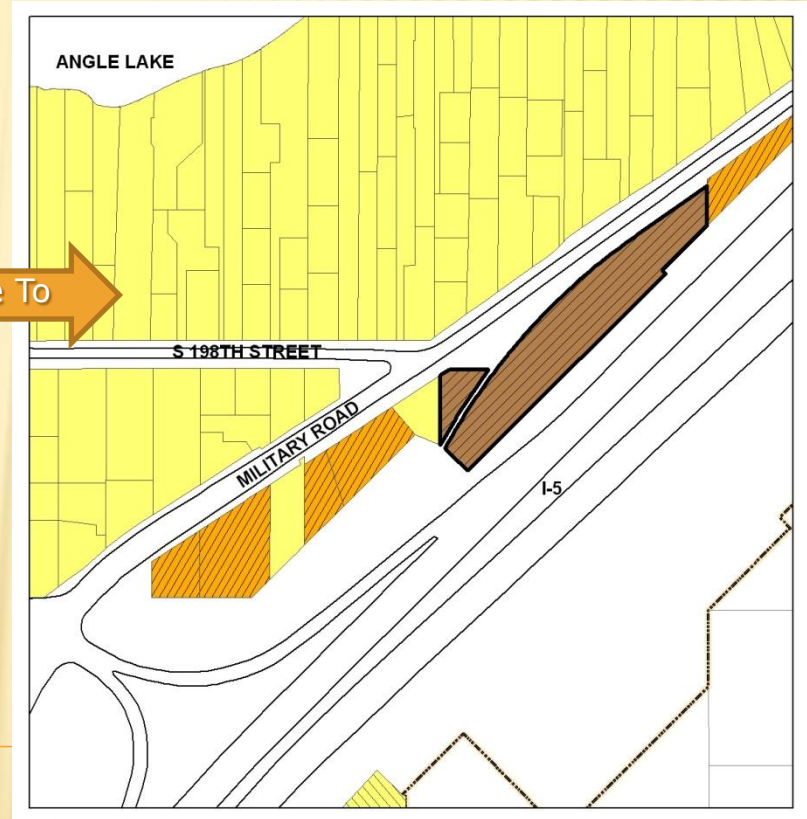
MAP AMENDMENT A-2: ZONING

Existing Zoning:
UM-2400

Proposed Future Zoning:
UH-900



Change To →



ZONING

- Subject Parcel
- UL-15,000

- UL-7,200
- UM-2,400
- UH-900

MAP AMENDMENT A-2: RELEVANT INFORMATION

- ✘ Applicant's stated purpose
 - + "Allow Senior Living + Nursing Home so Residents don't have to move away ..."
 - + "Allow more residents so the proposed development becomes economically feasible, as the existing slope demands an expensive foundation, underground parking + a sound wall due to traffic noise from I-5"

MAP AMENDMENT A-2: RELEVANT INFORMATION

- ✘ Applicant's stated purpose (cont.)
 - + “Allow a building of ‘preliminary design’ ... to be built”
 - + “Provide required security for existing building + proposed development for senior living (present setback to ROW is 20 ft, which does not permit planned addition...)”

Note: Proposed future zone requires 10 ft. setback

MAP AMENDMENT A-2: RELEVANT INFORMATION (CONT.)

- ✘ Size of site: 1.8 acres (79,450 sq. ft.)
- ✘ Current use: Multi-family (large portion undeveloped)
- ✘ Potential number of housing units: 88
- ✘ Potential Convalescent Center/Nursing Home Development: 20,000 to 25,000 square foot footprint

MAP AMENDMENT A-2: RECOMMENDATIONS

Planning Commission: Do not forward to Final Docket

- ✘ Given technical considerations and site constraints, redevelopment is unlikely
- ✘ Traffic impacts

MAP AMENDMENT A-2: RECOMMENDATIONS

Note: After the Planning Commission meeting, additional information was provided to the Commission via email. That information confirmed that the applicant qualified for an exemption allowed by zoning regulations, allowing construction on the steep slope. A geotechnical study, approved by the City, would still be required prior to any construction.

An unofficial email poll indicated that a majority of commissioners supported the proposal, after reviewing the new information.

The Planning Commission's final recommendation will be presented to the City Council at the July 24 RCM.

MAP AMENDMENT A-2: RECOMMENDATIONS

Staff: Do not forward to Final Docket

- ✘ Access to and from the undeveloped portion of the site cannot be safely provided
 - + Intersects Military Road at sharp Angle
 - + Poor sight lines

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-2: STAFF RECOMMENDATION

Unsafe Access



MAP AMENDMENT A-2: RECOMMENDATIONS

Staff: Do not forward to Final Docket

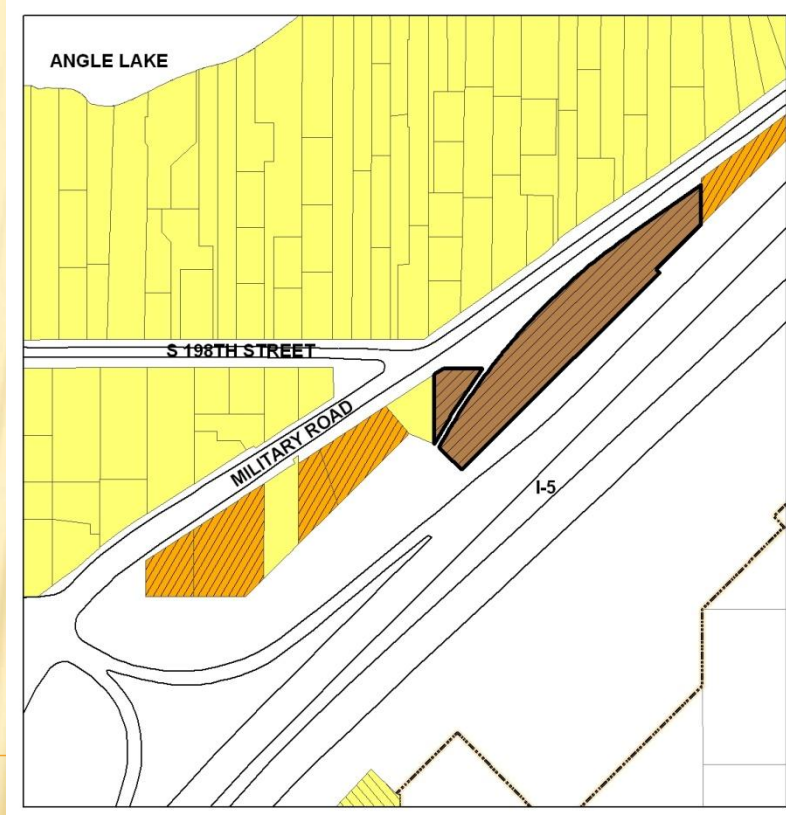
- ✘ The proposal, if adopted, sets up a potential “spot zone”

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-2: STAFF RECOMMENDATION

Potential spot zone

Requested
Future Zone:
UH-900



ZONING

Subject Parcel

UL-15,000

UL-7,200

UM-2,400

UH-900

MAP AMENDMENT A-2: RECOMMENDATIONS

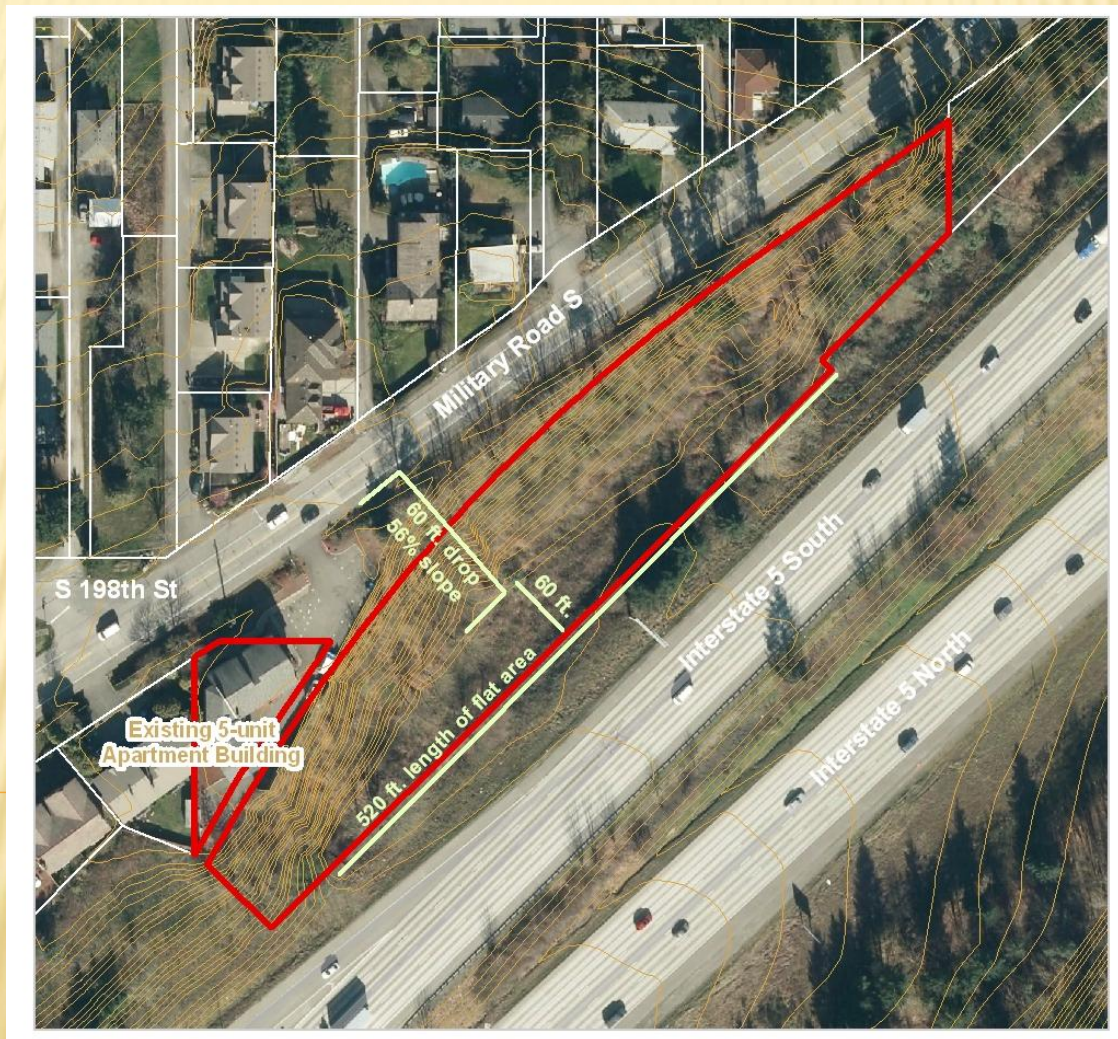
Staff: Do not forward to Final Docket

- ✘ Limited development area on undeveloped portion of the parcel will require expensive engineering and construction to develop on slope

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-2: STAFF RECOMMENDATION

Limited Development Potential



MAP AMENDMENT A-2: RECOMMENDATIONS

Staff: Do not forward to Final Docket

✘ Conflicts with three Comprehensive Plan Policies:

- + Encourage most of the City's commercial and residential growth to occur within the Urban Center's boundaries (Policy 1.1B)
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MAP AMENDMENT A-2: RECOMMENDATIONS

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✘ Conflicts with three Comprehensive Plan Policies (cont):

- + Encourage moderate and high density residential development in appropriate locations, primarily within SeaTac's Urban Center boundaries (Policy 1.2B)

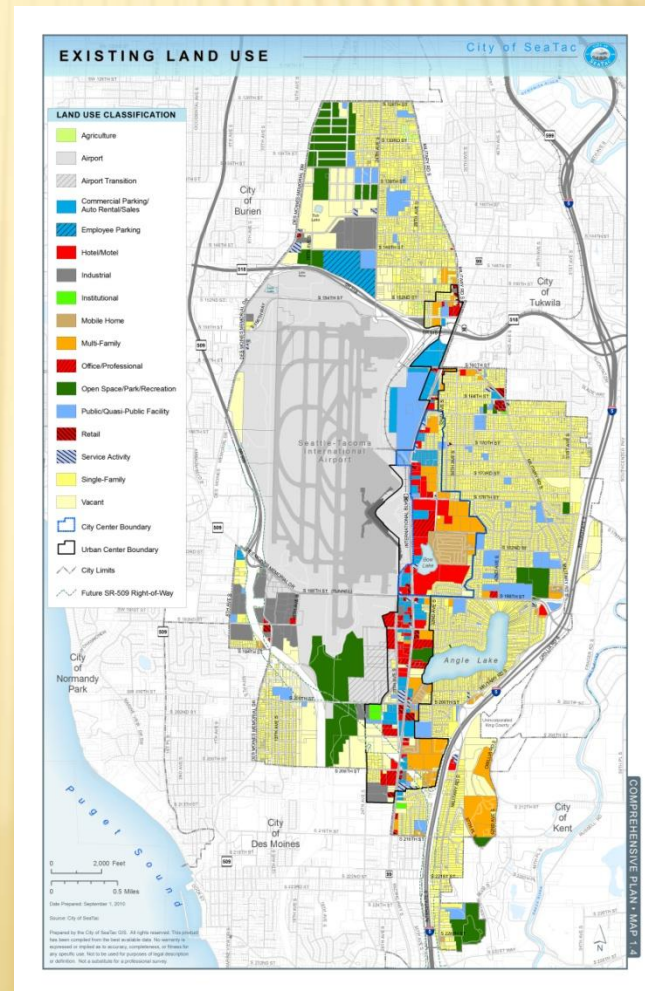
Other Map Amendments

Map Amendment B-1

Update Current Land Use Map to incorporate new information

- (typical change: vacant to developed)
- Annual Update – Housekeeping

Recommendations:
Forward to Final Docket



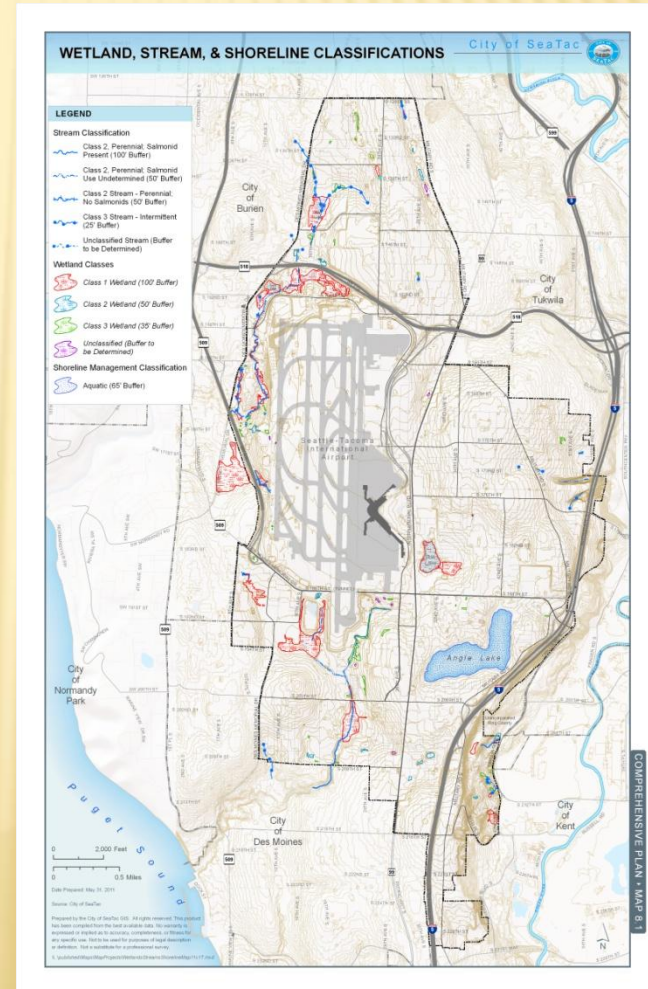
Other Map Amendments (cont.)

Map Amendment B-2

Update Wetland,
Streams Map with new
information

Note: no new
information to date.

Recommendations: Do
not forward to Final
Docket



Text Amendments

Land Use Element

Amendment T-1: Incorporate new growth forecast information, including Growth Targets through 2031

- + This amendment will lay the foundation for the Major Comprehensive Plan Update, establishing the Growth Forecasts that the updated Comprehensive Plan will be based upon

Recommendations: Forward to Final Docket

Land Use Element

Amendment T-2: Update existing land use information in Background Report (related to Map Amendment #B-2)

- + This amendment updates the table showing the percentage of land in each land use category, as well as related descriptive text, and adds other summary information

Recommendations: Forward to Final Docket

Housing Element

Amendment T-3: Update policies related to affordable housing

- + This amendment will update the City's affordable housing policies for consistency with the CPP

Recommendations: Forward to Final Docket

Capital Facilities Element

Amendment T-4: Update the Capital Facilities Background Report, including the 6-year Capital Facilities Plan

- + Annual amendment - to remain current, this element needs to be updated each year using the most recent project priorities and cost/revenue information for the next 6 years (2013 – 2018)

Recommendations: Forward to Final Docket

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

