



2012 Final Docket of Proposed Amendments to the SeaTac Comprehensive Plan

November 13, 2012

SeaTac City Council Study Session

Today's Presentation

- + Background, Process & Schedule
- + Review of Final Docket Amendment Proposals, including Planning Commission and staff recommendations
- + Address questions from Council
- + No Council action requested today

Background

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

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

Process So Far

- + 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 Established Final Docket July 24

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

Schedule (Cont.)

- + Public Hearing w/Open House November 6
- + Planning Commission Phase 2 Recommendation- November 6

Note: Planning Commission and Staff concur on ALL recommendations

- + Council Review November 13
- + Council Action (proposed) Monday, November 26

Note: the November 26 Special Council Meeting is a new date, replacing Nov. 27 and Dec. 4

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

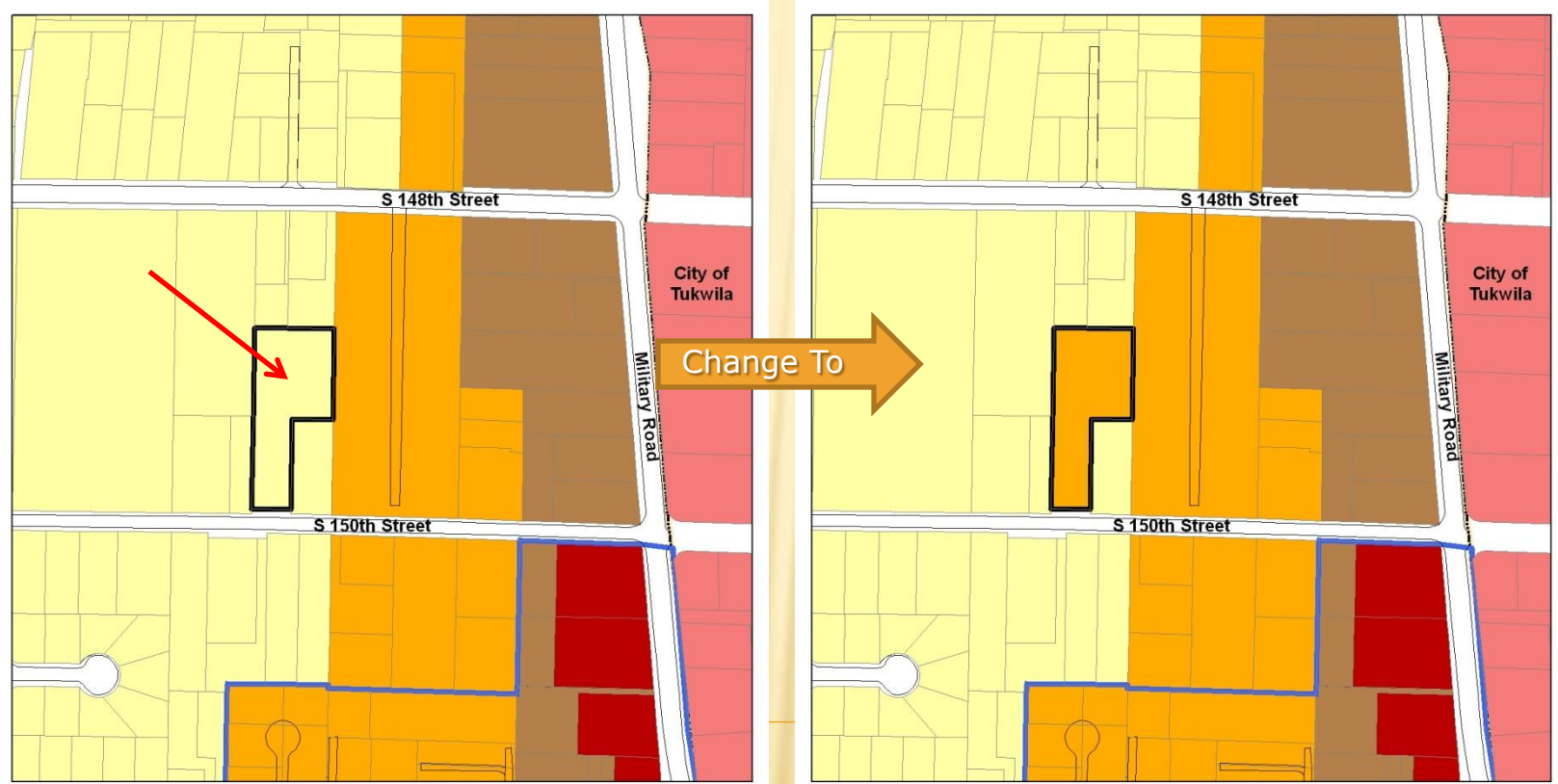


2012 COMPREHENSIVE PLAN AMENDMENT PROCESS




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

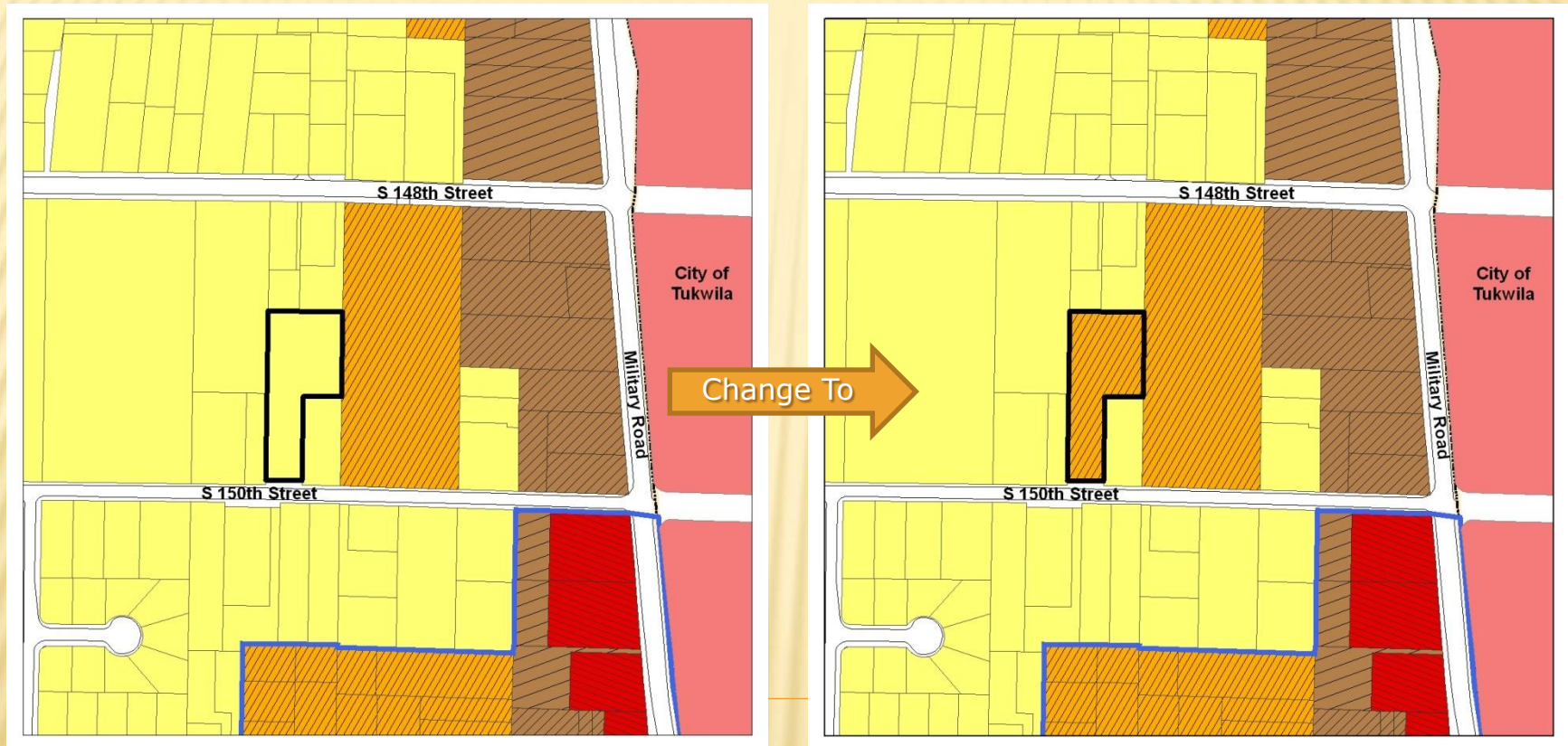
-  RC - Regional Commercial

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-1: ZONING

Existing Zoning:
UL-7200

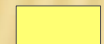
Proposed Future Zoning:
UM-2400



SEATAC ZONING



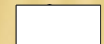
Subject Parcel



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

What's the Difference?

UL Zones	UM Zones
X	Duplex
X	Townhouse
X	Multi-Family
Senior Citizen Multi-Family (C)	Senior Citizen Multi-Family
X	Community Center (C)
X	Museum (C)
X	Cemetery
Sports Club (C)	X
Day Care II (DSHS License req.) (C)	Day Care II (DSHS License req.)
Police Facility (C)	Police Facility
Fire Facility (C)	Fire Facility
Agricultural Crop Sales (seasonal)	X
X	Laundromat*

(C) Conditional use

* Small resident-oriented with mixed use project

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: RECOMMENDATION

Planning Commission and Staff Concur:

Do not adopt

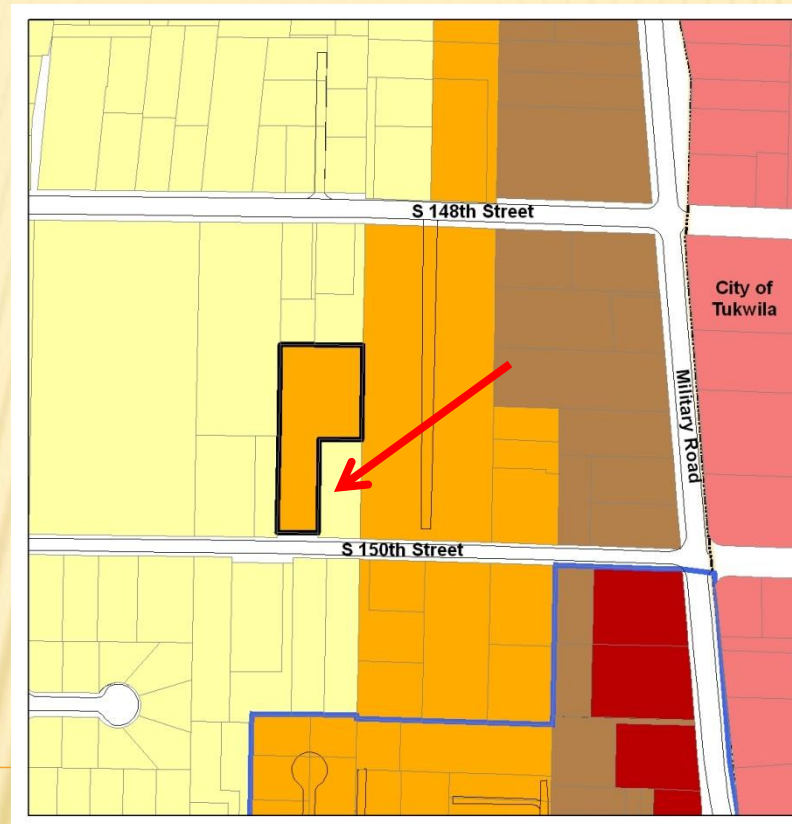
MAP AMENDMENT A-1: STAFF ANALYSIS

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

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-1: STAFF ANALYSIS

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

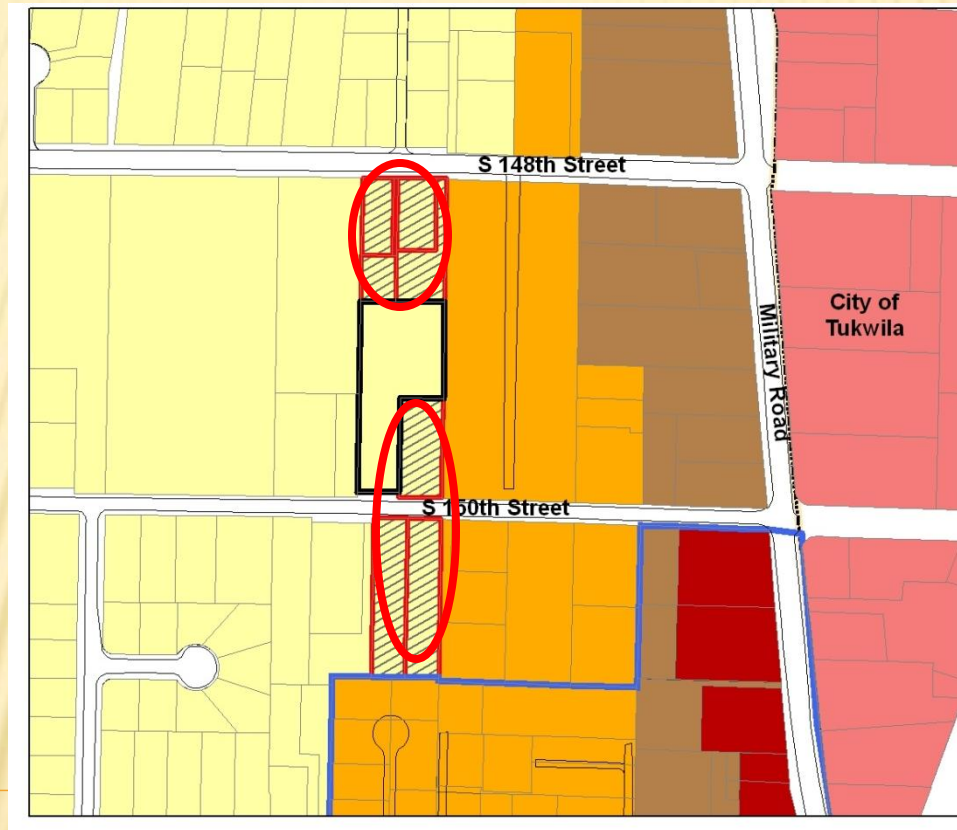
MAP AMENDMENT A-1: STAFF ANALYSIS

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

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-1: STAFF ANALYSIS

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

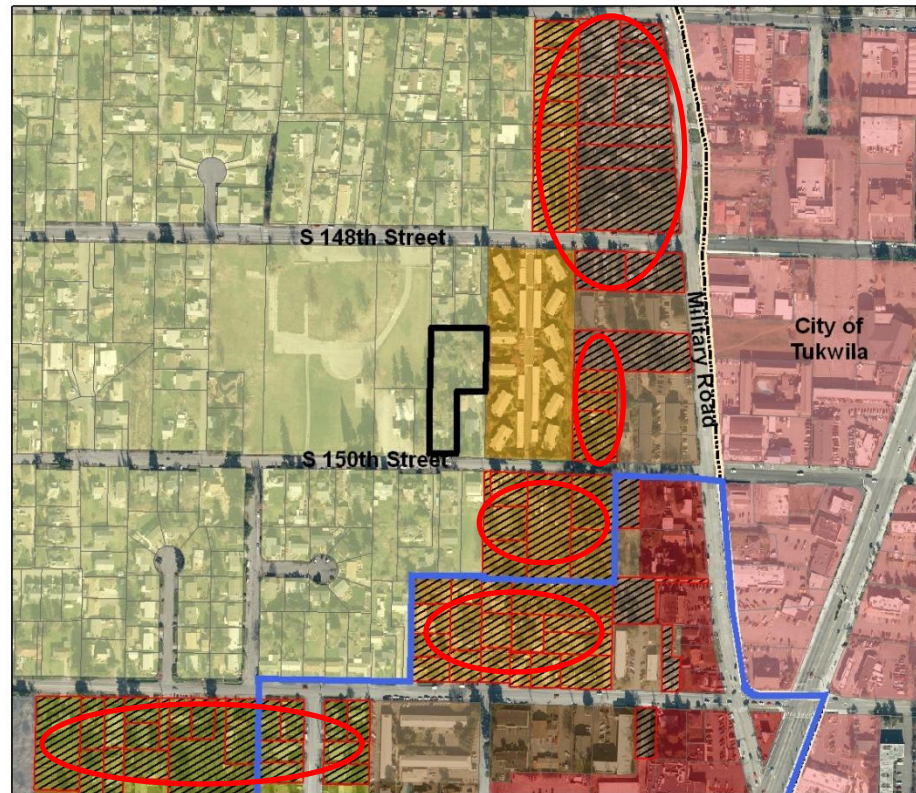
MAP AMENDMENT A-1: STAFF ANALYSIS

- ✘ Many area parcels designated for medium and high density residential uses remain in single family use
 - + Would further dilute a multi-family market not strong in this area
 - ✘ Thereby compromising City's efforts to implement S. 154th St. Station Area Plan
 - + Would create unfair advantage:
 - ✘ Other developers will pay higher \$ for land already zoned for Multi-Family









2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-1: STAFF ANALYSIS

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: STAFF ANALYSIS

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

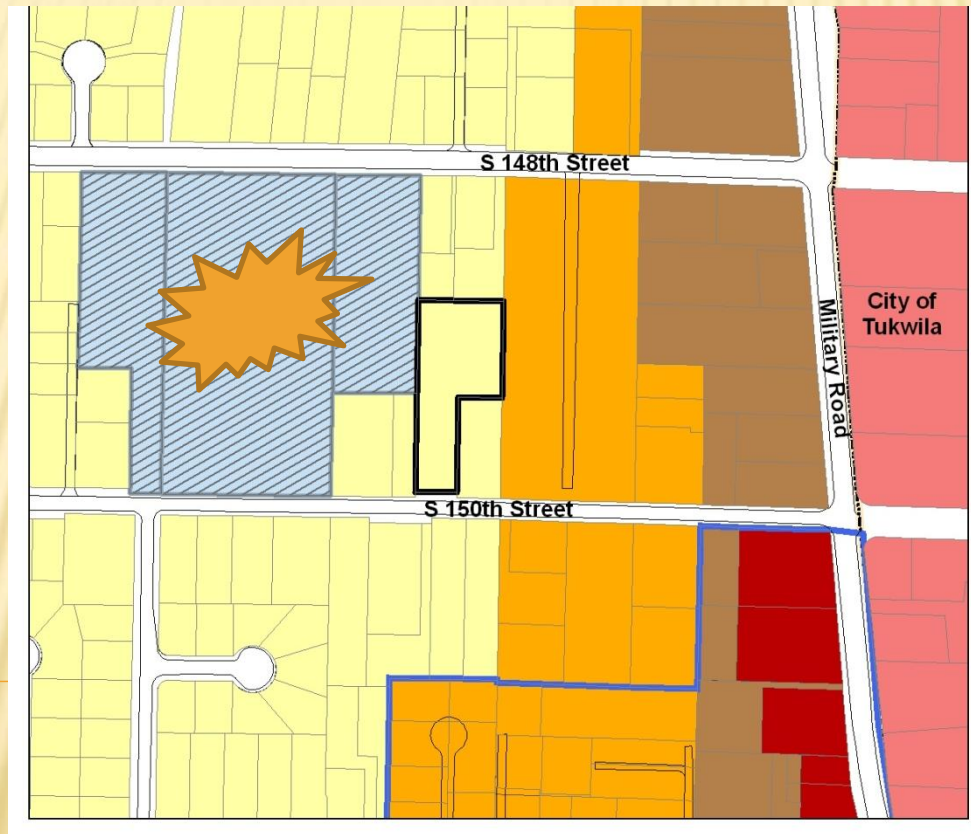
MAP AMENDMENT A-1

ALTERNATIVE RECOMMENDATION

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-1: ALT. RECOMMENDATION

City's Riverton Site



MAP AMENDMENT A-1: ALT. RECOMMENDATION

ALTERNATIVE RECOMMENDATION (Staff)

- ✘ Do not adopt, take no action this year
BUT move directly to 2013 Docket
 - + Allows City's Site Design and Feasibility Study for Riverton Site to be completed
 - ✘ Therefore allowing area to be assessed holistically
 - + Applicant avoids 2-year wait period if denied

MAP AMENDMENT A-1

QUESTIONS ABOUT MAP AMENDMENT A-1?

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-2 LOCATION AND CONTEXT

Parcel Outlined in **Red** Proposed for Change

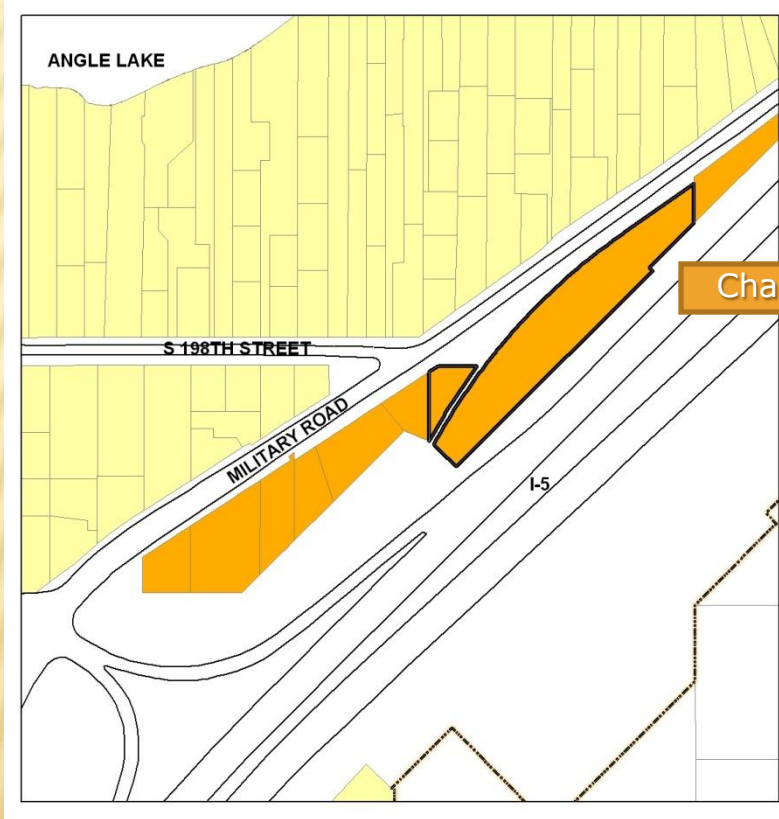


2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

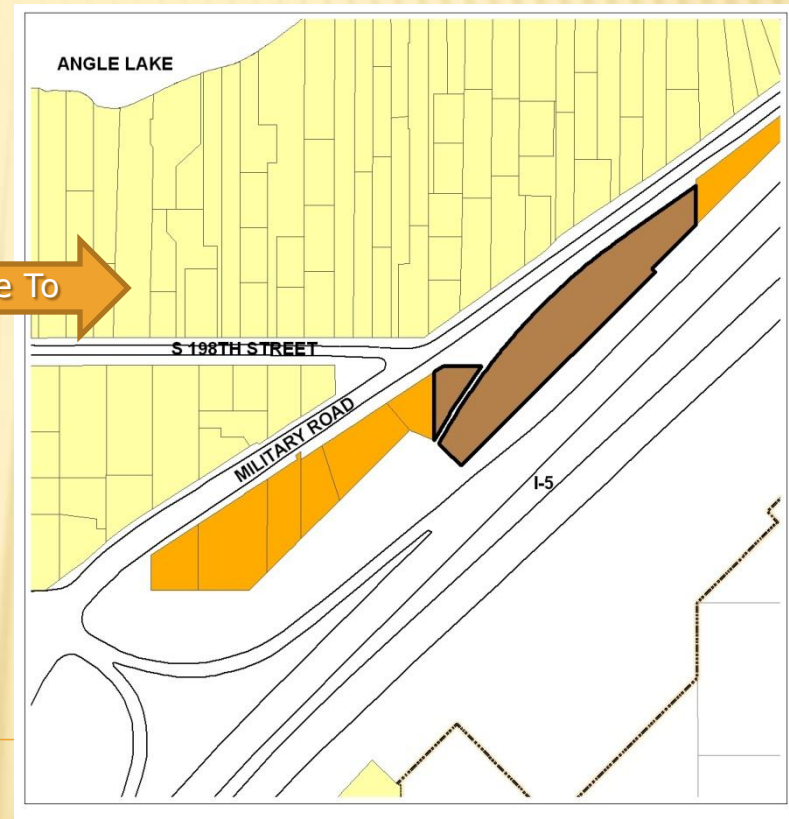
MAP AMENDMENT A-2: COMPREHENSIVE PLAN

Existing Comprehensive Plan:
Residential Medium Density

Proposed Comprehensive Plan:
Residential High Density



Change To →



COMPREHENSIVE PLAN



Subject Parcel



Residential Low Density



Residential Medium Density



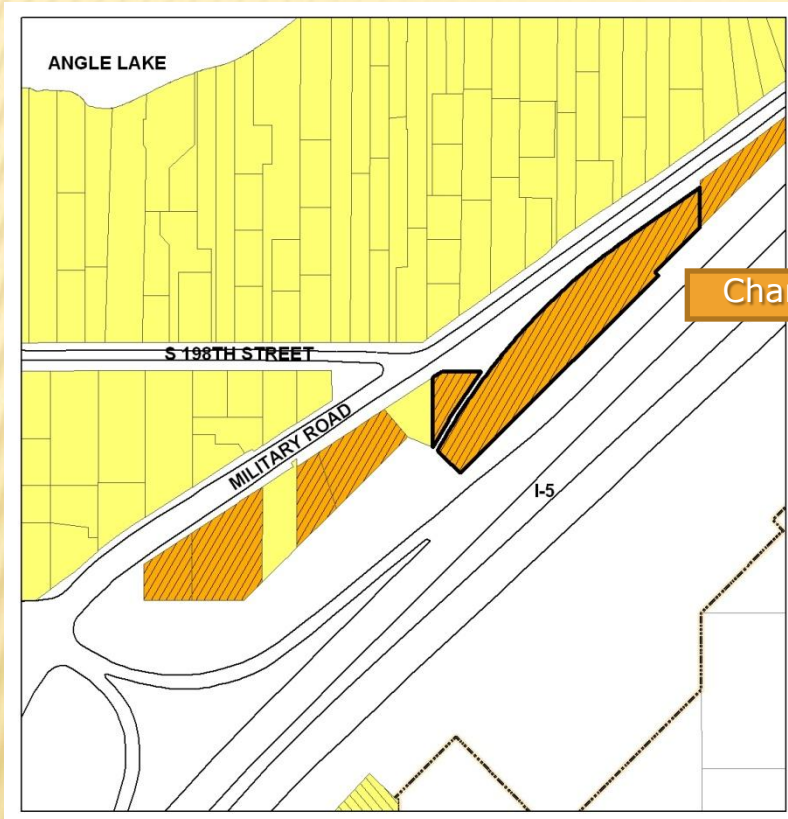
Residential High Density

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

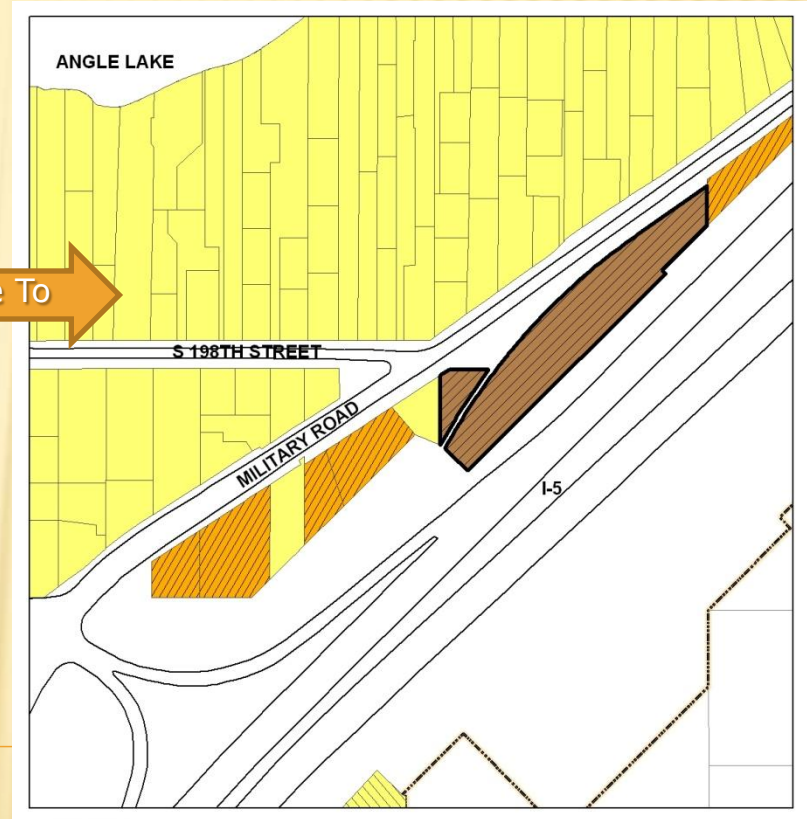
MAP AMENDMENT A-2: ZONING

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

What's the Difference?

UM Zones	UH Zones
Manufactured Home	X
X	Transitional Housing (C)
X	Convalescent CTR./Nursing Hm.
X	Health Club
X	Arcade (as accessory use up to 20%)
X	Dry Cleaner* (as accessory use up to 20%)
X	Health Services Office
X	Medical/Dental Lab (C)
X	Social Services Office (C)
X	Professional Office
X	Hotel/Motel (C)
X	Various Small Retail*
X	Restaurant (C) (as accessory use up to 20%, no drive through)

(C) Conditional use

* Small resident-oriented with mixed use project

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: RELEVANT INFORMATION

Another Difference:

- ✘ Traffic estimate for Senior Housing/Nursing/Convalescent Center:

 - + 16 peak hour P.M. vehicle trips

- ✘ Traffic estimate for non-senior multi-family:

 - + 34 peak hour P.M. vehicle trips

Assumes 88 housing units for both estimates, per ITE Manual Trip Generation factors

MAP AMENDMENT A-2: RECOMMENDATION

Planning Commission and Staff Concur:

Do not Adopt

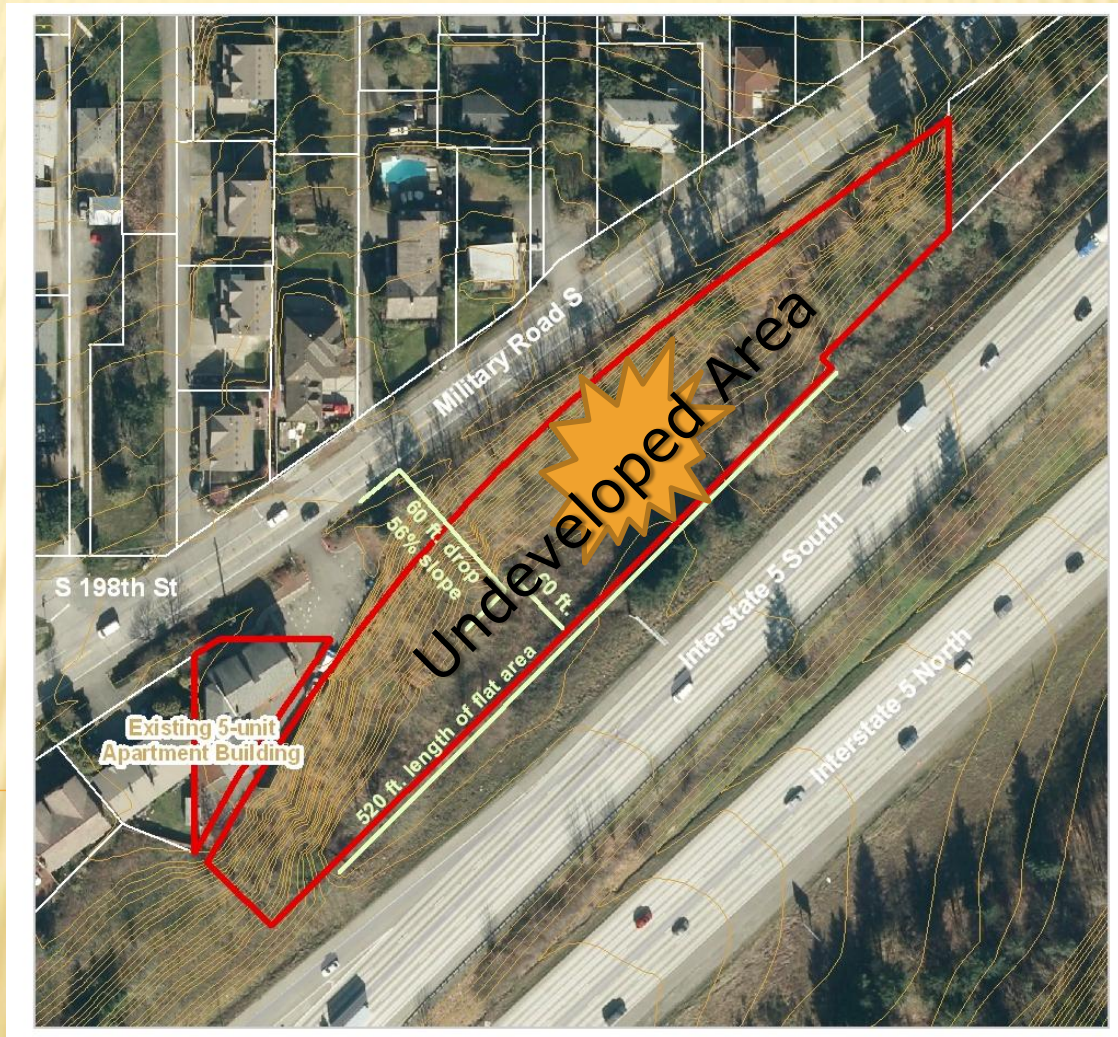
MAP AMENDMENT A-2: STAFF ANALYSIS

- ✘ Limited development area on undeveloped portion of the parcel
 - + Will require expensive engineering and construction to locate potential development on slope
 - + If this project is not realized, non-senior multi-family allowed under UH zone could be proposed

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

MAP AMENDMENT A-2: STAFF ANALYSIS

Limited Development Potential



MAP AMENDMENT A-2: STAFF ANALYSIS

- ✘ Conflicts with three Comprehensive Plan Policies:
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MAP AMENDMENT A-1

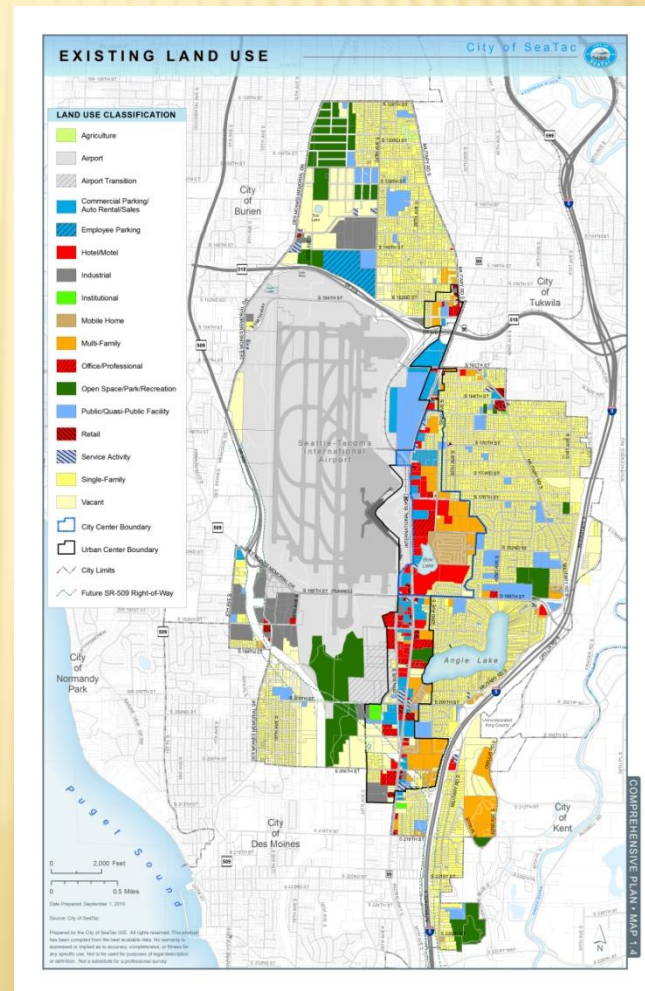
QUESTIONS ABOUT MAP AMENDMENT A-2?

Other Map Amendments

Map Amendment B-1

Update Current Land Use Map to incorporate new information

- (typical change: vacant to developed)
 - Annual Update – Housekeeping
- Planning Commission & Staff Recommendation: Adopt



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

Planning Commission & Staff Recommendation: Withdraw

Due to insufficient time to prepare the data for proper review;

include in 2013 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

Planning Commission & Staff Recommendation: Adopt

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

Planning Commission & Staff Recommendation:
Withdraw

Due to insufficient time to prepare the data for proper review;

include in 2013 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)

Planning Commission & Staff Recommendation: Adopt

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS

