

Proposed City Center Park-and-Fly Code Amendments

Planning Commission
January 15, 2013



Discussion Items:

1.) Brief Recap of:

- Project Milestones
- Key Elements of Proposed New Code

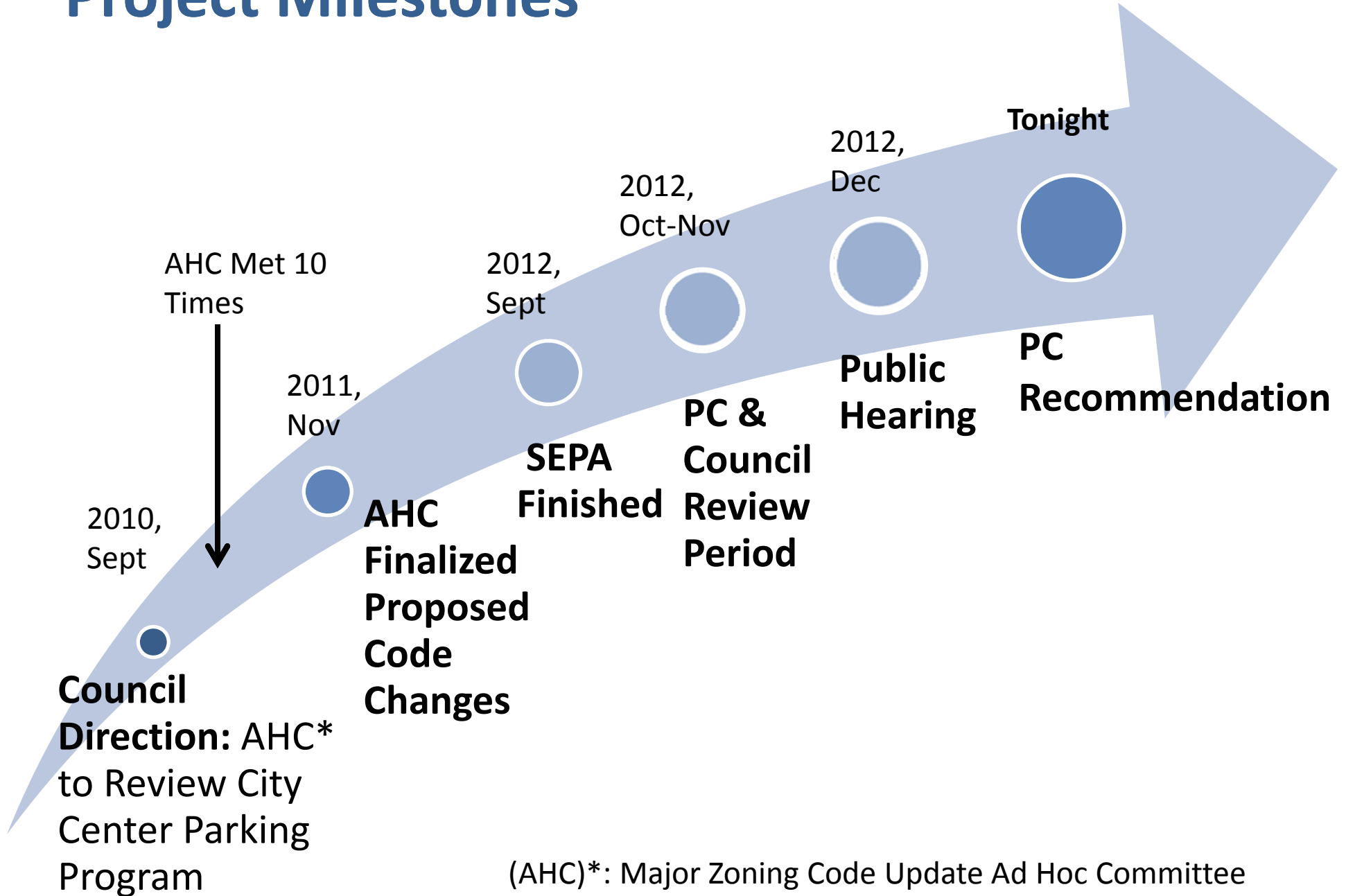
2.) Highlights from December 4, Public Hearing

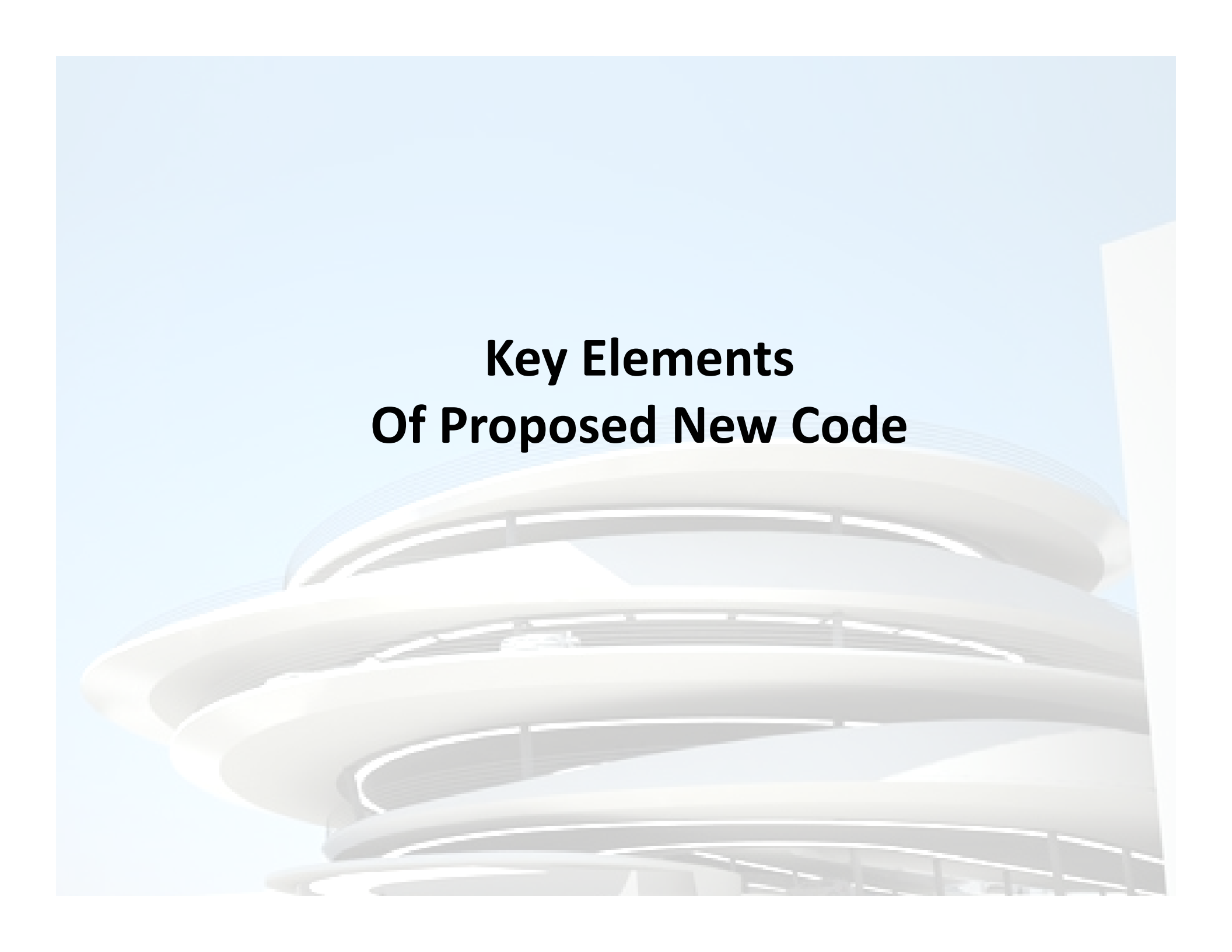
3.) Planning Commission Recommendation

4.) Next Steps



Project Milestones





Key Elements Of Proposed New Code

Applicability of New Code

New Code Applies to:

- Park-and-Fly Parking Structures
- Developments proposing to include Park-and-Fly operations
- Park-and-Fly projects in **City Center** only



Key Changes in Proposed Code

Code changes can be divided into 3 categories:

- 1. Number of Park-and-Fly Stalls**
- 2. Design and Function of Buildings**
- 3. Site Design and Amenities**

Number of Parking Stalls

	Existing Code	Proposed Code
Base Stall Maximum	<u>300</u>	<u>1000</u>
Bonus Program		
Right Of Way (ROW)	1 stall per <u>150 sf</u>	1 stall per <u>100 sf</u>
Open Space	1 stall per <u>150 sf</u>	1 stall per <u>100 sf</u>
Hotel/Motel Unit	<u>0.5 stall</u> per hotel/motel room	<u>1 stall</u> per hotel/motel room
Water Feature/ Public Art	<u>60 stalls</u> per water feature/art	<u>60 stalls</u> per water feature/art
Commercial/ Service/ Residential Space	1 stall per <u>250 sf</u>	1 stall per <u>25 sf</u>

Building Design & Function

Changes Proposed to Standards for:

- Building Setbacks
- Ground Floor Commercial Space
- Building Façade Treatments
- Other



Site Design: Open Space

Open Space amount reduced from 10% to 5% of site

- Reduction expected to have minimal impact on quality of open space provided because:
 - Minimum front yard open space and design requirements remain unchanged

Open Space locational criteria added

- To ensure open space located in front or side of building to maximize pedestrian activation of street



Site Design: Road Standards

- Ad Hoc Committee originally proposed removing City Center road standards
 - The SEPA environmental review found that this action would not implement the City Center Plan
- 11/6/12 Planning Commission
 - Recommended that the City Center road requirements be maintained, and that the City Center Plan and Comprehensive Plan be reviewed at a later date
- **11/13/12 Council Study Session**
 - **Council directed that the City Center road standards be maintained for park-and-fly developments**



**Highlights from
December 4,
Public Hearing**

Public Hearing Highlights

Main Issues Raised

- **In Support: 4 Speakers**

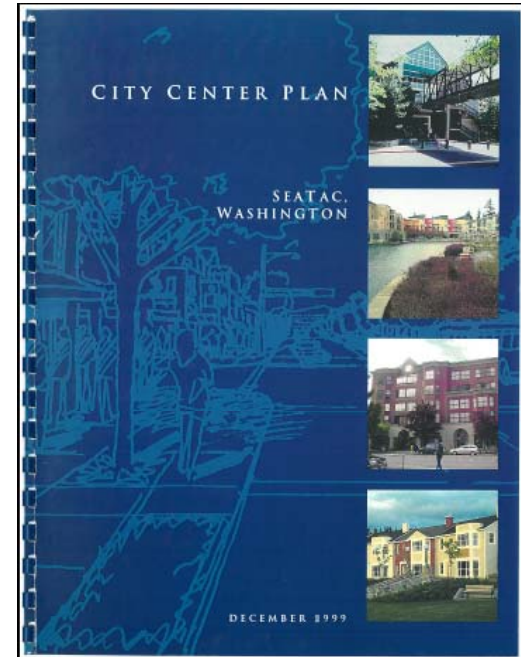
- AHC worked collaboratively for a long time, it was a community effort, everyone compromised
- AHC recommendation should be supported
- Preliminary Planning Commission recommendation should be supported

- **Against: 3 Speakers**

- No need for change, same standards as used by previous developers should be kept to ensure quality projects
- Inconsistent with the Comprehensive Plan;
- Intended to benefit one or two property owners
- Not being considered as part of an appropriate public participation process under GMA (Growth Management Act)

Proposed Code and Comprehensive Plan

- City assesses all code amendments to ensure implementation of Comprehensive Plan
 - Park-and-Fly Code written to implement SMC Ch. 15.35 Special Standards for the City Center
- Purpose Statement:**



“The following special standards are intended to implement the City’s vision for a City Center/central business district as set forth in the City of SeaTac Comprehensive Plan, by promoting integrated development and pedestrian-oriented design, a diversity of uses within close proximity, a linked series of open spaces, and a focal point for community identity.”

An architectural rendering of a multi-story brick building with a prominent central glass tower. The building features a mix of red brick and large glass panels. The central tower has a distinctive peaked roof. The overall style is modern and urban.

**Planning Commission
Recommendation
on
Proposed Code
Amendments**

PC Preliminary Recommendation

On November 6, 2012:

- PC voted to recommend that City Council:
 - Adopt the proposed code;
 - Maintain the City Center road requirements; and,
 - Review the City Center Plan and Comprehensive Plan at a later date



PC Potential Recommendations

OPTION 1

Adopt **proposed** code

OPTION 2

Adopt **revised** code

OPTION 3

Keep existing code – Do **not adopt code**

NEXT STEPS

January 22, 2013:

- **Council Study Session with Agenda Bill**

February 12, 2013:

- **Anticipated Council Action**

