



# MEMORANDUM

## COMMUNITY & ECONOMIC DEVELOPMENT

Date: August 22, 2013  
To: Planning Commission  
From: Steve Pilcher, AICP, Planning Manager  
Subject: Upcoming Meeting – Tuesday, August 27, 2013

**\*\*\* REMINDER: THIS MEETING WILL TAKE PLACE IN CITY HALL'S RIVERTON ROOM \*\*\***

Agenda items for Tuesday's meeting are as follows:

- 1) **Approve Minutes of July 16, 2013 Planning Commission Meeting (Exhibit A)**
- 2) **Continued Review of Interim Zoning for Angle Lake Station Area (Exhibit B)**

*Presenter:*  
Al Torrico, Senior Planner

*Background:*  
Sound Transit's Angle Lake Light Rail Station is scheduled to open in 2016. The City will commence an area plan for the surrounding area this fall (consultant proposals are due 9/5/13). The intent of interim zoning regulations is to ensure development in the near term does not compromise future opportunities within the station area.

This item was introduced at the July 16<sup>th</sup> meeting and has been refined per discussions and further staff review.

*Anticipated Schedule for this Item:*  
Planning Commission public hearing tentatively planned for September 17, 2013.

If you have any questions or comments about Tuesday's meeting, please feel free to call me at (206) 973-4750.

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**Tuesday, August 27, 2013**

**Riverton Room, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m.**

**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of July 16, 2013 Planning Commission Meeting
3. Old Business
  - a. Continued discussion of Interim Zoning for the Angle Lake Station Area
4. Detailed Commission Liaisons' Reports
5. Community & Economic Development Director's Report
6. Planning Commission Comments (*including suggestions for next meeting's agenda*) – (time permitting)
7. Adjournment

**CITY OF SEATAC  
PLANNING COMMISSION**

**Minutes of July 16, 2013**  
**Regular Meeting**

**Members Present:** Daryl Tapio, Chairman; Roxie Chapin; Tom Dantzler; Jim Todd; Joe Adamack

**Members Absent:** None

**Staff Present:** Joe Scorcio, AICP, Community and Economic Development Director; Steve Pilcher, AICP, Planning Manager; Albert Torrico, Senior Planner

**1. Call to Order:**

Chairman Tapio called the meeting to order at 4:33p.m.

**2. Approve Minutes of the July 2, 2013 Meeting:**

Moved and seconded to approve the minutes as presented. Approved 4-0.

**3. Old Business:**

**A. Final adjustments to 2013-2014 Work Plan**

Steve Pilcher noted that the work plan had been modified based upon Commission direction, to add a final item concerning a variety of issues that were suggested by the City Council at their June 21, 2013 retreat. These issues would be considered as time allows and as the Council may direct.

The Commission discussed its desire to begin addressing process improvement issues, particularly in light of the limited opportunity for full vetting of issues that are under consideration by the City Council. Staff indicated this could occur in the next few meetings.

Moved and seconded to approve the work plan as revised. Approved 5-0.

**4. New Business:**

**A. Interim Zoning Regulations for the Angle Lake Station Area**

Al Torrico provided an overview of this item. He noted the need to develop interim regulations for the station area in order to prevent land uses from occurring that might compromise a longer-

term effort to see transit oriented development in this area. He noted that work on a station area plan is due to commence this fall, with the anticipation that permanent regulations for the area would result from that effort. These interim regulations are intended to be the minimal action needed. Mr. Torrico stressed that what is being presented is a draft, intended to stimulate discussion. Staff is looking to the Commission for comment and direction.

The intent is for the station area to develop with land uses that are supportive of light rail use; these uses should have a high ratio of patrons and/or workers in relation to property size. Low-intensity uses (such as automobile sales) would not be considered appropriate, while office uses would. The proposal does not create new zoning designations, but instead, modifies the use charts for the underlying zone districts to exclude certain uses. As drafted, this is proposed to be accomplished through prohibiting certain land uses. However, another approach could be to require these uses to be allowed only upon approval of a Major Conditional Use Permit (CUP). Applicants would need to justify how their proposal is consistent with the intent of the interim regulations.

Mr. Torrico also noted that the proposed station area zoning map included in the packet is also interim. It is possible that as a result of the station area planning process, these boundaries could change.

Mr. Torrico also noted that Port of Seattle properties are exempt from these regulations, as their use is governed by an interlocal agreement with the City.

The Commission expressed support for the concept of instead of prohibiting certain uses, that they instead should be required to obtain a Major CUP, subject to criteria that would protect the intent of the station area. Staff will make these revisions and fine-tune the proposal for presentation at an August 27<sup>th</sup> meeting. Staff hopes to have the Commission conduct a public hearing on the proposal in September, with City Council action to occur in October.

**5. Planning Commission Reports**

None.

**6. Community & Economic Development Director's Report**

None.

**7. Planning Commission Comments**

Commission members indicated they enjoyed the format of sitting around a table for this worksession discussion and recommended it be used more often.

**8. Adjournment:**

Moved and seconded to adjourn the meeting at 5:26 p.m. Passed 5-0.

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**DRAFT**

**Chapter 15.41 Interim Angle Lake Station Area Overlay Standards**

**Sections:**

**15.41.010 Purpose**

These interim zoning standards are established for the Interim Angle Lake Station Area for the period of time while an area plan and implementing regulations are developed. These interim standards are intended to limit land uses and development that could hinder transit oriented development while maintaining development opportunities for a wide range of transit supportive uses.

**15.41.020 Authority and Application**

- A. The provisions of this chapter shall apply to the Interim Angle Lake Station Area as delineated in the Interim Angle Lake Station Area Map (See Figure 15.41.050). These standards do not change the existing zone districts found within the Interim Angle Lake Station Area. However, within the Interim Angle Lake Station Area, SeaTac Municipal Code (SMC) Chapter 15.41 shall supersede existing regulations in SMC Chapter 15.12 – Zone Classification Use Charts, SMC 15.13.110 - Special Standards for the CB-C, ABC, UH-UCR and O/CM Zones, and other provisions in SMC Title 15 when in conflict with this chapter.
- B. The provisions of this chapter shall apply to all development meeting one (1) or more of the following thresholds:
  1. All new construction requiring a building permit;
  2. Major Redevelopment as defined in SMC 15.10.396.
  3. Additions or alterations to a building or site, excluding interior-only improvements, which equal fifty percent (50%) or greater of total assessed value (land and improvements).

**15.41.030 Port of Seattle Property within the Interim Station Area exempt**

All Port of Seattle property included within the Interim Angle Lake Station Area shall be exempt from these standards.

**15.41.040 Intent**

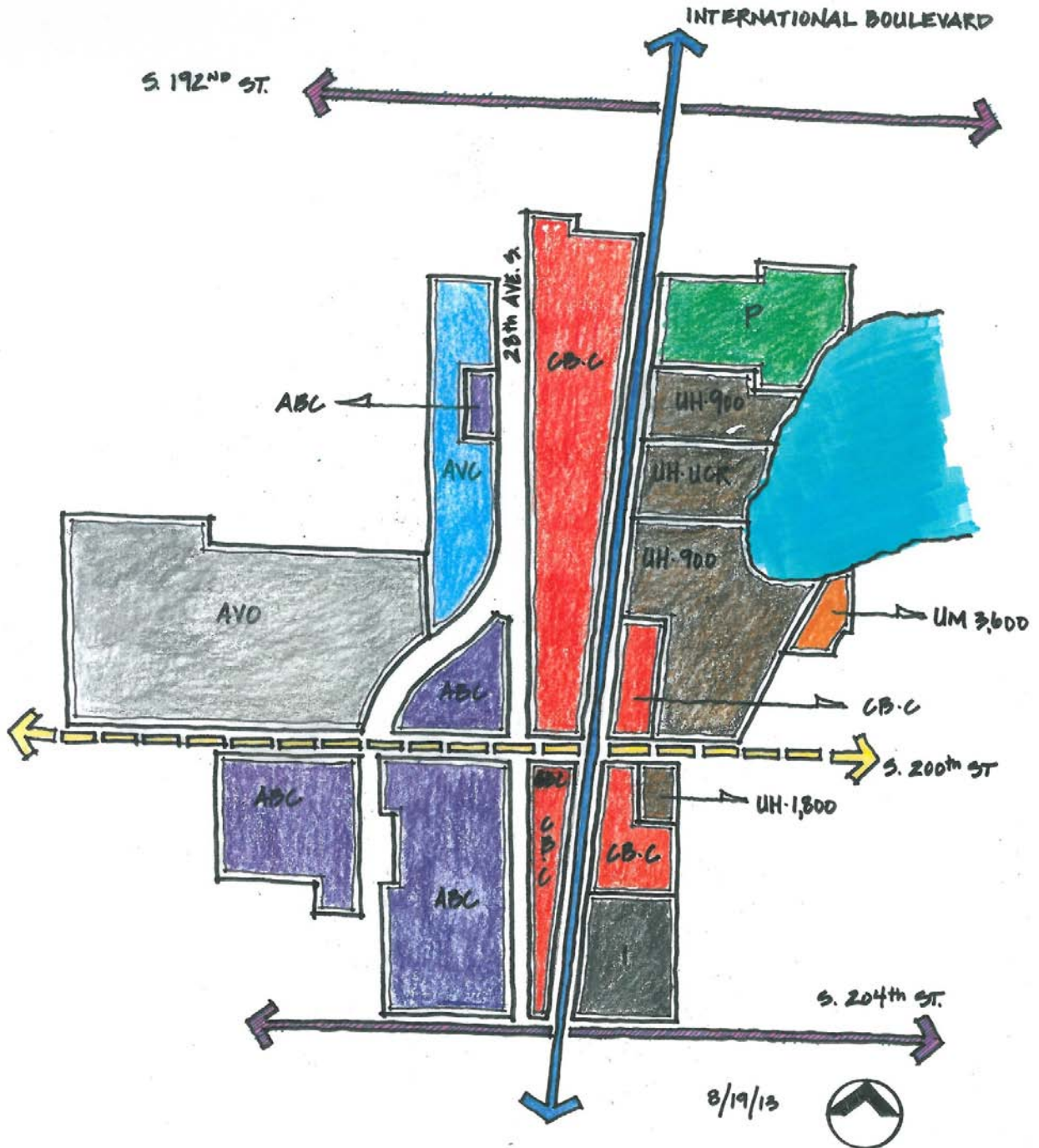
The intent of these interim standards is to:

- Promote the development of a dynamic, mixed-use district of appropriate scale and magnitude surrounding the Angle Lake Station site;

- Provide for a variety of housing types;
- Create an active, interesting, and interconnected pedestrian environment that facilitates access between the Angle Lake Station site and nearby residential, commercial, civic, recreational and institutional uses;
- Provide for connectivity of streets in the vicinity of the Angle Lake Station;
- Design and arrange structures, buildings, streets and open spaces to create an inviting, walkable, human-scale environment;
- Provide a sufficient density of employees, residents, and other users to support transit use; and
- Reduce dependence on automobile use by increasing the use of transit, providing opportunities for alternative modes of travel, and encouraging pedestrian and bicycle commuting.

15.41.050 Interim Angle Lake Station Area Overlay Map

Figure 1 - Interim Angle Lake Station Area Overlay Map



**15.41.060 Prohibited Uses**

A. The following uses are prohibited within the Interim Angle Lake Station Area, because they are determined to not be consistent with transit oriented development or the intent of these standards. If the use lawfully existed prior to the effective date of these standards and became non-conforming due to these standards, then the existing use shall be considered legal non-conforming.

1. Automobile dealer and service center;
2. Automobile towing/storage operation
3. Boat sales;
4. Cemeteries, funeral homes and mortuaries;
5. Cold storage plants;
6. Commercial equipment and construction, sales, service and rental of equipment;
7. Junk yards and motor vehicle wrecking yards;
8. Manufactured home sales;
9. Recycling center;
10. RV parks and campgrounds;
11. Solid waste transfer stations;
12. Warehousing and distribution.

**15.41.070 Conditional Uses**

A. The uses listed in section 15.41.070 (B) below shall be considered conditional uses within Interim Angle Lake Station Area, because depending on location and design, they may not be compatible with transit oriented development or the intent of these standards. Major Conditional Use permits shall follow the decision criteria found in SMC 15.22.030 (D), except SMC 15.22.030 (D) (1), and the following additional criteria:

1. The burden is on the applicant to demonstrate that the proposed use is consistent with the intent of these standards as found in section 15.41.040.



2. The applicant shall demonstrate that the design of the project is compatible with the architecture and urban design elements found in section 15.41.100.

B. The following uses shall only be allowed subject to the granting of a Major Conditional Use Permit:

1. Automobile and other motorized vehicle uses such as auto supply store, auto repair, auto rental and sales;
2. Boat repair and leasing;
3. Car washes;
4. Cemeteries, funeral homes and mortuaries;
5. Commercial Marine Supply;
6. Drive-through facilities;
7. Furniture store;
8. Gas station/service stations;
9. Miscellaneous Equipment Rental
10. Public/private parking;
11. Truck terminal.

**15.41.080**      **Unclassified Uses**

Any use that is not classified in SMC 15.12 – Zone Classification Use Chart shall follow SMC 15.12.011 – Classification of Unlisted Uses and Clarifications to determine if the proposed use is compatible within the Interim Angle Lake Station Area.

**15.41.090**      **Departures**

A. In order to provide greater flexibility and creativity of project designs, departures from the underlying zoning standards may be permitted, subject to the approval of the Director of Community and Economic Development upon finding that:

1. The strict interpretation or application of the underlying zoning standards would be inconsistent with the goals of these interim station area standards; and
  2. It can be shown that the departure request would provide an equal or greater value to the overall project design.
- B. In order to have a departure be considered, an applicant must complete the City of SeaTac Departure Worksheet. A separate worksheet is required for each departure request.

**15.41.100 Architecture and Urban Design**

These architecture and urban design elements are intended to augment and be used in conjunction with the applicable standards of the underlying zone.

- A. Building design elements, details and massing create a well proportioned and unified building form and exhibit an overall architectural concept.
- B. Primary building entrances are clearly visible from the street with buildings placed at the minimum front yard setback to the maximum extent possible.
- C. Provide convenient and attractive access to building entries to ensure comfort and security; provide sufficient lighting for pathways and entries; and provide weather protection for entry areas. Find opportunities for creating lively, pedestrian-oriented open space.
- D. Incorporate architecturally varied façade treatments that convey a sense of place.
- E. Incorporate human scale architectural features, elements and details.
- F. Exterior finish materials complement the building's architectural character and include, but are not limited to, brick, concrete, metal, masonry units, cast stone, natural stone tile, stucco-panels, wood, or concrete board.
- G. Use architectural features to reduce building scale such as:
  1. Landscaping;
  2. Trellis;
  3. Complementary materials;
  4. Accent trim; or
  5. Modulation or articulation

- H. Avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, provide design treatment to increase pedestrian comfort and interest.
- I. Sidewalks are required along street frontages to provide connectivity and are wide enough to accommodate the volume and type of pedestrian traffic expected in the area.
- J. Overall design needs focus on the creation of a pleasant environment for the pedestrian so that pedestrian routes, such as sidewalks, are buffered from streets and parking facilities by locating buildings close to the sidewalks, by lining trees along the street, by buffering the sidewalk with landscaping and using pedestrian scale lighting.
- K. Incorporate into the design landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features to enhance the project.

**15.41.110 Early Design Pre-Application Meeting**

An early Design Pre-Application meeting is required for any project proposed within the Interim Angle Lake Station Area. The purpose of this meeting is to help an applicant and design professional determine what standards, codes or other requirements will apply to their project and to provide an opportunity to discuss how the proposed project can be designed consistent with section 15.41.100. – Architecture and Urban Design.