



# MEMORANDUM

## COMMUNITY & ECONOMIC DEVELOPMENT

Date: August 30, 2013  
To: Planning Commission  
From: Steve Pilcher, AICP, Planning Manager  
Subject: Upcoming Meeting – Tuesday, September 3, 2013

Agenda items for Tuesday's meeting are as follows:

**1) Approve Minutes of August 27, 2013 Planning Commission Meeting (Exhibit A)**

**2) Continued Review of Interim Zoning for Angle Lake Station Area (Exhibits B & C)**

*Presenter:*

Al Torrico, Senior Planner

*Background:*

Interim regulations are being proposed for the area surrounding Sound Transit's LINK Light Rail Station at 2. 200<sup>th</sup> St. and 28<sup>th</sup> Ave. S. If adopted, these are intended to be in effect for approx. 2 years, while the Station Plan and any permanent code changes are developed. Staff will review changes made at the direction of the Commission at its August 27, 2013 meeting, including a proposed administrative conditional use permit process (Exhibit C).

*Anticipated Schedule for this Item:*

Planning Commission public hearing planned for September 17, 2013.

**3) Presentation on City's NPDES Permit**

*Presenter:*

Don Robinett, Stormwater Compliance Manager

*Background:*

Earlier this year, the Commission requested Mr. Robinett to provide information on the impacts of the City's NPDES permit on private development.

**4) Economic Development Marketing & Tourism Efforts**

*Presenter:*

Jeff Robinson, Economic Development Manager

*Background:*

Mr. Robinson will brief the Commission on the City's work in these areas.

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, September 3, 2013**

**City Council Chambers, 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 August 27, 2013 Planning Commission Meeting
3. Old Business
  - a. Continued discussion of Interim Zoning for the Angle Lake Station Area
4. New Business
  - a. Presentation on NPDES Permit – Don Robinett
  - b. Economic Development Marketing & Tourism Efforts – Jeff Robinson
5. Detailed Commission Liaisons' Reports
6. Community & Economic Development Director's Report
7. Planning Commission Comments (*including suggestions for next meeting's agenda*) – (time permitting)
8. Adjournment

CITY OF SEATAC  
PLANNING COMMISSION

Minutes of August 27, 2013  
Special Meeting

**Members Present:** Daryl Tapio, Chairman; Tom Dantzler; Joe Adamack

**Members Absent:** Roxie Chapin; Jim Todd

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

1. **Call to Order:**

Chairman Tapio called the meeting to order at 5:33p.m.

2. **Approve Minutes of the July 16, 2013 Meeting:**

Moved and seconded to approve the minutes as presented. Approved 3-0.

3. **Old Business:**

A. Interim Zoning Regulations for the Angle Lake Station Area

Steve Pilcher noted that the tentative schedule for this matter is for the Planning Commission to conduct a public hearing on September 17, 2013 and that staff will therefore need to advertise the hearing by the end of the week. If the Commission is not ready to proceed to public hearing, it will need to make this decision by the end of the meeting.

Al Torrico indicated that mailed notice of the hearing will be sent to all property owners within the area; the hearing will also be advertised in the Seattle Times and posted to the City's website. He emphasized that the proposal does not change any of the zone designations in the area, but simply modifies some of the allowed uses.

Joe Scorcio advised the Commission that the planning process for the Angle Lake Station Area will begin this fall. That process is scheduled to conclude by the end of 2014, with any implementing code changes to occur shortly thereafter. Therefore, these interim regulations will probably be in place no longer than 2 years.

The Commission discussed whether automobile sales lots should be included as a prohibited use; after discussion, it was agreed to move that use to the list of conditional uses. Other minor adjustments were also noted.

Joe Scorcio indicated that it is difficult to predict how quickly new projects will be proposed; it is entirely dependent upon demand. Investors may choose to wait until the station opens to see what changes in activity levels result.

Chairman Tapio stated he felt it is best to keep good revenue producing businesses operational until properties are ready for redevelopment. He also advocated treating property owners fairly and equally, noting the MasterPark Development Agreement as an issue.

Commissioner Dantzler expressed concern regarding nonconforming rights, that the 6-month time allowance may not be adequate. He also advocated an administrative conditional use permit process, rather than requiring conditional use permit public hearings with the Hearing Examiner.

Chairman Tapio advocated allowing “land banking” or interim uses of properties which otherwise might not be compatible with long-term transit oriented development.

Joe Scorcio indicated that staff would draft language to allow land banking. The Commission indicated it would also like to see an administrative CUP process included.

Al Torrico indicated that staff is still waiting to hear from the City Attorney’s office on some issues regarding the proposed deviation process. He noted the standards are more intent-based than prescriptive. He also discussed the purpose of the required preapplication meeting process.

With the above changes being included to the draft, the Commission agreed that a public hearing should be held on September 17<sup>th</sup>.

**5. Planning Commission Reports**

None.

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

Joe Scorcio noted that an article about the Angle Lake Station and the City’s planning process had appeared in the Daily Journal of Commerce. A Request for Proposals from consultants to work with staff on preparing plan has been issued, with proposals due on September 5<sup>th</sup>.

**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 7:20 p.m. Passed 3-0.



## 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, because they are covered by the 2005 Interlocal Agreement (ILA-2).

#### 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;

- Stimulate real estate development within the interim station area that promotes long-term transit oriented development;
- 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.

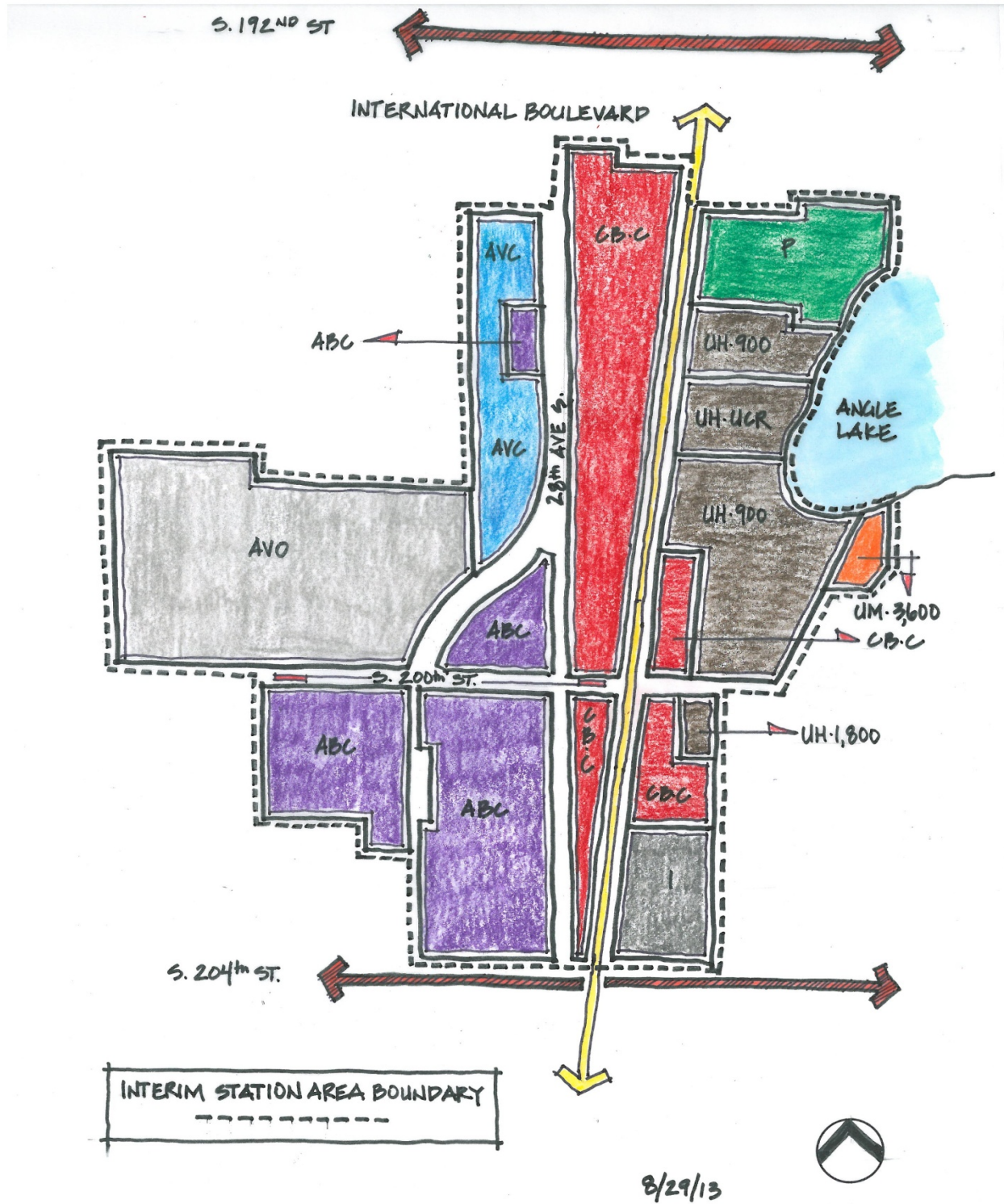
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EXHIBIT B  
DATE 09/03/13

**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 towing/storage operation
  2. Cold storage plants;
  3. Commercial equipment and construction, sales, service and rental of equipment;
  4. Junk yards and motor vehicle wrecking yards;
  5. Manufactured home sales;
  6. Recycling center;
  7. RV parks and campgrounds;
  8. Solid waste transfer stations;
  9. 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 sales, 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.

## Alternative Conditional Use Permit Approach

- 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. Administrative conditional use permits are processed as Type II permits pursuant to SMC 16A.03, Development Review Code.
- B. The following uses shall only be allowed subject to the granting of a Administrative Conditional Use Permit:
1. Automobile and other motorized vehicle uses such as auto supply store, auto repair, auto rental and sales;
  2. Boat sales, 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.
- C. An administrative conditional use permit may be granted by the Community and Economic Development Director, subject to the following 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 and the following additional criteria:

- a. Will provide a minimum density of one employee or for every 500 square feet of gross floor area exclusive of any parking facilities.
  - b. Will be built in a compact form or manner to decrease the amount of land needed to develop the given amount of land use.
  - c. Will provide building(s) that emphasizes pedestrian access, comfort and visual interest with safe and comfortable separation from vehicle access to the building site.
- D. The Director of Community and Economic Development shall issue a written report including findings of fact, and conclusions, and issue an administrative decision to either:
1. Approve the proposed unclassified use;
  2. Approve the proposed unclassified use with conditions; or
  3. Deny the proposed classified use.
- E. The administrative decision can be appealed to the City Hearing Examiner, per SMC 16A.17.030.