



CITY OF SEATAC

PLANNING COMMISSION MEETING

City Council Chambers, SeaTac City Hall, 4800 S. 188th Street
October 15, 2013, 6:00 p.m.

MEETING AGENDA

- 1) Call to Order/Roll Call – 6:00 p.m.
- 2) Approve Minutes of October 1, 2013 Planning Commission Meeting (Exhibit A)
- 3) Public Hearing on Proposed Amendments to the Comprehensive Plan (Exhibit B)
Presenter: Mike Scarey, Senior Planner

Background: The City may amend its Comprehensive Plan no more frequently than once per calendar year. This year's amendment cycle began in March with an invitation to the public to submit requests. In May and June, the Planning Commission and City Council reviewed the various proposals and established the final docket. Since that time, some proposals have been withdrawn. The public hearing provides the opportunity for public comment on those proposals that remain under consideration. At the conclusion of the hearing, the Commission may either formulate its recommendations or defer action until its November 5, 2013 regular meeting.

- 4) Old Business

Continued discussion of potential code amendments regarding SEPA Categorical Exemption thresholds; annual ADU reporting requirements; and public notice procedures. (Exhibit C)
Presenter: Steve Pilcher, Planning Manager

- 5) New Business - None
- 6) Detailed Commission Liaisons' Reports
- 7) Community & Economic Development Director's Report
- 8) Planning Commission Comments (including suggestions for next meeting agenda)
- 9) Adjournment

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of October 1, 2013
Regular Meeting**

Members Present: Daryl Tapio, Roxie Chapin, Tom Dantzler, Jim Todd

Members Absent: Joe Adamack (excused)

Staff present: Joe Scorcio, CED Director; Steve Pilcher, Planning Manager; Mike Scarey, Senior Planner

1. Call to Order

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

2. Approve minutes of September 17, 2013 Meeting

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

3. Presentation on “Growing Transit Communities” Project

Skye Schell of Forterra began the presentation by explaining the history and purpose of their organization. Originally known as the Cascade Land Conservancy, the organization was founded in 1989 with a primary focus on land conservation throughout the Cascade region. They support the Cascade Agenda, which looks a long-term (100 year) growth impacts and seeks to preserve working lands and natural resources while also encouraging the development of sustainable communities for the next century. In recent years, Forterra has begun to focus on assisting in efforts to improve urban communities and thereby reduce pressure on conversion of undeveloped lands. He provided examples of some of their recent projects.

Forterra is involved with the Growing Transit Communities project, which is funded through federal funds and directed overall by the Puget Sound Regional Council. The GTC project is focused on maximizing the public investment being made in light rail service within the region. A “toolkit” of potential focus issues and actions has been developed; it is up to cities to decide which are most appropriate for the station areas within their jurisdiction.

Commission members had questions regarding the nature of the GTC Compact; expressed concern regarding outside forces directing growth within the city; were concerned with the focus on affordable housing in lieu of owner-occupied housing; and expressed concern with the changing social dynamics of the community.

In response to comments made by CED Director Scorcio, the Chair indicated it would be beneficial to have a presentation regarding younger generations’ thinking about housing.

4. 2013 Comprehensive Plan amendments

Senior Planner Mike Scarey noted that a public hearing on the Comprehensive Plan amendments has been set for the Commission's October 15th meeting. The purpose of this briefing is to review the various amendments prior to the hearing.

He noted that one map amendment (A-2) has been withdrawn by the property owner/applicant. However, Map Amendment A-1 is proceeding, although the property has been sold to the Islamic Center of Seattle. He also noted that Map Amendment B-2 has been withdrawn, as there is no new wetland information with which to update the map. He also noted that due to the City switching to a 2-year budget cycle, the Capital Facilities Plan will not update this year (Text Amendment T-2 is therefore withdrawn).

5. Miscellaneous Code Amendments

Planning Manager Pilcher stated that staff hopes to bring a series of code amendment forward over the coming months, in order to increase efficiencies; eliminate outdated provision/errors; or provide clarification or eliminate redundancies. Three areas were being presented at this time.

a) *SEPA Categorical Exemptions*

These standards determine when an environmental checklist must be filed and processed. The State SEPA Guidelines establishes maximum limits for various types of minor new construction that may be exempt; a chart was presented comparing SeaTac's standards to those and those of surrounding jurisdictions. For many categories, the City currently has lesser standards than surrounding cities.

After discussion, the Commission asked that staff explore increasing the thresholds to the highest level allowed under the State guidelines.

b) *Accessory Dwelling Unit reporting*

The Zoning Code contains a requirement for a report to be provide every two years regarding the ADU permit activity ; as far as staff can determine, this has never been done. The Commission concurred this provision could considered for elimination.

c) *Public Notice Procedures*

Mr. Pilcher noted that the City currently requires notice for a variety of minor permit actions which State laws allows to be exempted. He also noted that when the City does provide notice, it typically sends mailed notices to a much wider area than required by surrounding jurisdictions.

After discussion, the Commission concurred with examining eliminating notice for some permits and also reducing the size of the notification district for certain actions.

6. CED Director's Report

CED Director Joe Scorcio briefed the Commission on the final adjustments made to the Interim Angle Lake Station Area Standards, per their request. The proposal is now moving on to the City Council for its action.

He also noted that permit activity has increased 30% over 2012 levels for the first three quarters of this year.

7. Planning Commission Comments

Commissioner Dantzer voiced a concern regarding the applicability of allowable density bonuses for properties located within the proposed station area plan.

8. Adjournment

Moved and seconded to adjourn the meeting at 7:33 p.m. Passed 4-0.

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2013 Final Docket of Comprehensive Plan Amendments

Staff Report

October 10, 2013

The City is considering four proposals to amend the Comprehensive Plan. Each of the four amendment proposals is described and reviewed in this Staff Report:

1. Map Amendment A-1* page 1
Map Amendment A-2 This proposal has been withdrawn
2. Map Amendment A-3* page 4
3. Map Amendment B-1 page 5
Map Amendment B-2 This proposal has been withdrawn
4. Text amendment T-1 page 6
Text Amendment T-2 This proposal has been withdrawn

* See Attachment 1, p. 7, for vicinity maps

The Planning Commission and the City Council review proposed amendments under a two-step process: **step one** is a preliminary screening of all proposals, called the *Preliminary Docket*; **step two**, the *Final Docket*, is a thorough review of all proposals not screened out during the first step. At their June 25, 2013 regular meeting, the City Council established the Final Docket, after reviewing the Preliminary Docket and considering the recommendations of the Planning Commission and the City staff. The Planning Commission is scheduled to make a recommendation on whether or not to adopt a particular amendment at their November 5, 2013 regular meeting, following a Public Hearing, which will be held on October 15, 2013.

Map Amendment A-1 (See Attachment 2, p. 9, consisting of three pages):

LOCATION: 3050 S 150th Street

SIZE OF PARCEL: 1.03 acres (45,006 square feet)

PRESENT USE: Vacant

DESCRIPTION OF PROPOSAL:

Amend the Comprehensive Plan land use designation:

From Residential Low Density

To Residential Medium Density.

This change would facilitate a future zoning change from UL-7200 to UM-2400, if approved.

Current zone: UL-7200 – the City’s primary single family residential zone

Maximum density: 1 dwelling unit per lot (minimum lot size: 7,200 sq. ft. This equates to 6 dwelling units per acre)

Maximum structure height: 35 feet.

Proposed future zone: UM-2400 - one of the City's medium density zones, and allows Duplex, Townhouse, and Multi-family (apartments or other types of multi-unit residential buildings), and Senior Citizen Multi-family. Although this zone is intended to be primarily a multi-family zone, it does allow some other uses as well (e.g., Religious Use Facility, Bed and Breakfast, Day Care).

Maximum density: 18 dwelling units per acre – up to 18 dwelling units on this 1.03 acre site

Maximum structure height: 40 feet.

ANALYSIS: This proposal was submitted in 2012, and reviewed under both the Preliminary Docket and Final Docket processes. Neither the staff nor the Planning Commission recommended approval of the proposal last year. Due to miscommunication on the applicant's side, the applicant was not kept apprised of opportunities for comment during the process. As a result, the City Council allowed this proposal to be reviewed again under this year's Comprehensive Plan Amendment process.

Subsequent to establishment of the Final Docket, the property was sold to the Islamic Center of Seattle (the Mosque), effective late August of this year. The subject property is in close proximity to the Mosque, although not immediately adjacent; a single family residential property of 9,000 sq. ft. lies between the two properties.

The proposal lies partially adjacent to, and to the west of a condominium development (Morningview Condominiums) which has a Comprehensive Plan land use designation of Residential Medium Density. It is situated outside of the City's Urban Center, but lies within what is considered a comfortable walking distance from the Tukwila International Boulevard light rail station: 0.4 miles (see Attachment 1, p. 7). The existing Residential Medium Density land use designation in this block interfaces with the Residential Low Density area on a straight north-south line west of Military Road (see Attachment 2, p. 10). The proposal would extend the Residential Medium Density land use designation in such a way as to jut into the existing Residential Low Density area. This proposal also would leave a single family residential property isolated between the Morningview Condominiums to the east and the subject property (see Attachment 2, p. 10). The property that would be isolated was referred to as the Map Amendment A-2 site, but Map Amendment A-2 has been withdrawn by the applicant.

The City owns an eight acre site to the west of the subject property that is vacant ("Riverton Site;" see Attachment 3, p. 12). In 2012, the City conducted a study to test the feasibility of "selling a portion of this site to a residential developer." That study concluded that "the current market for residential housing will not support a reasonable price for lots for either detached homes or even a much denser cluster of townhomes." The study states that it "cannot accurately

predict how long it will be before market prices will justify construction of new homes in this location but [believes] there will be at least a couple of years of expanding home prices.”

This proposal also opens the possibility that other properties to the north and south of the subject parcel would want to apply for a similar amendment, since this proposal would interrupt the current boundary between the Residential Low and Residential Medium Density designations (See Attachment 4, p. 13). It could also have impacts on the properties between the subject site and S. 148th St.

RELEVANT COMPREHENSIVE PLAN POLICIES:

Policy 1.1B –

Encourage most of the City’s commercial and residential growth to occur within the Urban Center’s boundaries

Policy 1.2A –

Preserve the residential character of single family residential neighborhoods, whenever possible

Policy 1.2B –

Encourage moderate and high density residential development in appropriate locations, primarily within SeaTac’s Urban Center boundaries

Policy 6.2C –

Encourage uses near major transit centers that are compatible with and reinforce the pattern of transit activity.

STAFF RECOMMENDATION: The issues concerning this proposal have not changed during the past year. The conclusions of the Riverton Heights study make the feasibility of townhouse development at this time less likely. Staff does not recommend approval of this proposal.

Map Amendment A-2: Withdrawn by applicant:

LOCATION: 3054 S. 150th St.

SIZE OF PARCEL: 0.37 acres (16,104 square feet)

PRESENT USE: Single Family Residential

DESCRIPTION OF PROPOSAL:

Amend the Comprehensive Plan land use designation:

From Residential Low Density

To Residential Medium Density.

Map Amendment A-3 (See Attachment 5, p. 14, which consists of three pages):

LOCATION: 202xx 28th Ave. S.

SIZE OF PARCEL: 0.78 acres (33,907 square feet)

PRESENT USE: Vacant

DESCRIPTION OF PROPOSAL:

Amend the Comprehensive Plan land use designation:

From Airport

To Aviation business Center (ABC)

This change would facilitate a zoning change from Mobile Home Park to ABC, if approved.

Current zone: Mobile Home Park

Maximum density: N/A

Maximum structure height: N/A

Proposed future zone: ABC (See *Analysis*, below, for details)

Maximum density: N/A

Maximum structure height: FAA regulations; approximately 200 – 220 feet.

ANALYSIS: The site is comprised of 2 parcels, both of which were recently acquired by Sound Transit from the Port of Seattle, and is located within the City’s Urban Center. The current zone, Mobile Home Park, applied to the former Town and Country Mobile Home Park, and was established before the City incorporated. The Town and Country Mobile Home Park was closed in 2010 after the Port of Seattle acquired the property. At that time, the Comprehensive Plan land use designation was amended to Airport, per the City-Port Interlocal Agreement (ILA). Since the Port recently sold the property, the Airport designation is no longer appropriate. The proposed designation, ABC, is consistent with the surrounding properties in that part of the City which are also designated as ABC.

The ABC land use designation is intended to promote a major commercial center supporting high concentrations of customers, visitors, employees, and pedestrian activity; to encourage projects of sufficient scale to increase the viability of high capacity transit; to foster business development oriented toward and compatible with airport operations; and to promote a balanced multimodal transportation network.

Angle Lake Station on Sound Transit’s LINK Light Rail line less than 0.2 miles away from the subject properties, and is scheduled to open in 2016. Properties designated/Zoned ABC could soon begin developing as envisioned in the City’s Comprehensive Plan.

The ABC Zone allows zero lot line development, and has no height limit except that specified by the FAA. At this location, the maximum height would be approximately 200 to 220 ft, or up to about 22 stories. Allowed uses include hotel and conference center, a variety of public uses such as library, museum and park, and various commercial uses such as park-and-fly, restaurants and retail shops.

RELEVANT COMPREHENSIVE PLAN POLICIES:

Policy 1.1B –

Encourage most of the City’s commercial and residential growth to occur within the Urban Center’s boundaries.

Policy 1.3A –

Concentrate commercial uses in specific locations to improve the provision of services and protect existing residential areas.

Policy 1.3B –

Encourage retail development in designated areas within SeaTac’s Urban Center.

STAFF RECOMMENDATION: Staff recommends approval of this proposal.

Map Amendment B-1 (See Attachment 6, p. 17):

LOCATION: Citywide

SIZE OF PARCEL: N/A

PRESENT USE: N/A

DESCRIPTION OF PROPOSAL: Update Comprehensive Plan Map 1.4, Existing Land Use.

Map 1.4 is an informational map, displaying the current use of each parcel in the City. Whereas the Zoning Map is regulatory, indicating what uses are allowed and what development standards apply to different areas of the City, the Existing Land Use Map indicates how each parcel is being used (e.g., hotel, retail, parking, single family residential, warehouse, vacant, etc.).

This is a “housekeeping” amendment to keep information current.

ANALYSIS: N/A

STAFF RECOMMENDATION: Staff recommends approval of this proposal.

Map Amendment B-2: Withdrawn – Anticipated information updating wetland features not completed as expected.

LOCATION: Citywide

SIZE OF PARCEL: N/A

PRESENT USE: N/A

DESCRIPTION OF PROPOSAL: Update Comprehensive Plan Map 8.1, Wetland, Stream and Shoreline Classifications.

Text Amendment T-1 (See Attachment 7, p. 18):

LOCATION: Citywide

SIZE OF PARCEL: N/A

PRESENT USE: N/A

DESCRIPTION OF PROPOSAL: Update the existing land use information in the Land Use Element. (related to Map Amendment #B-1).

ANALYSIS: This is the narrative information (table and chart) represented on the Existing Land Use Map, Map 1.4, described under Map Amendment B-1, above.

This is a “housekeeping” amendment.

STAFF RECOMMENDATION: Staff recommends approval of this proposal.

Text Amendment T-2: Withdrawn – No changes to Capital Facilities Plan this year; City using biennial budget process

LOCATION: Citywide

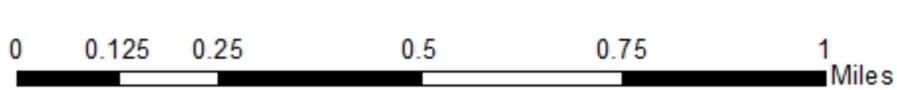
SIZE OF PARCEL: N/A

PRESENT USE: N/A

DESCRIPTION OF PROPOSAL: Update the Capital Facilities Background Report, including the 6-year Capital Facilities Plan.

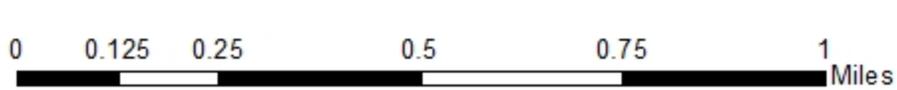
Vicinity Map

Map Amendment A-1



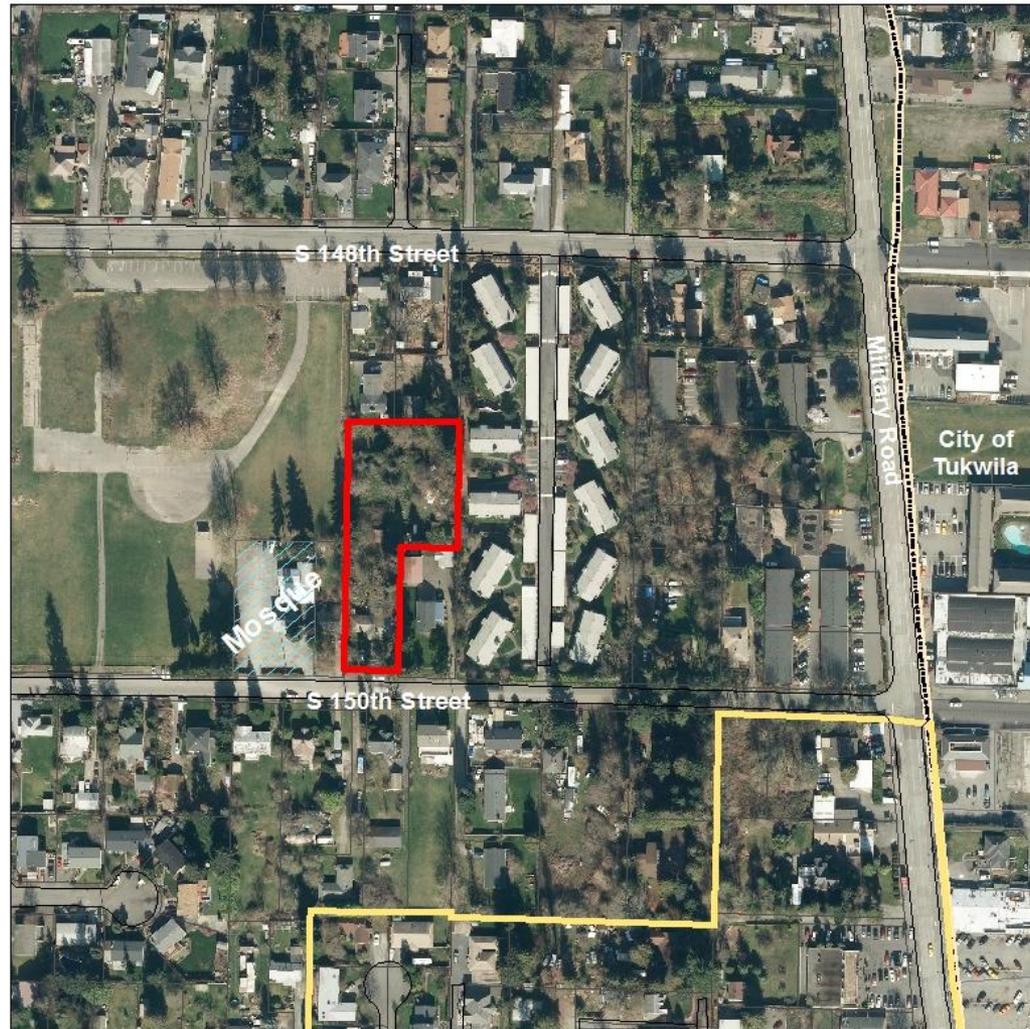
Vicinity Map

Map Amendment A-3



Map Amendment A-1 Location and Context

Parcel Outlined in Red Proposed for Change

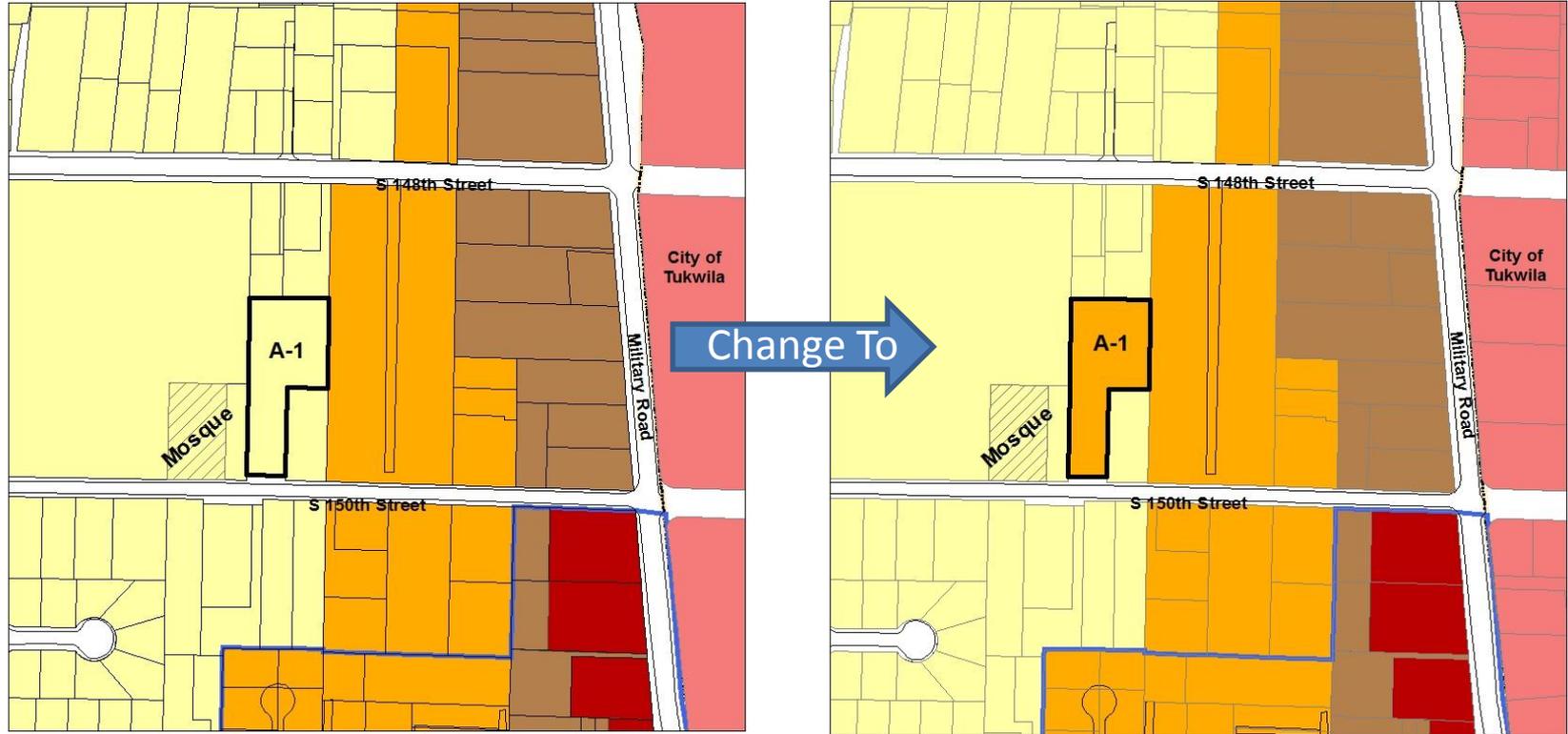




Map Amendment A-1

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

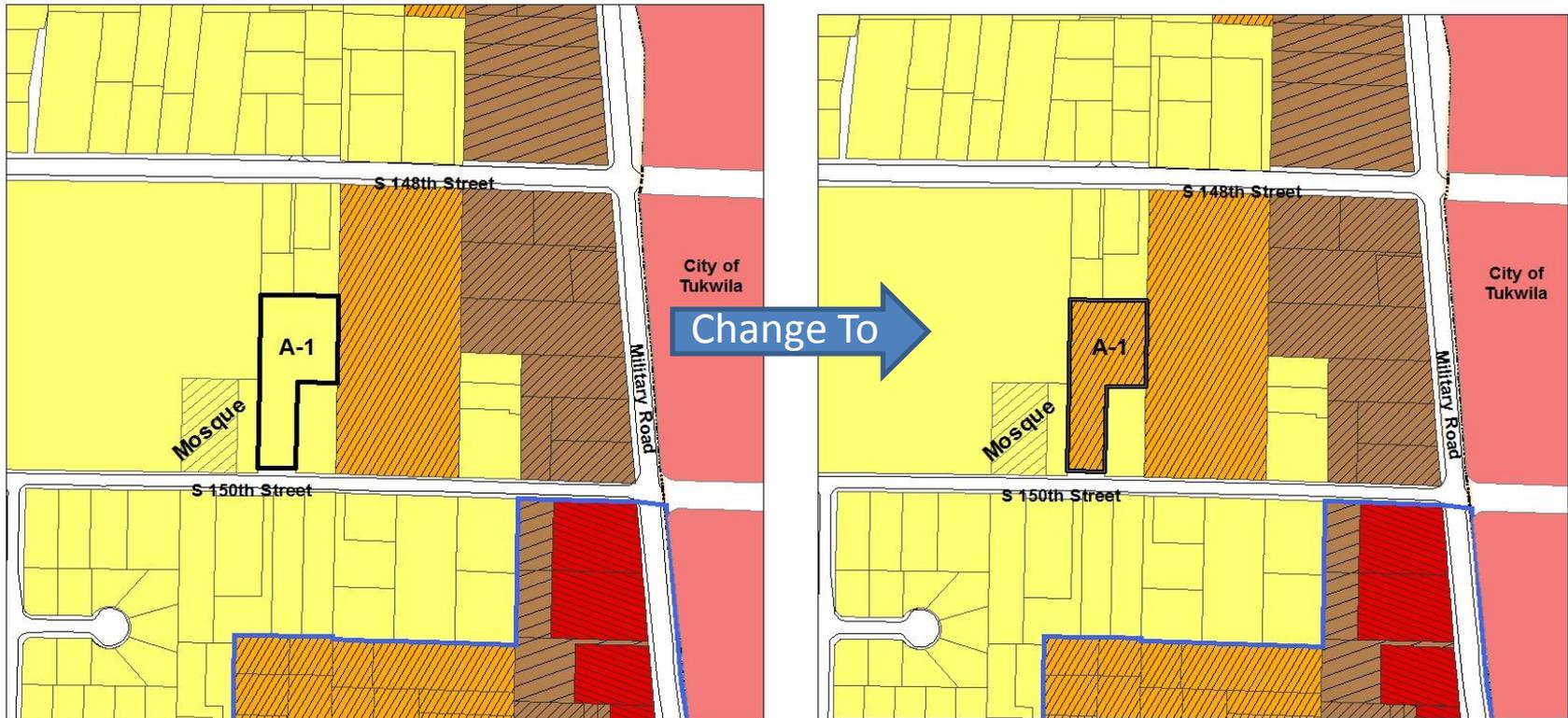
-  RC - Regional Commercial



Map Amendment A-1

Existing Zoning:
UL-7200

Proposed Future Zoning:
UM-2400



SEATAC ZONING

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

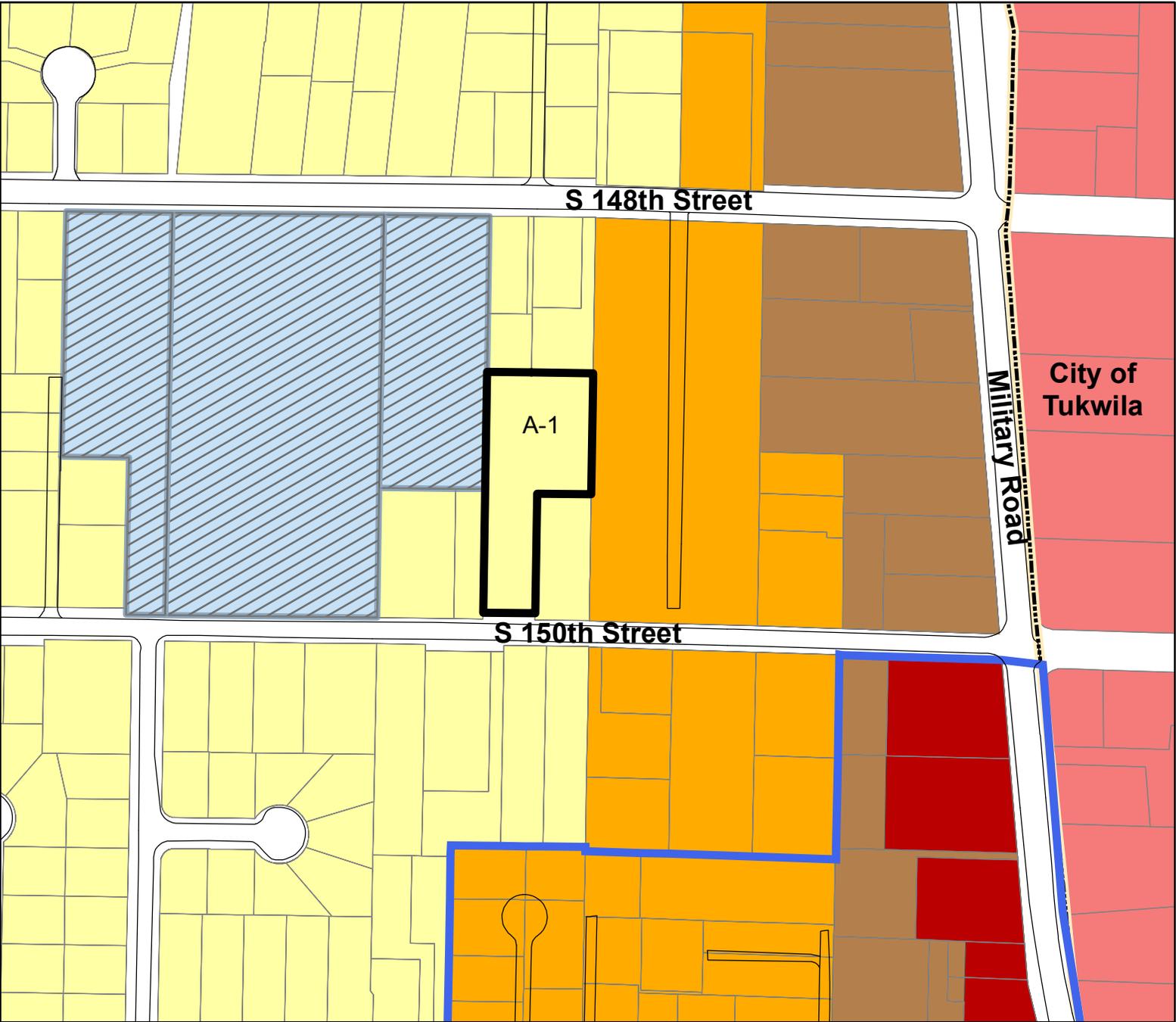
-  UH-900
-  *Community Business in Urban Center (CB)*
-  Station Area - S. 154th Street

TUKWILA ZONING

-  RC - Regional Commercial

City's Riverton Site

Supplemental Information for Map Amendment A-1
2013 Final Docket of Comprehensive Plan Amendments



SEATAC COMPREHENSIVE PLAN

-  Riverton Site
-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Commercial High Density
-  Station Area (Urban Center)

TUKWILA COMP. PLAN

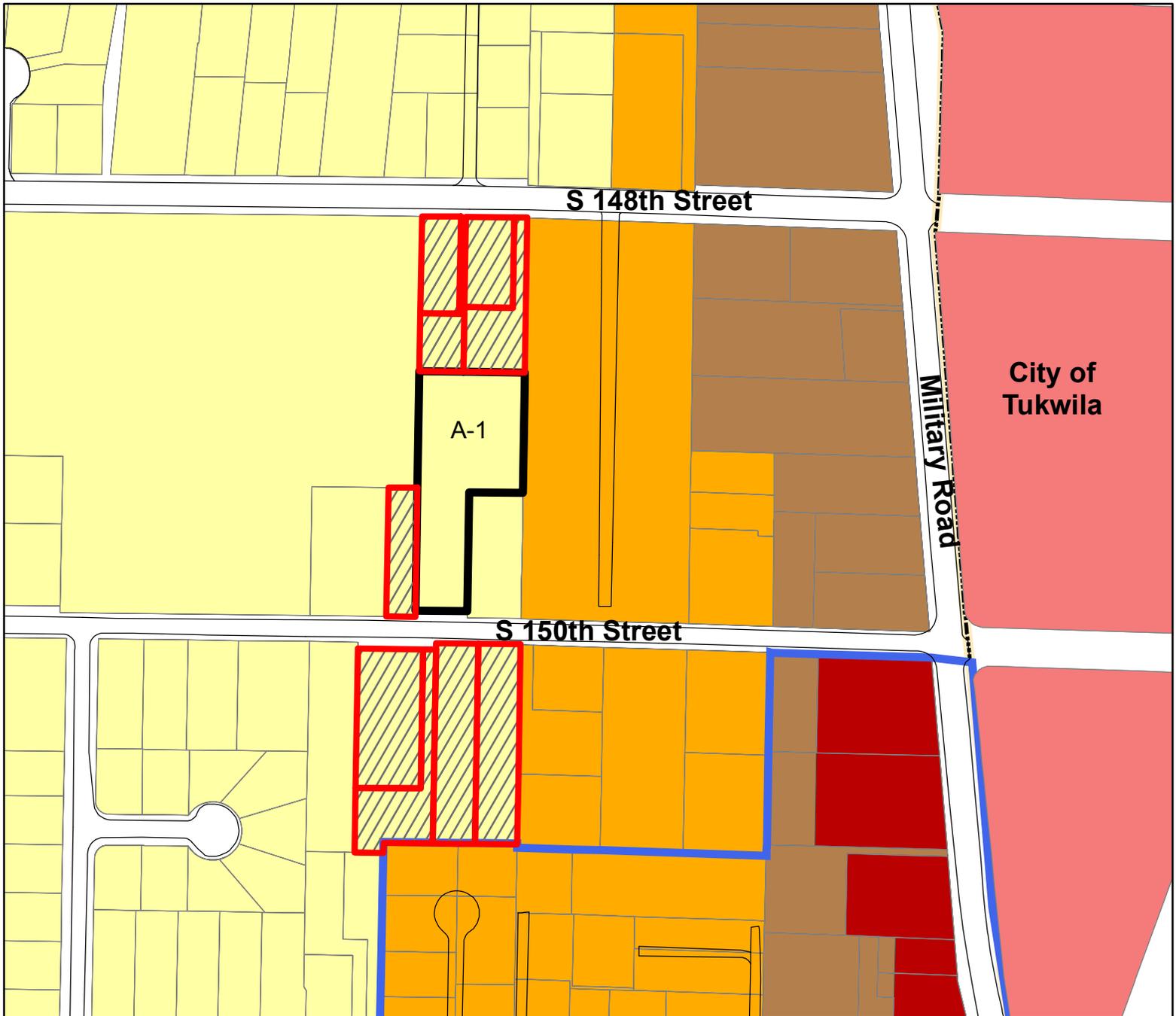
-  RC - Regional Commercial

Attachment 3



Parcels with Potential to Request Similar Amendment

Supplemental Information for Map Amendment A-1
2013 Final Docket of Comprehensive Plan Amendments



SEATAC COMPREHENSIVE PLAN

-  Potential Change Parcels
-  Station Area (Urban Center)
-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Commercial High Density

TUKWILA COMP. PLAN

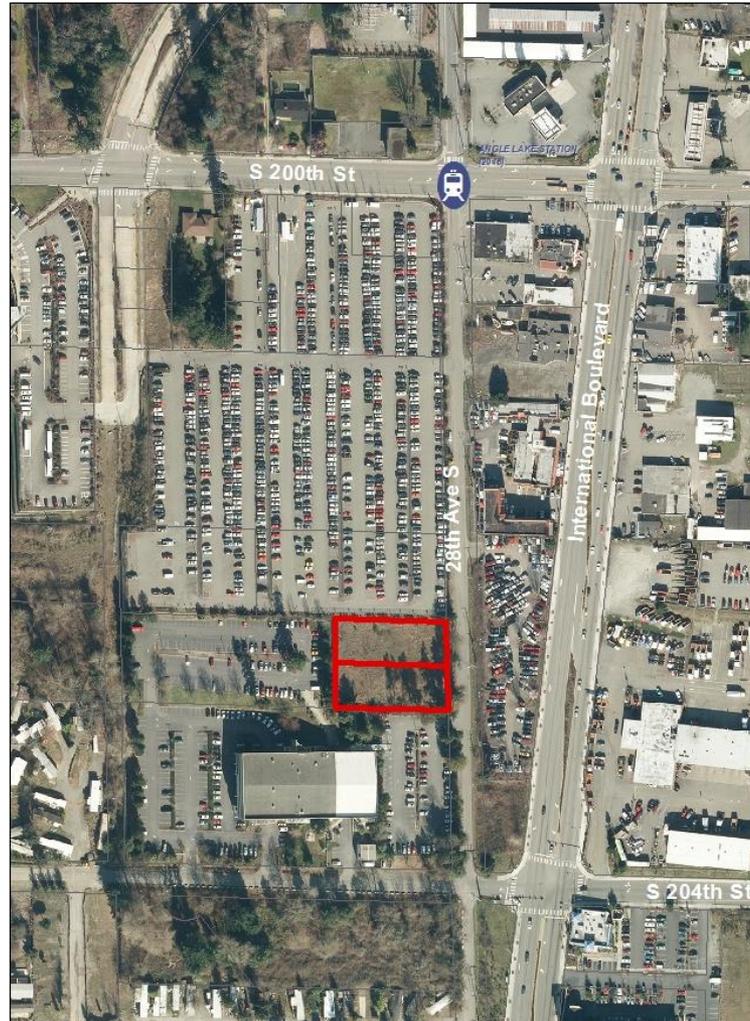
-  RC - Regional Commercial

Attachment 4



Map Amendment A-3 Location and Context

Parcel Outlined in **Red** Proposed for Change

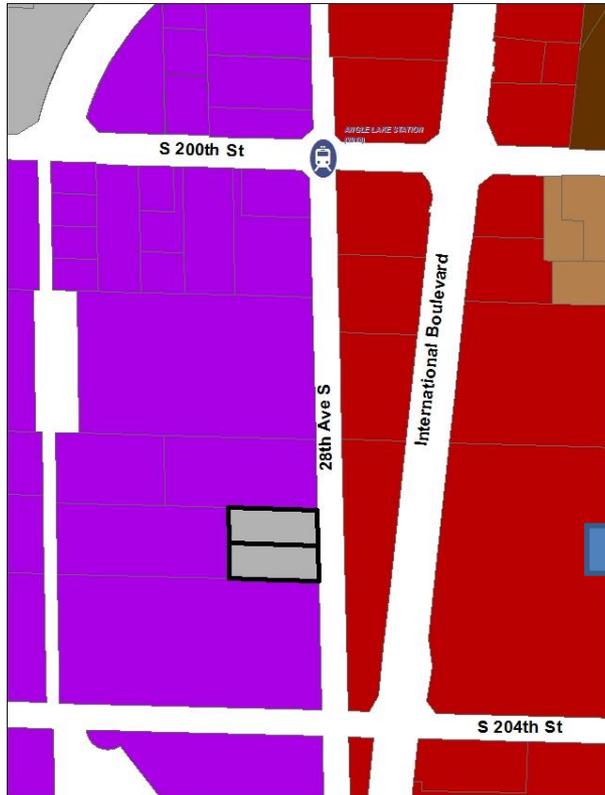




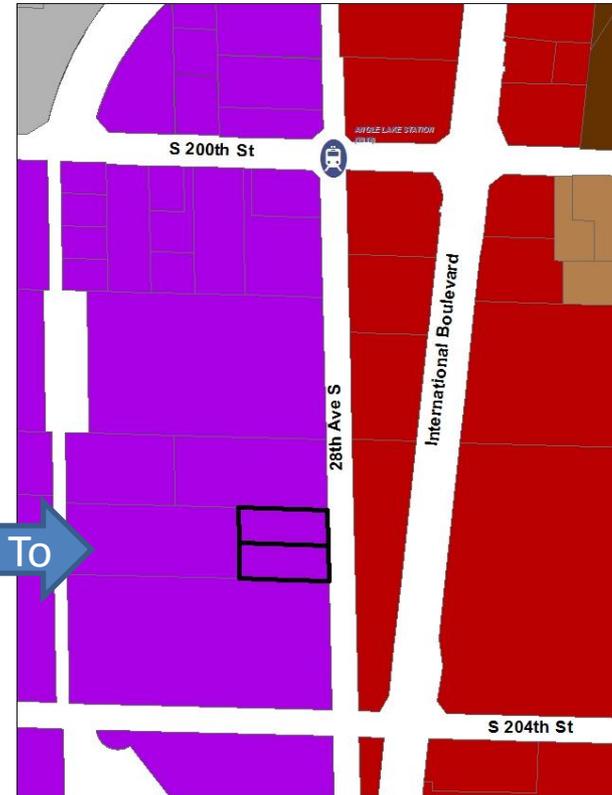
Map Amendment A-3

Existing Comprehensive Plan:
Airport

Proposed Comprehensive Plan:
Aviation business Center (ABC)



Change To →



Comprehensive Plan

- Subject Parcels
- Residential High Density
- Residential High Mixed Use

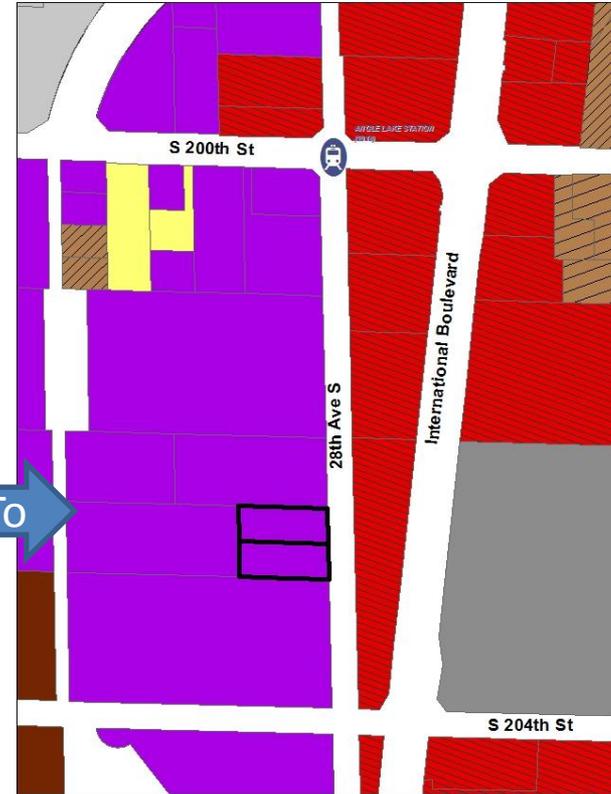
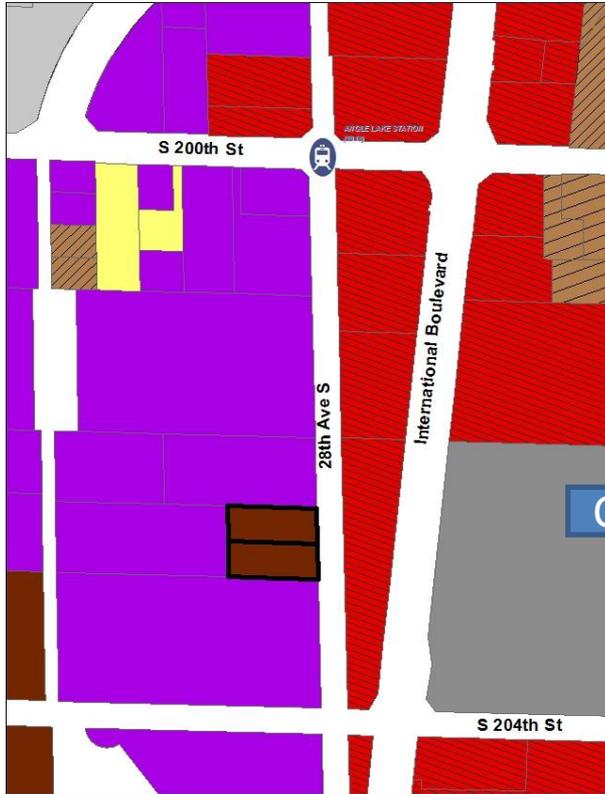
- Commercial High Density
- Aviation Business Center
- Airport



Map Amendment A-3

Existing Zoning:
Mobile Home Park (MHP)

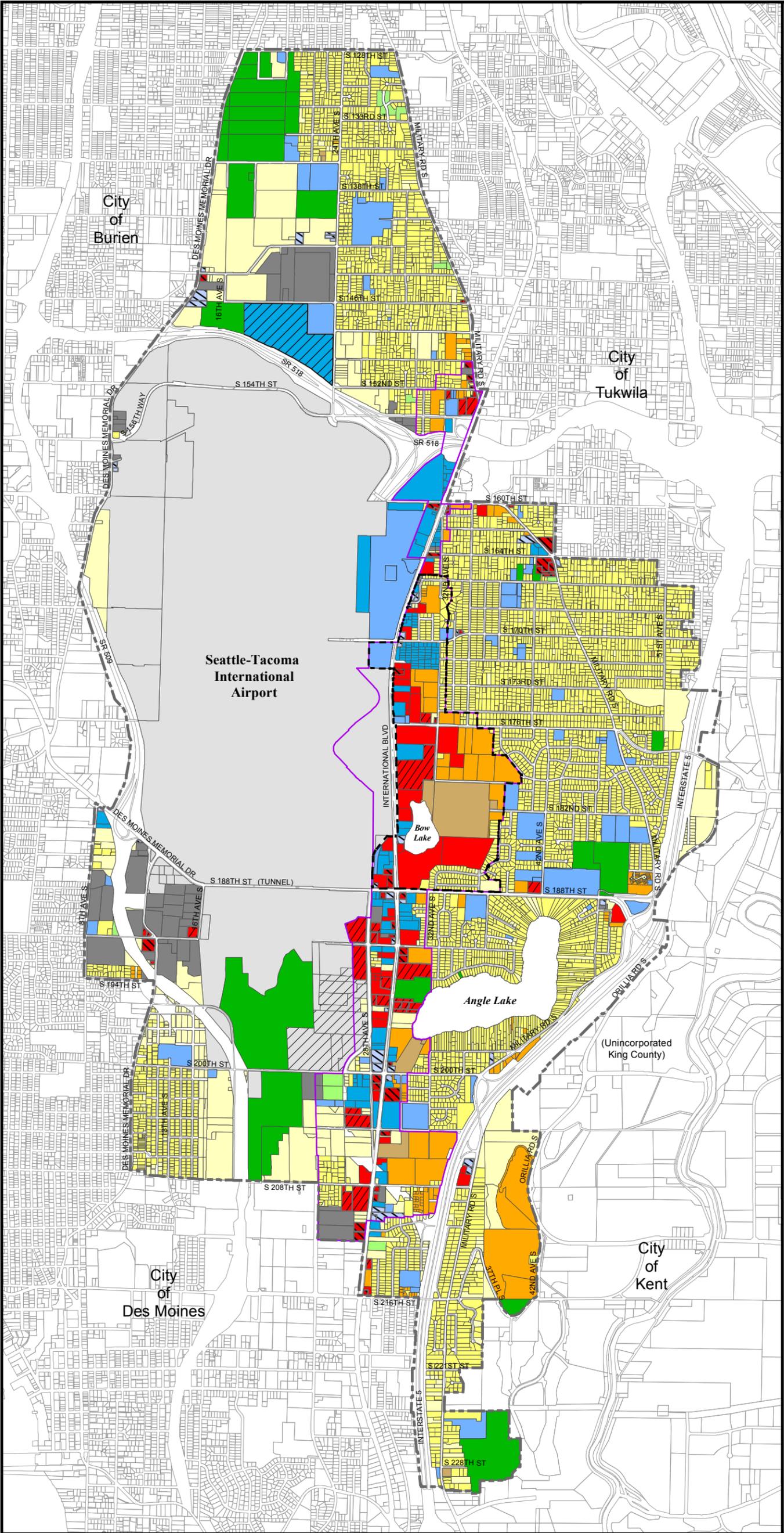
Proposed Future Zoning:
Aviation business Center (ABC)



Zoning

-  Subject Parcels
-  UL-7,200
-  UH-1,800
-  UH-900
-  Mobile Home Park (MHP)

-  Community Business-Urban Center (CB-C)
-  Aviation Business Center (ABC)
-  Aviation Operations (AVO)
-  Industrial (I)



CITY OF SEATAC Existing Land Use

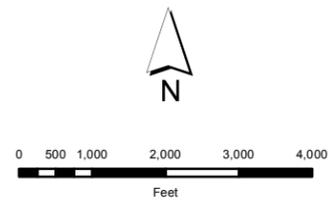
Land Use Classifications:

- Agriculture
- Airport
- Airport Transition
- Commercial Parking/
Auto Rental Sales
- Employee Parking
- Hotel/Motel
- Industrial
- Institutional
- Mobile Home
- Multi-Family
- Office/Professional
- Open Space/
Park/Recreation
- Public/
Quasi-Public Facility
- Retail
- Service Activity
- Single-Family
- Vacant
- City Center Boundary
- Urban Center Boundary
- City of SeaTac Boundary

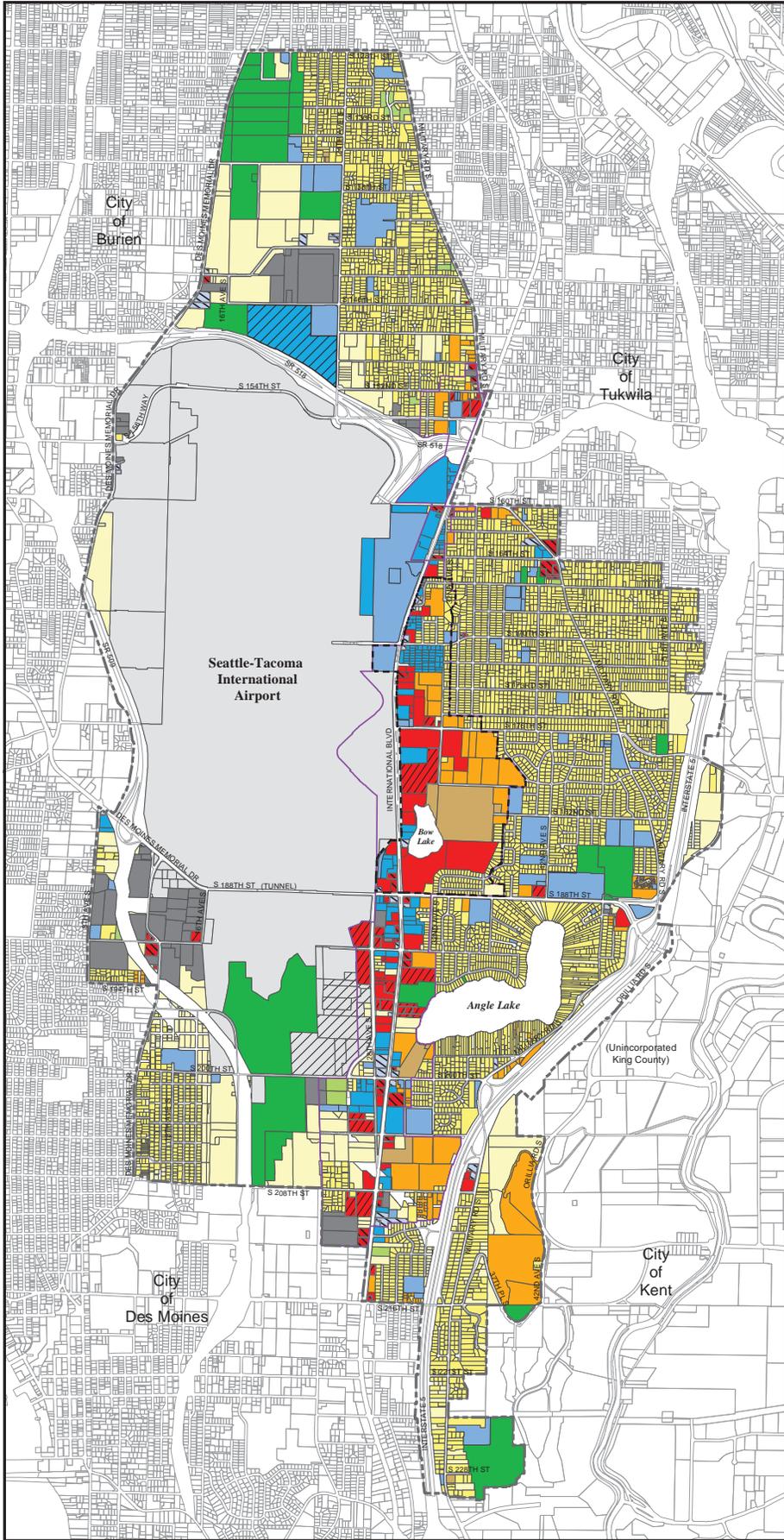
CITY OF SEATAC COMPREHENSIVE PLAN

Map 1.4

EXISTING LAND USE



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Requestor is solely liable for the accuracy and lawful use of this data.
Date of preparation: November 2003
Revised: May 2013



CITY OF SEATAC
Existing Land Use

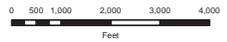
Land Use Classifications:

-  Agriculture
-  Airport
-  Airport Transition
-  Commercial Parking/ Auto Rental Sales
-  Employee Parking
-  Hotel/Motel
-  Industrial
-  Institutional
-  Mobile Home
-  Multi-Family
-  Office/Professional
-  Open Space/ Park/Recreation
-  Public/ Quasi-Public Facility
-  Retail
-  Service Activity
-  Single-Family
-  Vacant
-  City Center Boundary
-  Urban Center Boundary
-  City of SeaTac Boundary

CITY OF SEATAC
COMPREHENSIVE PLAN

Map 1.4

EXISTING LAND USE



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 description or definition. Not a substitute for a professional survey.
 Requestor is solely liable for the accuracy and lawful use of this data.
 Date of preparation: November 2003
 Revised: May 2013

EXISTING LAND USE PATTERNS

Text Amendment T-1

Land uses in SeaTac reflect the general range of land uses that are found in an urban environment, such as residential, commercial and industrial development. Several prominent features of the study area include Sea-Tac International Airport, Angle and Bow Lakes and the several highways and major arterials that intersect SeaTac.

The City of SeaTac currently contains 8,072 acres, or 12.6 square miles, of land within its borders (this includes all streets, roads, highways, and other rights-of-way not shown in figures A1.1 and A1.2). As shown in Figures A1.1 and A1.2 below, this land acreage consists primarily of airport-related, single-family residential, and commercial/retail land uses. The percentages cited below are based on a SeaTac acreage subtotal (~~5,492~~ ~~5,443~~ acres) that excludes rights-of-way from the total amount. If included into the percentage breakdowns, rights-of-way would be among the single largest land use category with ~~2,580~~ ~~2,629~~ acres (32% of the total land area). Map 1.4 illustrates the existing land use distribution in the City.

Attachment 7

**Figure A1.1
Land Use Summary Chart
[NEW 2013 Chart]**

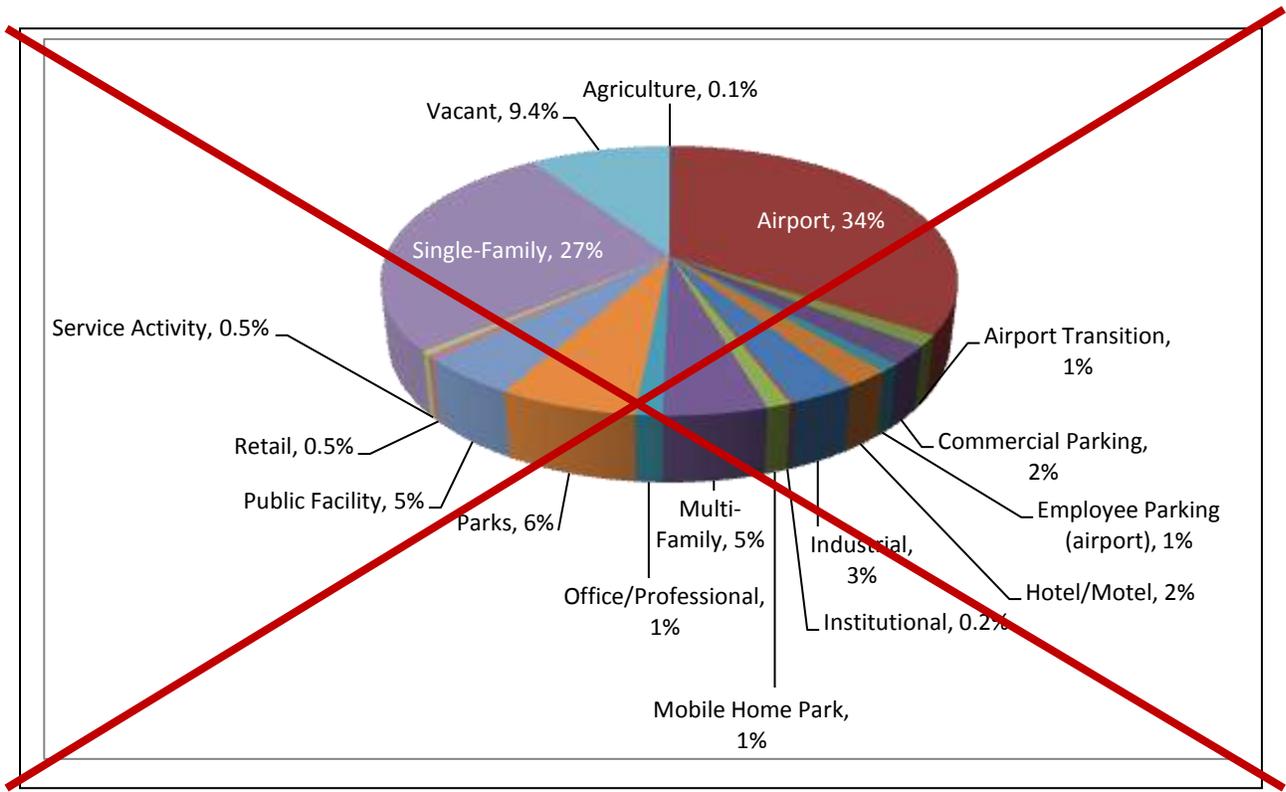
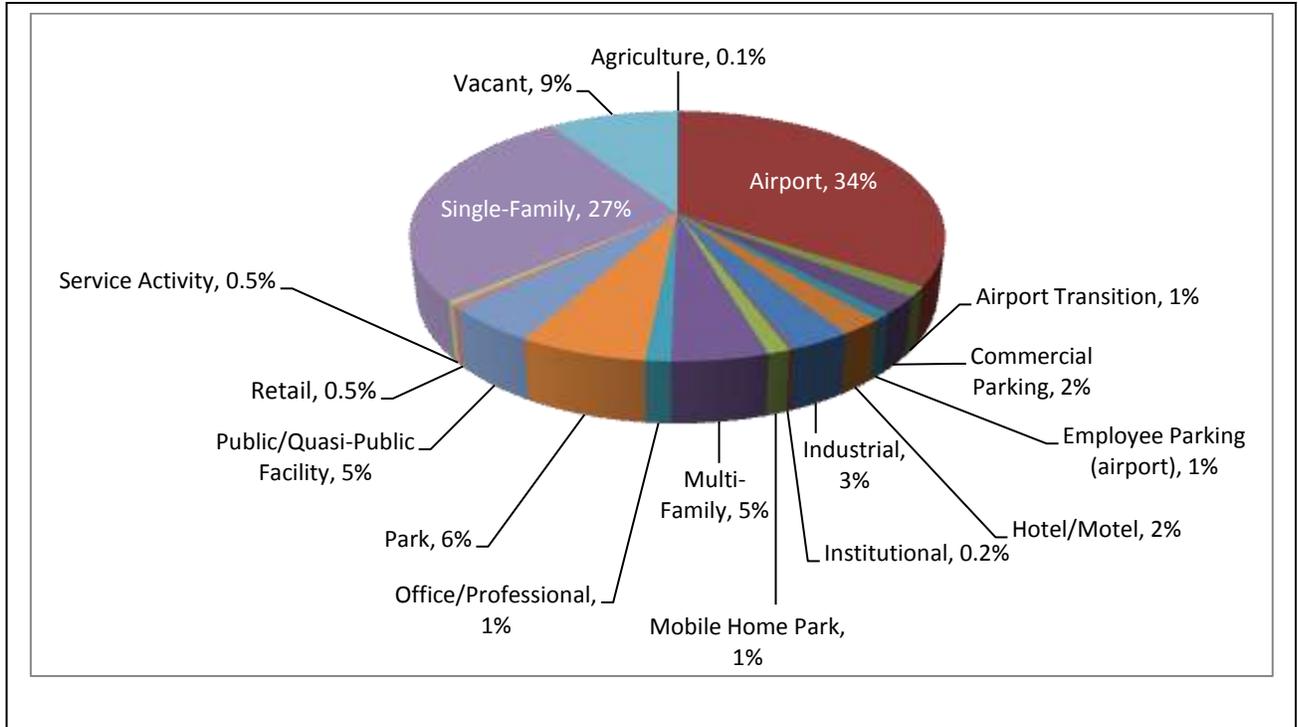


Figure A1.2
Land Use Summary Tab

The existing land use categories are described below.

[NEW 2013 Table]

Land Use	Square Feet	Acres	Percent of Total
Agriculture	351,530	8	0.1%
Airport	80,873,455	1,857	34%
Airport Transition	3,091,908	71	1%
Commercial Parking/Auto Rental/Sales	5,363,200	123	2%
Employee Parking (airport)	2,261,600	52	1%
Hotel/Motel	5,067,280	116	2%
Industrial	7,488,869	172	3%
Institutional	414,200	10	0.2%
Mobile Home Park	2,671,132	61	1%
Multi-Family	11,875,533	273	5%
Office/Professional	3,043,837	70	1%
Open Space/Park/Recreation	15,381,745	353	6%
Public/Quasi-Public Facility	11,895,952	273	5%
Retail	1,230,189	28	0.5%
Service Activity	1,080,461	25	0.5%
Single-Family	63,611,881	1,460	27%
Vacant	23,530,243	540	10%
Total	239,233,015	5,492	100%

<u>Land Use</u>	<u>Square Feet</u>	<u>Acres</u>	<u>Percent of Total</u>
<u>Agriculture</u>	<u>351,530</u>	<u>8</u>	<u>0.1%</u>
<u>Airport</u>	<u>80,873,455</u>	<u>1,857</u>	<u>34%</u>
<u>Airport Transition</u>	<u>3,091,908</u>	<u>71</u>	<u>1%</u>
<u>Commercial Parking/Auto Rental/Sales</u>	<u>5,386,700</u>	<u>124</u>	<u>2%</u>
<u>Employee Parking (airport)</u>	<u>2,261,600</u>	<u>52</u>	<u>1%</u>
<u>Hotel/Motel</u>	<u>5,078,516</u>	<u>117</u>	<u>2%</u>
<u>Industrial</u>	<u>7,513,658</u>	<u>172</u>	<u>3%</u>
<u>Institutional</u>	<u>414,200</u>	<u>10</u>	<u>0.2%</u>
<u>Mobile Home Park</u>	<u>2,671,132</u>	<u>61</u>	<u>1%</u>
<u>Multi-Family</u>	<u>11,633,646</u>	<u>267</u>	<u>5%</u>
<u>Office/Professional</u>	<u>3,046,262</u>	<u>70</u>	<u>1%</u>
<u>Open Space/Park/Recreation</u>	<u>15,382,541</u>	<u>353</u>	<u>6%</u>
<u>Public/Quasi-Public Facility</u>	<u>11,263,607</u>	<u>259</u>	<u>5%</u>
<u>Retail</u>	<u>1,222,759</u>	<u>28</u>	<u>0.5%</u>
<u>Service Activity</u>	<u>1,080,448</u>	<u>25</u>	<u>0.5%</u>
<u>Single-Family</u>	<u>63,517,768</u>	<u>1,458</u>	<u>27%</u>
<u>Vacant</u>	<u>22,309,016</u>	<u>512</u>	<u>9%</u>
<u>Total</u>	<u>237,098,746</u>	<u>5,443</u>	<u>100%</u>

RESIDENTIAL LAND USES

A majority (53 percent) of SeaTac's residential units are **single-family** homes (2013 Washington Office of Financial Management). In fact, 27 percent (~~1,460~~ ~~1,458~~-acres) of the City's acreage is single-family residential. This situation represents the area's historic development trend, which initially was focused primarily on residential and agricultural land uses. It wasn't until the construction of S.R. 99 and, later, Seattle-Tacoma International Airport, that significant commercial development started to appear within the community.

Much of the newer residential development in SeaTac has been **multi-family** in nature, although single family residential development continues through short platting and individual home construction. Recent multi-family developments including the 55-unit Sunset Station, 3351 S 176th St., completed in 2007, and the 90-unit Viewpoint Apartments, 21428 International Boulevard, completed in 2011. ~~an 80-unit senior housing facility at 4040 S. 188th St., completed in 2004.~~ While there are pockets of multiple family housing in numerous sections of the City, two areas of major concentration are located in the vicinity of:

- A. S. 176th and S. 180th Streets between 32nd and 38th Avenues South; and
- B. S. 204th and 211th Streets between International Boulevard and I-5.

Multi-family development consumes less land per housing unit than single-family housing. For example, multi-family residential units make up 40 percent of the total residential units in SeaTac, but only consume 5 percent of the City's area and 15 percent of the residentially used land.

SeaTac has a relatively large number of **mobile homes** (~~544~~ ~~543~~-units), which make up 5 percent of the City's housing units. Most of the mobile homes are located in mobile home parks, which include the following (Data are from the City's 2012 OFM Housing Unit and Population Estimate Report):

- Bow Lake Mobile Home Park ~~408~~ ~~407~~ Units
18030 32nd Avenue S.
- Firs Mobile Home Park 73 Units
20440 International Boulevard
- Angle Lake Mobile Home Park 63 Units
2916 S. 200th Street

The last of the mobile home parks west of International Boulevard were closed in January of 2010. The three mobile home parks listed above are located east of International Boulevard and are outside of the 65+ Ldn noise impact contour areas, and therefore are not subject to FAA noise insulation requirements.