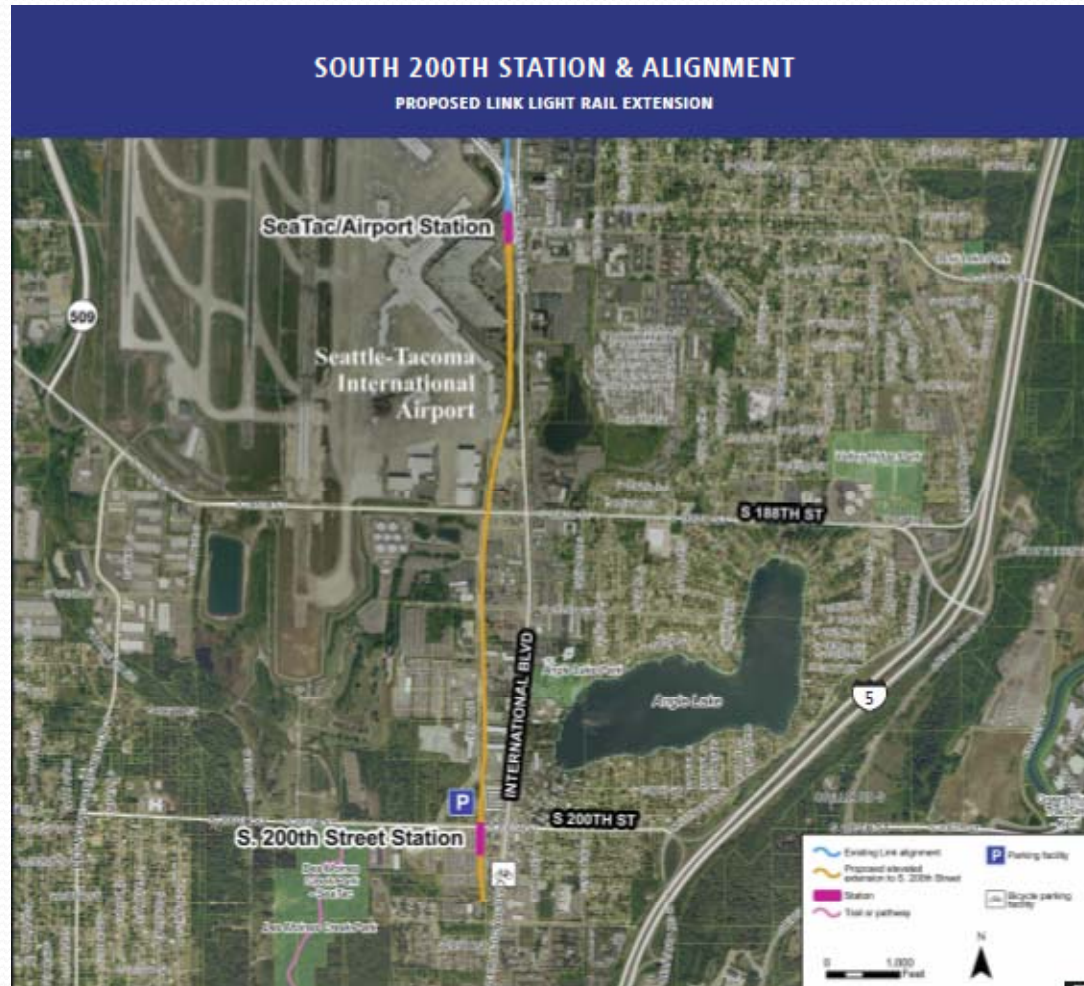


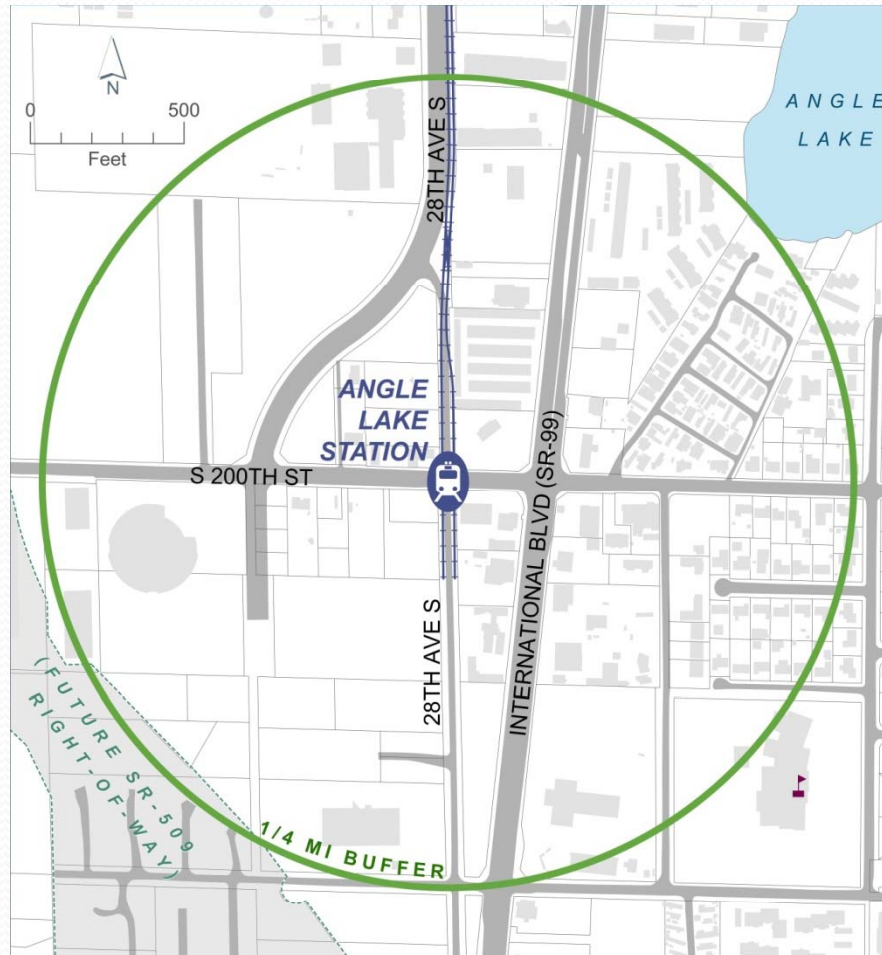
INTERIM ZONING REGULATIONS FOR THE
INTERIM ANGLE LAKE STATION AREA
CITY OF SEATAC PLANNING COMMISSION
PUBLIC HEARING – SEPTEMBER 17, 2013



INTERIM ZONING FOR THE INTERIM ANGLE LAKE STATION AREA



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INTERIM ZONING FOR THE INTERIM ANGLE LAKE STATION AREA

Station timelines:

- Light rail extension underway
- Station to be complete in late 2016
- Will be the “end of the line” until 2023
- Design/build project for parking garage will result in 700+ stall parking garage on triangle site



INTERIM ZONING FOR THE INTERIM ANGLE LAKE STATION AREA

Urban Land Institute Technical Assistance Panel:

- Presentation to City Council in May 2013
- Station area should reach more north than south
- Boundaries should include “opportunity sites”
- Include Angle Lake Park



INTERIM ZONING FOR THE INTERIM ANGLE LAKE STATION AREA

Why interim regulations?

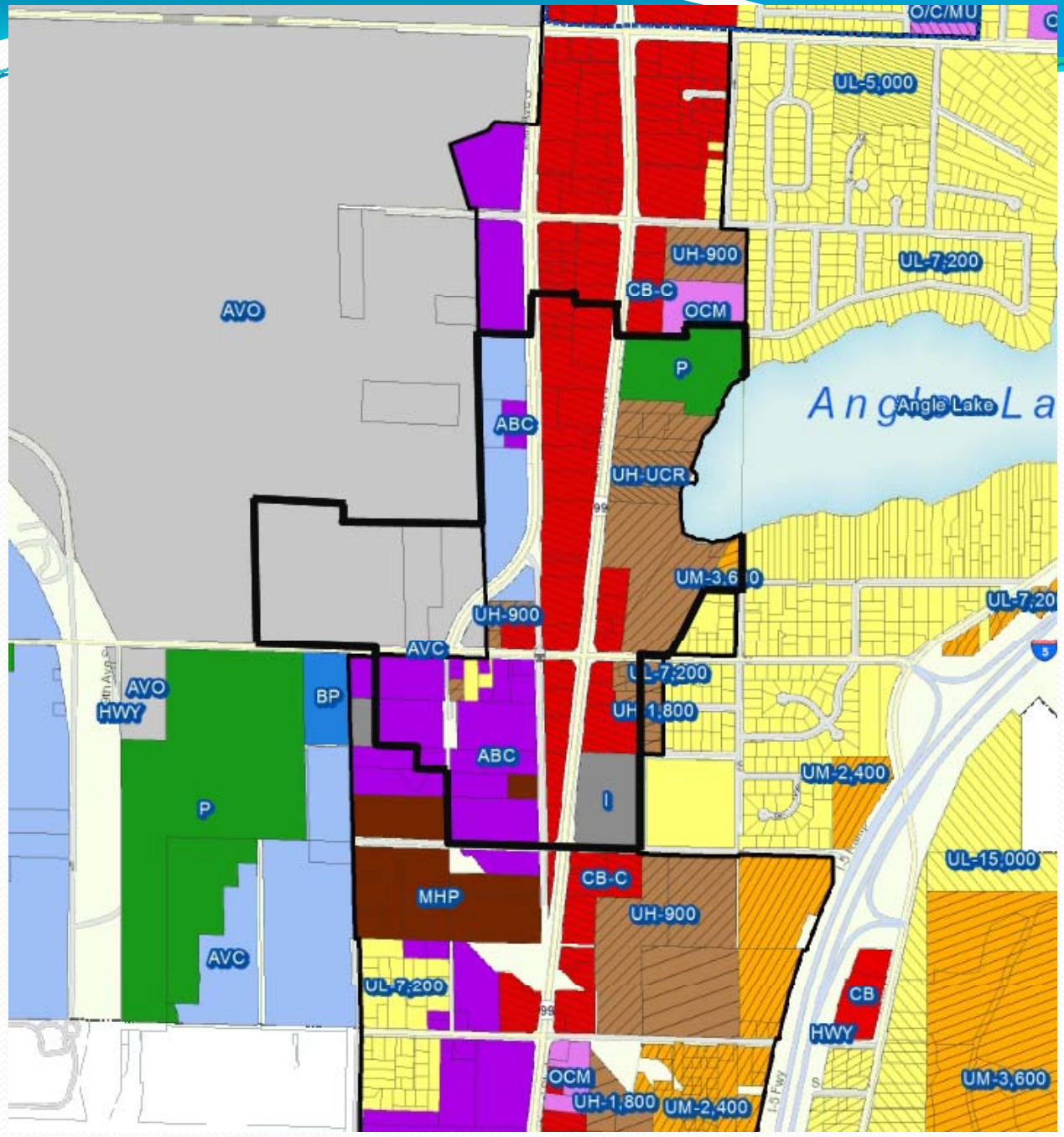
- Protect future TOD opportunities
- Begin to create a pedestrian/bicycle friendly environment with new development
- Minimal amount of change necessary



INTERIM ZONING FOR THE INTERIM ANGLE LAKE STATION AREA

Key components of proposal:

- Underlying zones don't change
- Minor modifications to the land use charts
- Few uses prohibited and become legally non-conforming
- Some uses will require an administrative conditional use permit
- All new and major redevelopment subject to design standards; minor changes exempt





INTERIM ZONING FOR THE INTERIM ANGLE LAKE STATION AREA

Uses proposed to be prohibited:

- Automobile towing/storage operations
- Cold storage plants
- Commercial equipment and construction, sales, service and rental of equipment
- Junk yards and motor vehicle wrecking yards
- Manufactured home sales
- Recycling centers
- RV parks and campgrounds
- Solid waste transfer stations
- Warehousing and distribution



INTERIM ZONING FOR THE INTERIM ANGLE LAKE STATION AREA

Proposed uses to be allowed by Administrative CUP

- Automobile/motorized vehicle uses such as sales, rentals, repair and supplies
- Boat sales, leasing and repair
- Car washes
- Cemeteries, funeral homes, mortuaries
- Commercial marine supply
- Drive-through facilities
- Furniture stores
- Gas/service stations
- Miscellaneous equipment rental
- Public/private parking as a primary use
- Truck terminals



INTERIM ZONING FOR THE INTERIM ANGLE LAKE STATION AREA

Administrative conditional use permits

- New process
- Approved by CED director
- Processed as a Type II decision (public notice required)
- Requires finding consistency with standards included in interim regulations (Sec. 15.41.070)
- Director's decision may be appealed to the Hearing Examiner



INTERIM ZONING FOR THE INTERIM ANGLE LAKE STATION AREA

Next steps:

- Planning Commission recommendation
- City Council review/action in October/November