Selection Process

2017 Comprehensive Plan Amendments

Presentation to the City Council
July 18, 2017

CITY OF Federal Way

Policy Question

* **Which of the 11 citizen-initiated requests for comprehensive plan amendments should move forward for further review?**

Comprehensive Plan Amendment Process

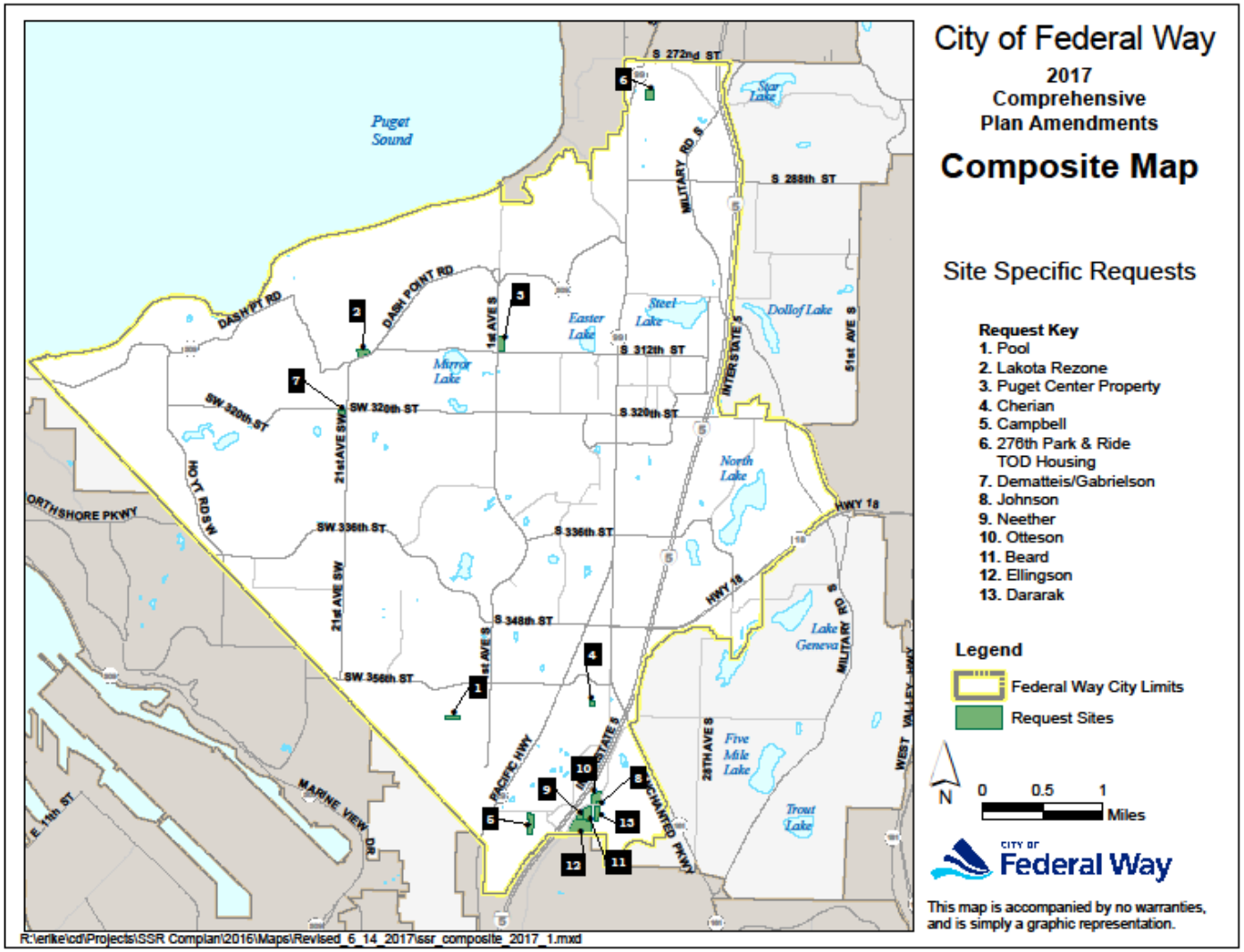
* **Selection Process – FWRC 19.80.080 contains eight criteria that are used to determine whether a request should be considered further, e.g. consistency with the comprehensive plan**

* **Formal Process – Those requests to be considered further are analyzed based on criteria in FWRC 19.80.140 & 19.80.150, e.g., compatibility with adjacent uses and adequacy of capital facilities, such as schools and roads**

Review Steps

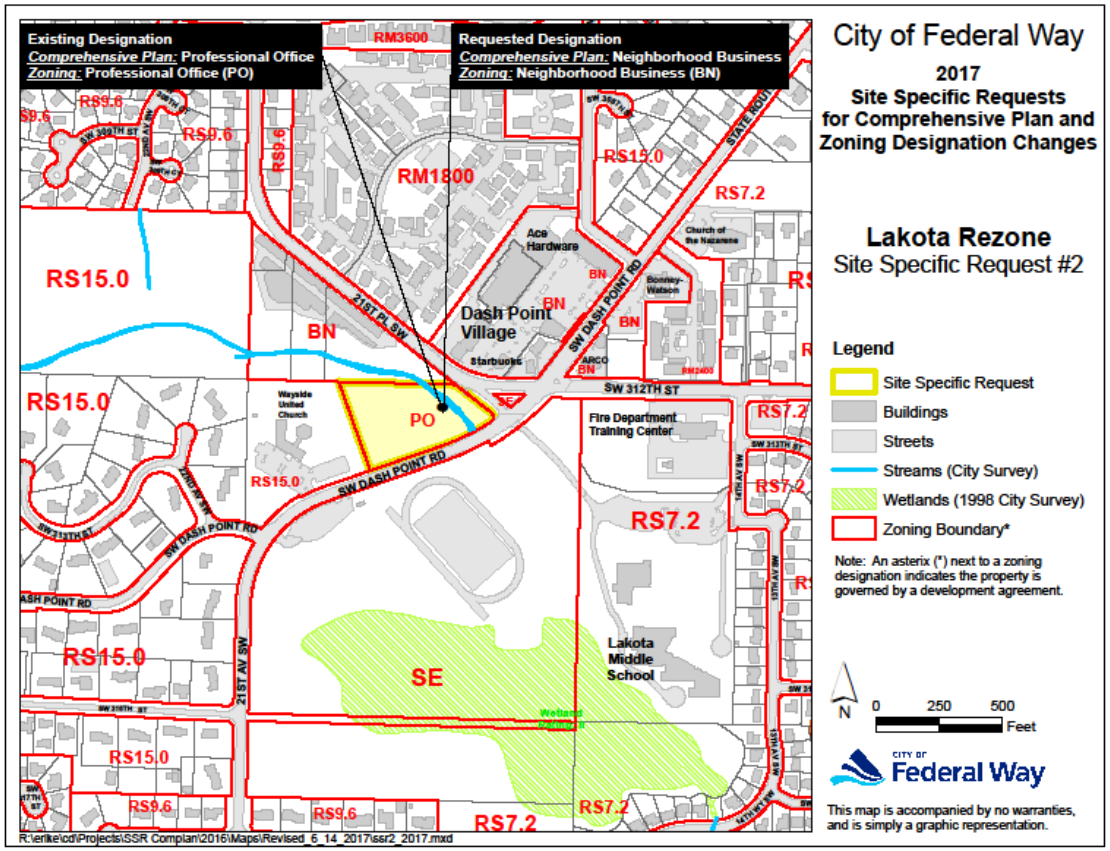
Date	Step
6/21/17	Planning Commission Briefing
7/10/17	LUTC Meeting on Selection Process
7/18/18	CC Public Hearing on Selection Process
7/28/17	SEPA Issued (14 Day Comment & 21 Day Appeal Period)
9/6/17	Planning Commission Public Hearing
10/2/17	LUTC Meeting
10/18/17	City Council 1st Reading
11/7/17	City Council 2nd Reading

Composite Map – Site-specific Requests



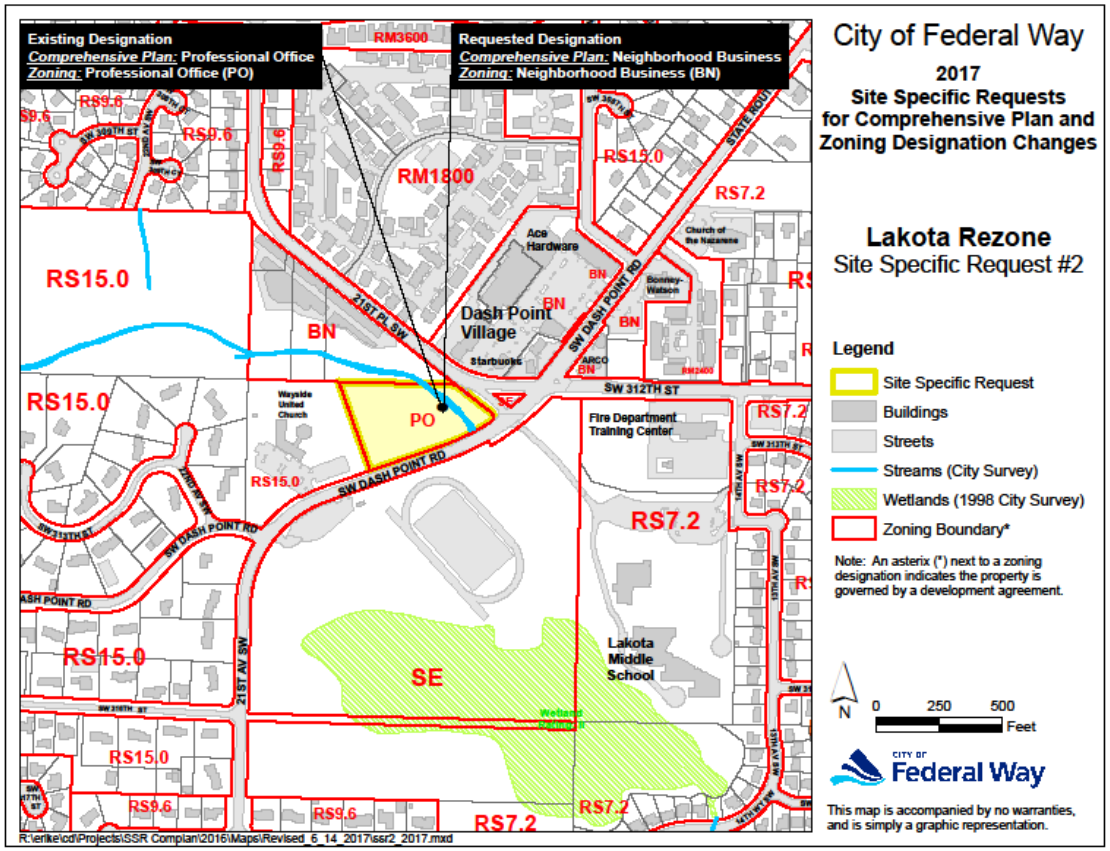
Site-specific Request #2 – Lakota

- **Site: 3.09 acres located south of 21st Pl SW & north of SW Dash Point Rd**
- **Existing Use: Vacant Land**
- **Existing Designation: Professional Office (PO)**
- **Requested Designation: Neighborhood Business**



Site-specific Request #2 – Lakota Reason for Request

- **Property has been for sale for a long time**
- **Prospective buyers are interested in BN zoning**
- **There are other BN-zoned properties across 21st Place SW and SW 312th**



Site-specific Request #2
Surrounding Zoning & Land Use

•Site – PO Zoning

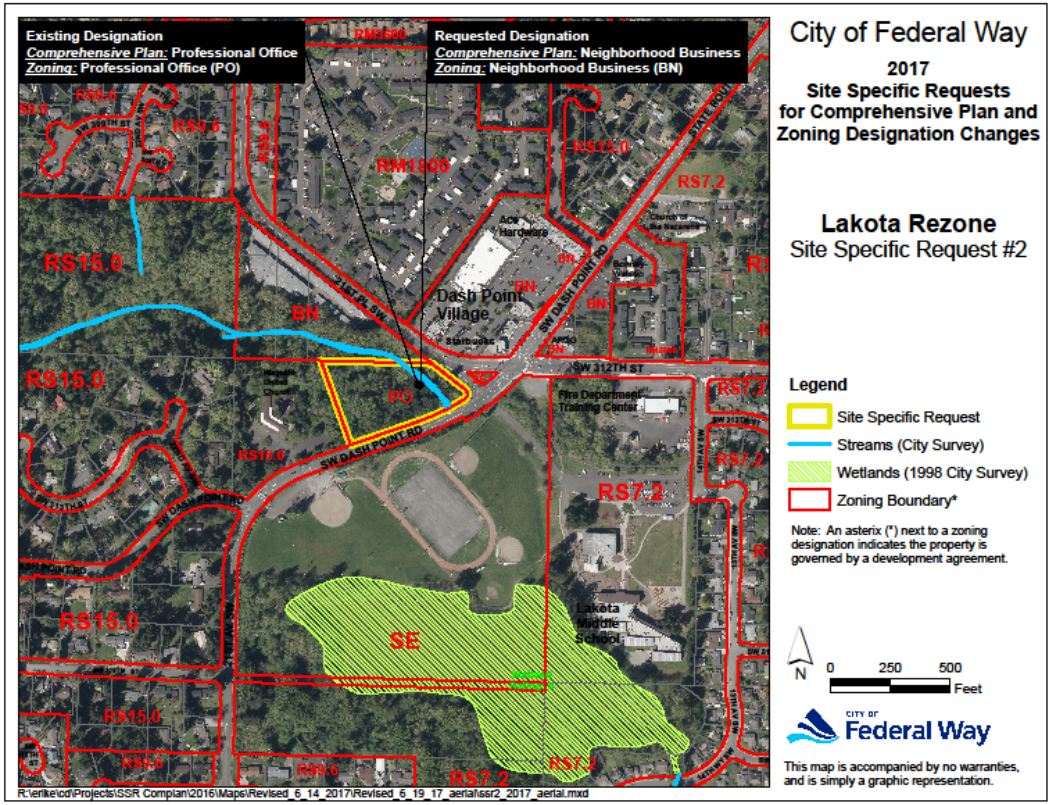
•To the N, Dash Point Village -- BN Zoning

•To the S & E, Lakota Park – SE Zoning

•To the W, Wayside United Church – RS 15.0 Zoning

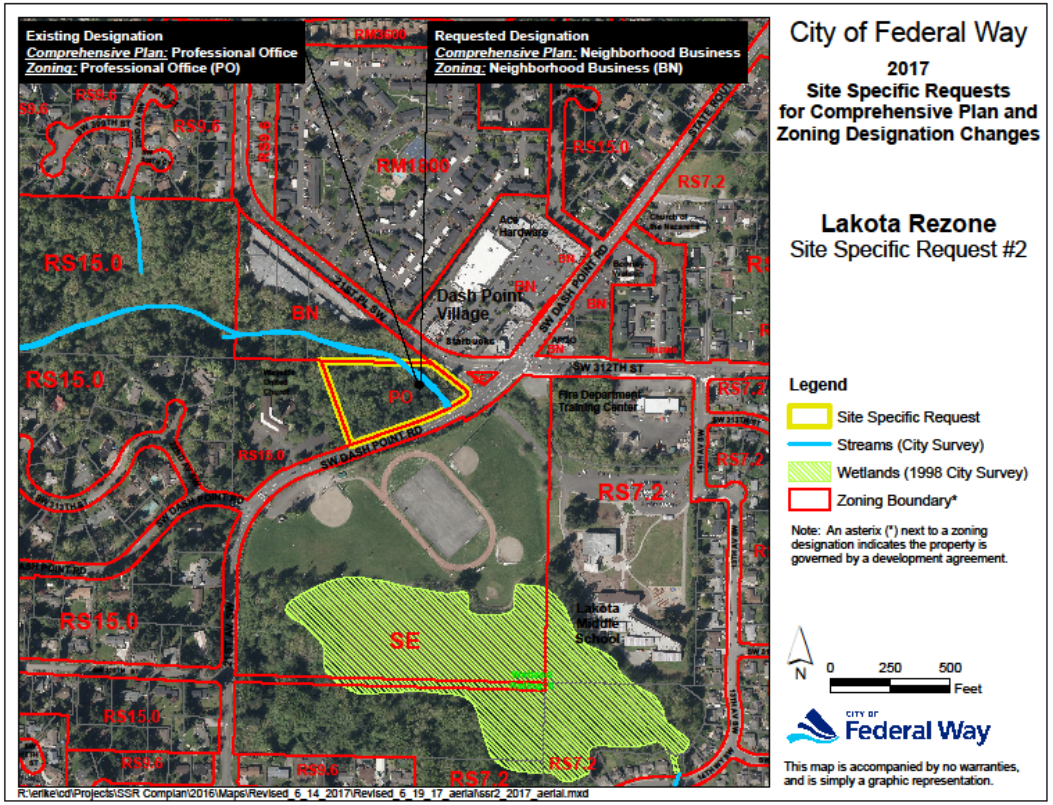
Site-specific Request #2 – Lakota Discussion

- **There are only 10 permitted uses in the PO Zone**
  - **Office**
  - **Schools**
  - **Day Cares**
  - **Government Facilities**
  - **Public Parks**
  - **Public Transit**
  - **Public Utilities**
  - **PWSP's**
  - **Churches**
  - **Urban Agriculture**



Site-specific Request #2 – Lakota Discussion

- Consistent with the overall vision of the Comprehensive Plan, which states that BN nodes are intended to provide convenient goods close to adjacent residential neighborhoods
- Located on the corner of two major arterials
- BN Zoning would be more consistent with the surrounding area and neighborhood character



Public Comments

* E-mail comment from the owner, Mr. Harris, stating that the costs are prohibitive to build a professional office on the property

* E-mail comment from Mr. Thome stating that the property has been on the market for six years but the development costs are too high with the PO designation

* E-mail comment from Stephen Barbarossa opposing the rezone based on the need to retain green space and potential increase in traffic

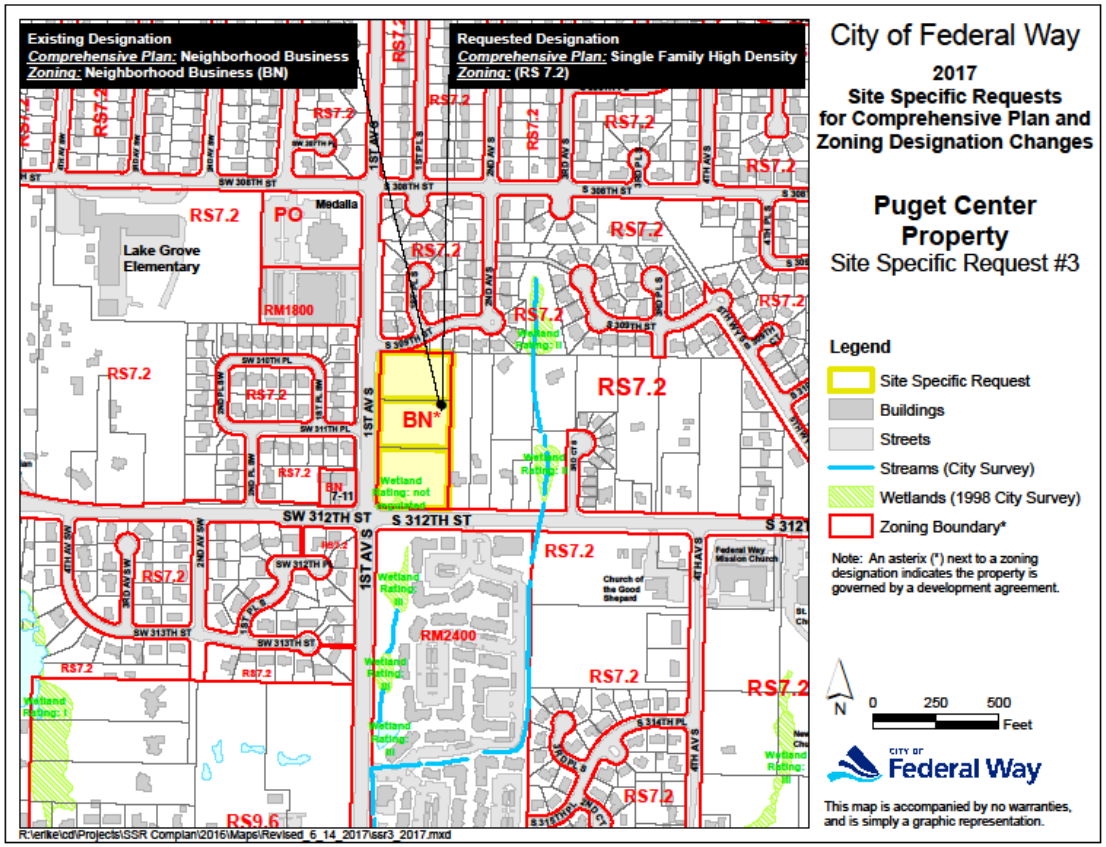
Site-specific Request #2 — Lakota Recommendation

* **The Mayor recommends that the request move forward for further review**

* **The LUTC concurs with the Mayor's recommendation**

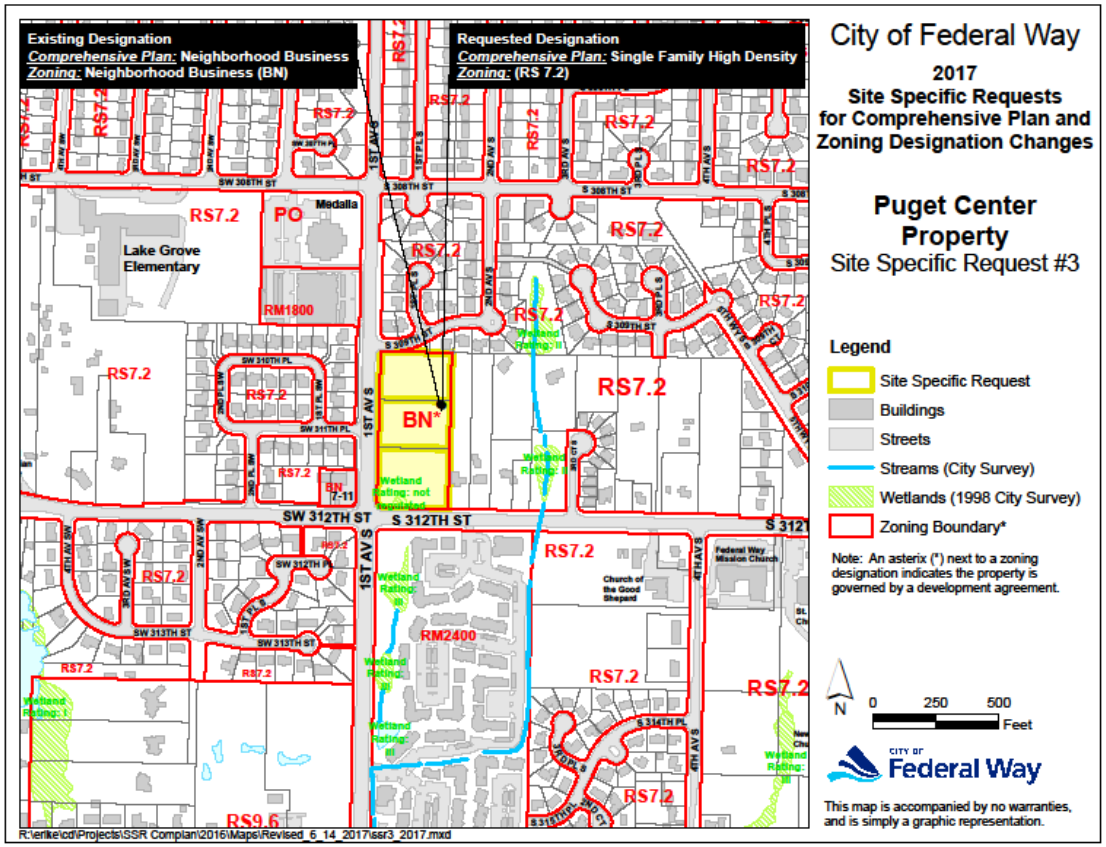
Site-specific Request #3 –Puget Center

- **Site: 4.03 acres located north of S 312th St & east of 1st Ave S**
- **Existing Land Use:**
- **Vacant Land**
- **Existing Designation: Neighborhood Business (BN)**
- **Requested Designation:**
- **Single Family High Density (RS 7.2)**



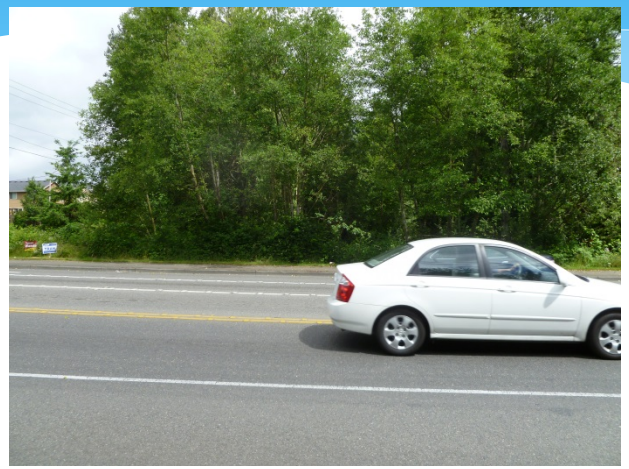
Site-specific Request #3 –Puget Center
Reason for Request

- **King County is facing a housing crisis**
- **Highest and best use for the land is residential housing**



Site-specific Request #3
Surrounding Zoning & Land Use

•Site – BN Zoning



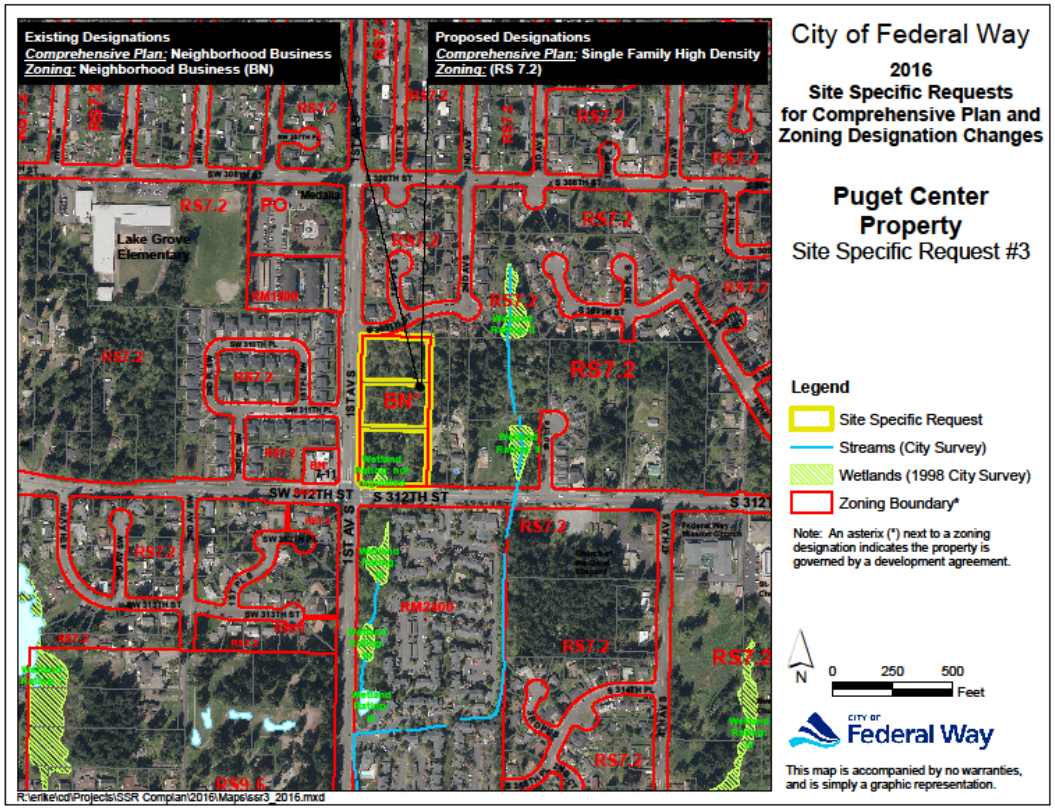
•To the N & E, SF Residential – RS 7.2 Zoning

•To the S, Apartments -- RM 2400 Zoning

•To the W, Convenience Store & SF Residential – BN & RS 7.2 Zoning

Site-specific Request #3 – Puget Center Discussion

- **Site was rezoned to BN in 2005**
- **RS 7.2 Zoning would be consistent with the Comprehensive Plan, which states that the demand for and development of single-family housing is expected to continue for the foreseeable future**



Public Comments

* **E-mail comment by owner in support of the rezone stating that the property has been for sale for decades and the recent multi-family code amendments, requiring underground parking will make development difficult**

* **E-mail comment from Stephen Barbarossa opposing the rezone based on the need to retain green space and potential increase in traffic.**

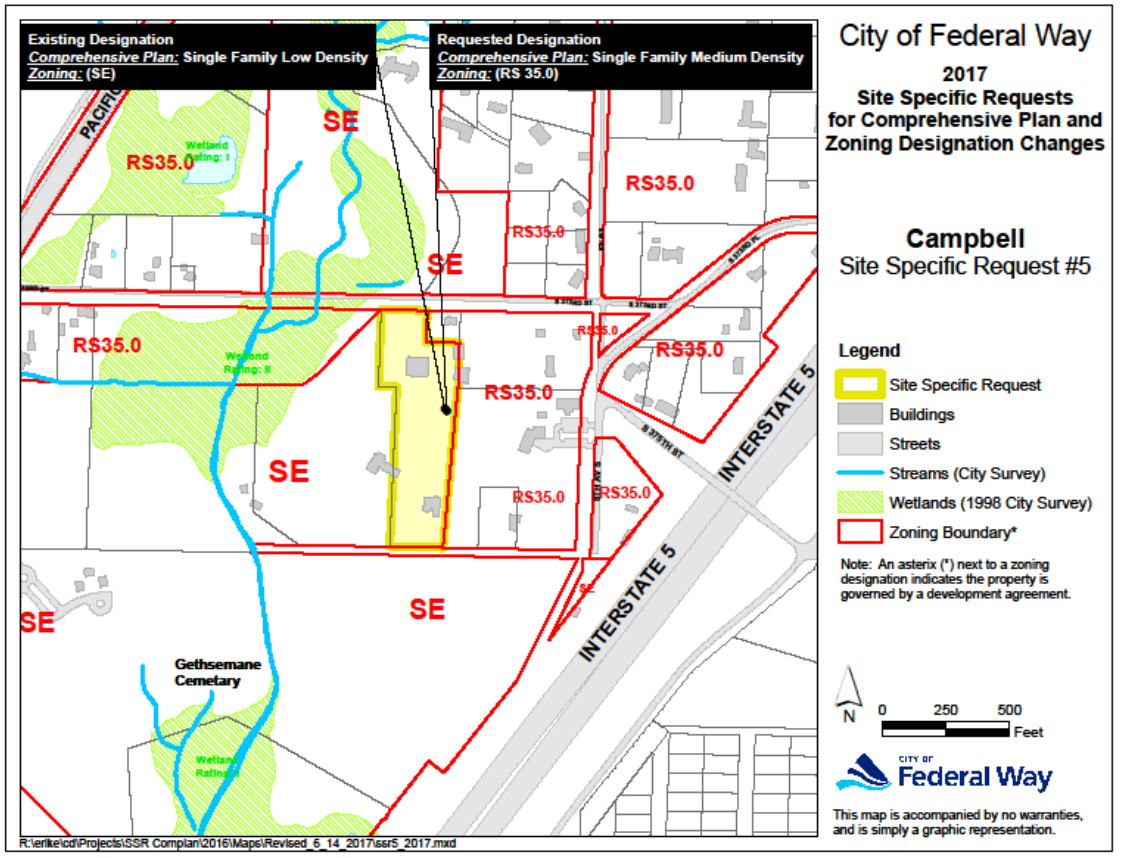
Site-specific Request #3—Puget Center Recommendation

* **The Mayor recommends that the request move forward for further review**

* **The LUTC concurs with the Mayor's recommendation**

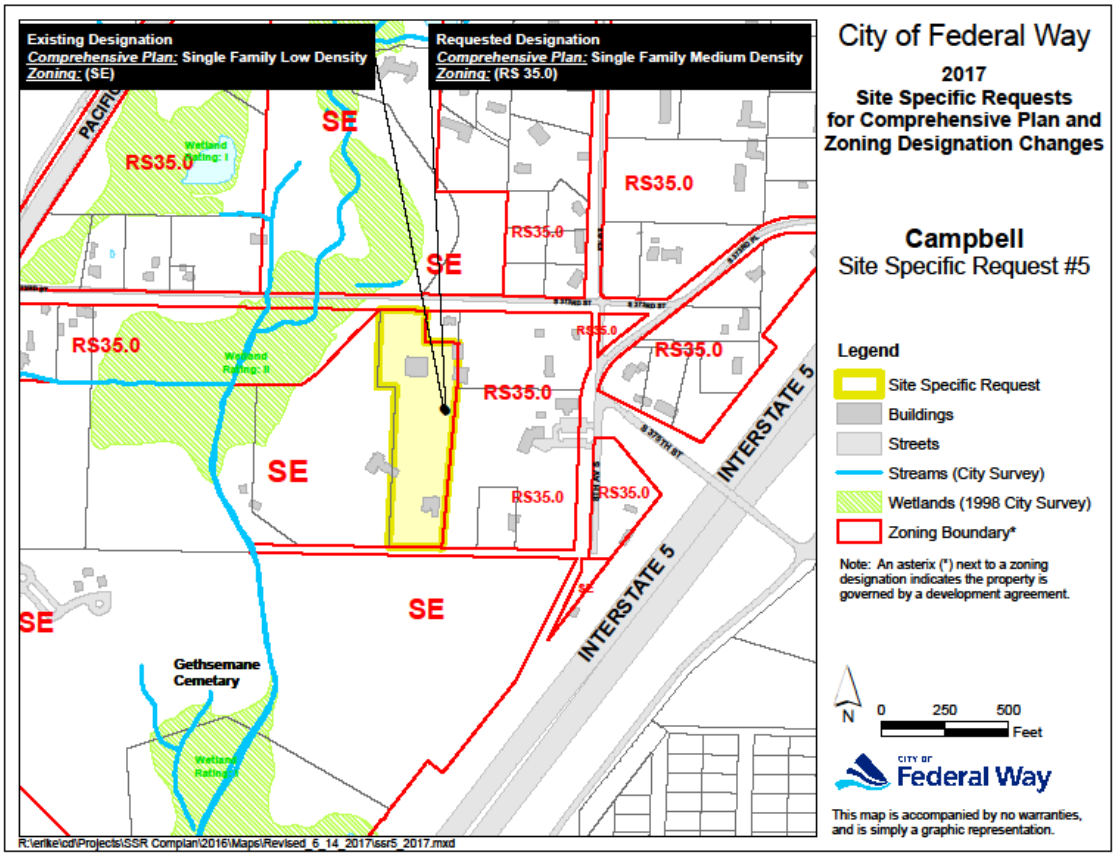
Site-specific Request #5 – Campbell

- Site: 5.0 acres located west of 8th Ave between S 373rd St & S 376th St
- Existing Use:
- Single family house
- Existing Designation: Single Family Low Density (SE)
- Requested Designation: Single Family Medium Density (RS 35.0)



Site-specific Request #5 – Campbell Reason for Request

- **Need for additional single family homes in Federal way**



Site-specific Request #5 – Campbell
Surrounding Zoning & Land Use

•Site – SE Zoning

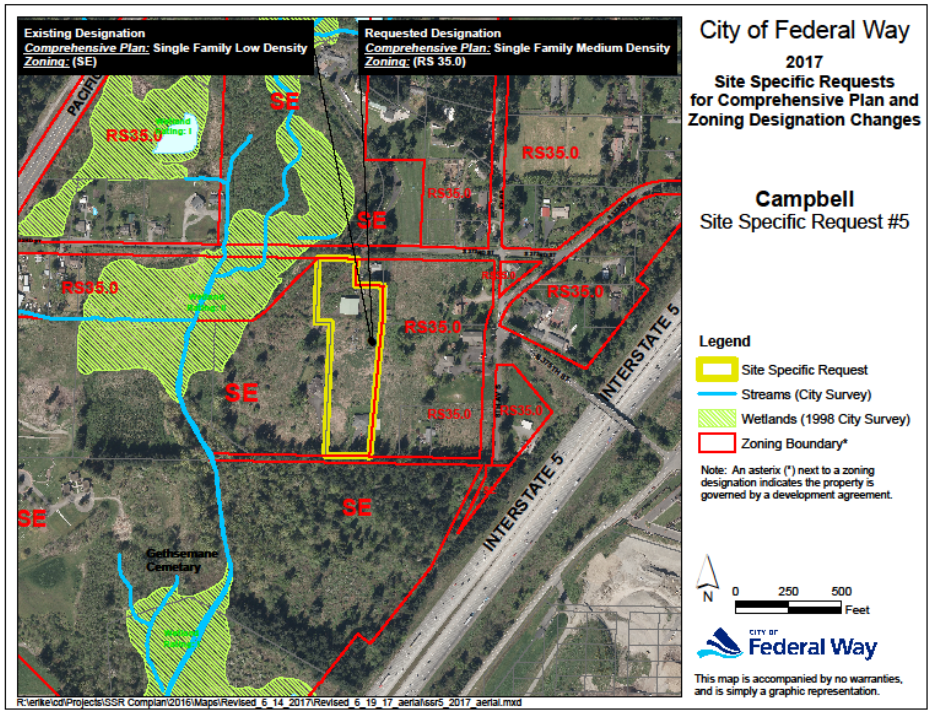
•To the E, SF Residential – RS 35.0 Zoning

To the W, SF Residential – SE Zoning

•To the S, Gethsemane Cemetery – SE Zoning

Site-specific Request #5 – Campbell Discussion

- Existing SE zoning is appropriate for areas on or near critical areas and areas lacking urban services and infrastructure
- Requested RS 35.0 is consistent with the Comprehensive Plan as water is available and there are no critical areas on the subject property
- Availability of sewer will be researched if the request moves forward
- There is RS 35.0 zoning adjacent and to the east of this parcel



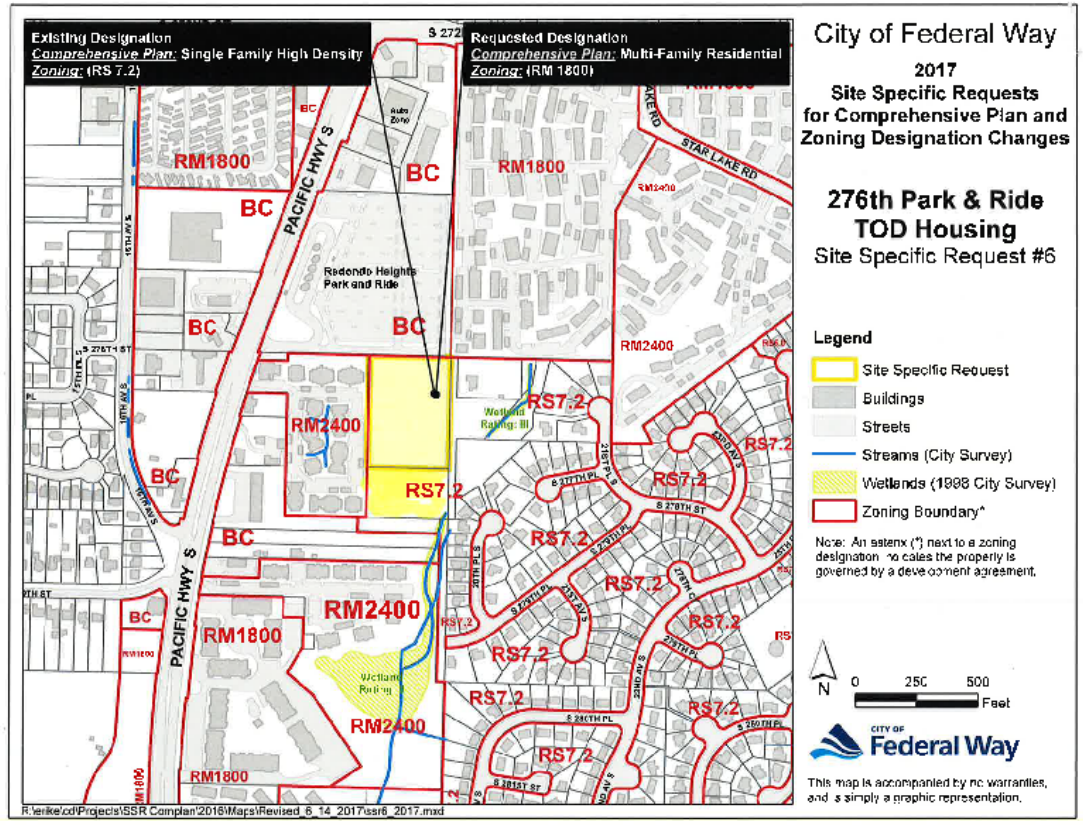
Site-specific Request #5 — Campbell Recommendation

* **The Mayor recommends that the request move forward for further review**

* **The LUTC concurs with the Mayor's recommendation**

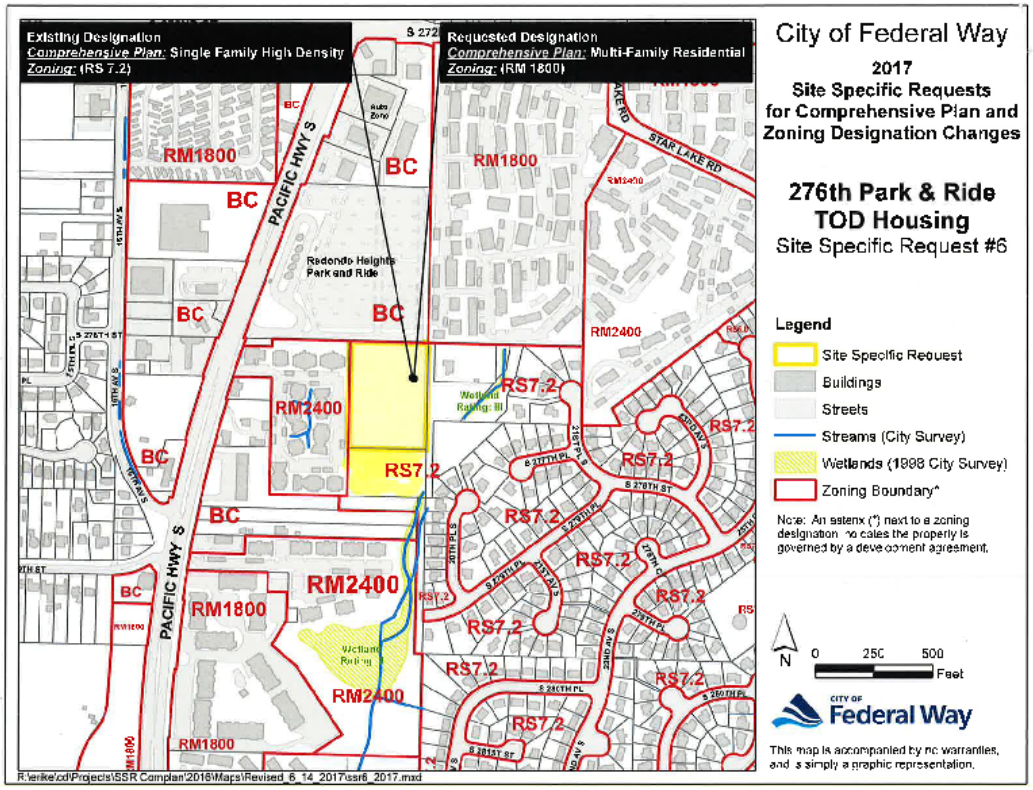
Site-specific Request #6 – Shelter Resources Park and Ride TOD

- **Site: 5.0 acres located south of S 276th St & east of Pacific Hwy S**
- **Existing Use: Vacant Land**
- **Existing Designation: Single Family High Density Residential (RS 7.2)**
- **Requested Designation: Multi-family(RM 1800)**



Site-specific Request #6 – Shelter Resources Park and Ride TOD Reason for Request

- Request for RM 1800 Zoning to build Transit-oriented Development (TOD)
- Site is within ½ mile of planned 272nd Sound Transit Light Rail to be constructed in 2024



Site-specific Request #6 – Surrounding Zoning & Land Use

•Site, RS 7.2 Zoning

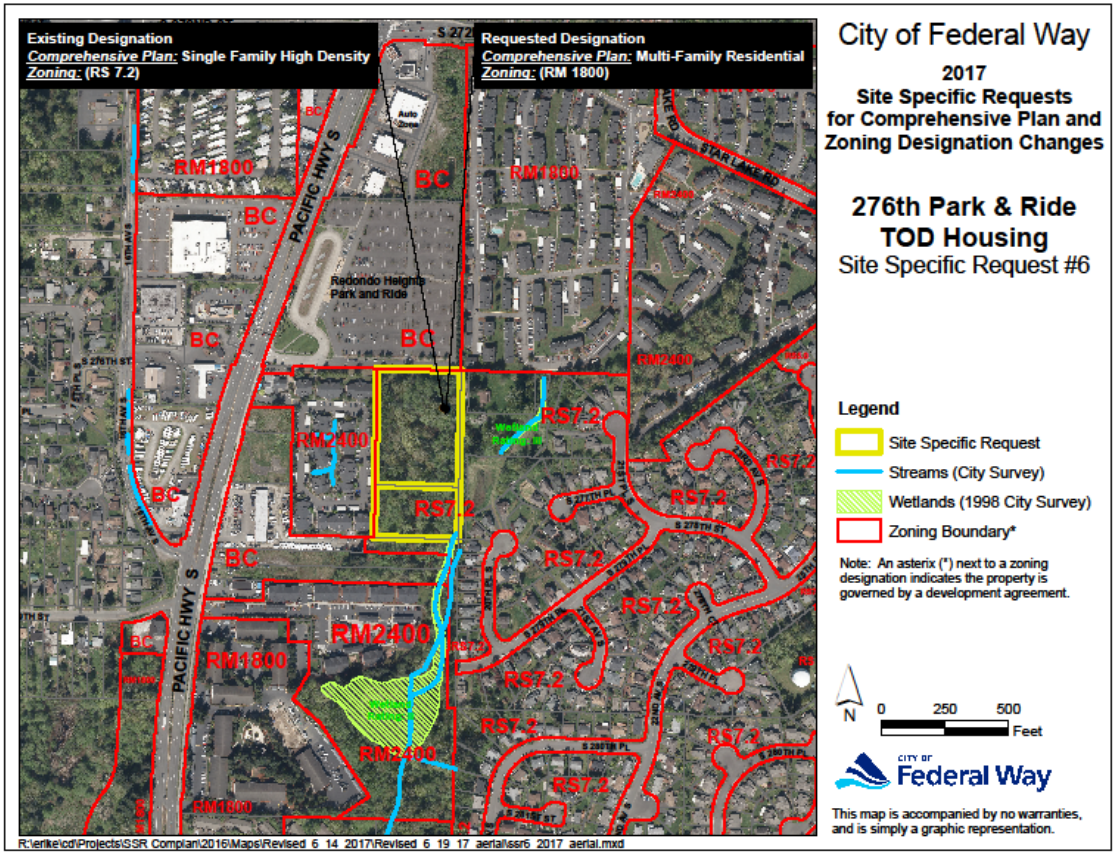
•To the N, Park and Ride – BC Zoning

•To the NE & W, apartments – RM 1800 & RM 2400 Zoning

•To the E, SF Residential – RS 7.2 Zoning

Site-specific Request #6 – Shelter Resources Park and Ride TOD Discussion

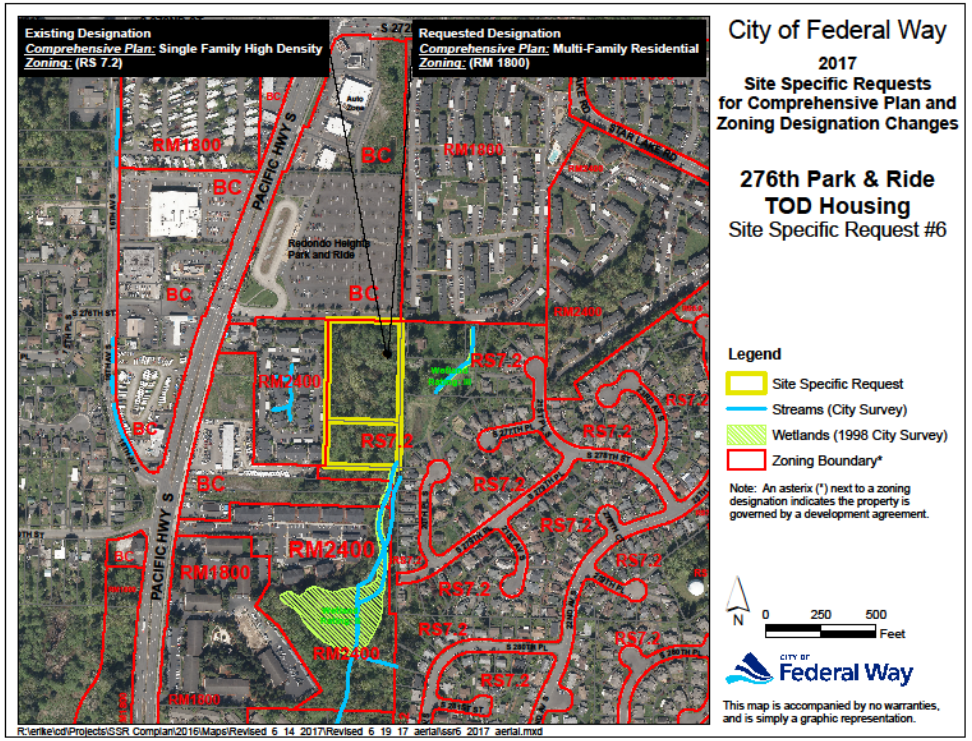
- **Parcel does not front on a public street**
- **No documented access point to Pacific Hwy S**



Site-specific Request #6 – Shelter Resources Park and Ride TOD Discussion

* **Multi-family zoning & development to the NE and W**

* **The request is consistent with the Comprehensive Plan's vision to focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character**



Public Comments

* **E-mail comments from applicant, Len Brannen, of Shelter Resources and Robin Corak with the Multi-service Center stating that they are working with Councilmember Pete Von Reichbauer and the King County Department of Transportation to obtain access to the site**

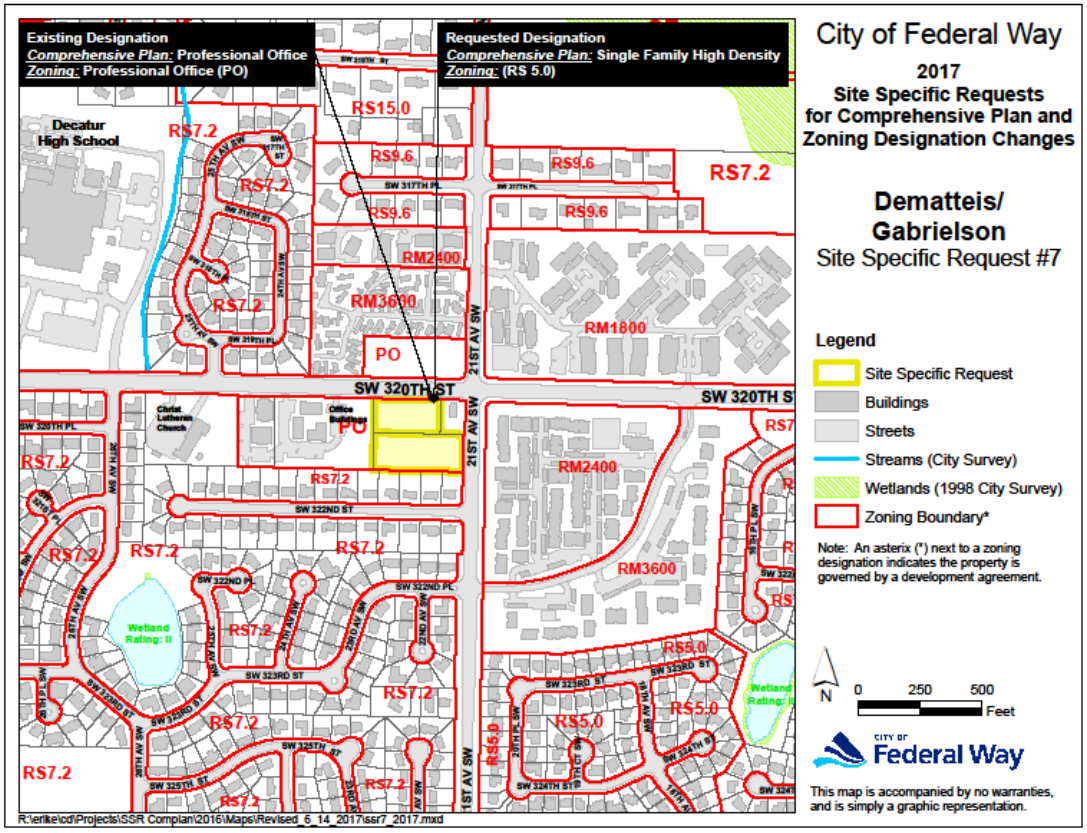
Site-specific Request #6 – Shelter Resources Park and Ride TOD Recommendation

* **The Mayor recommends that the request move forward for further review**

* **The LUTC concurs with the Mayor's recommendation**

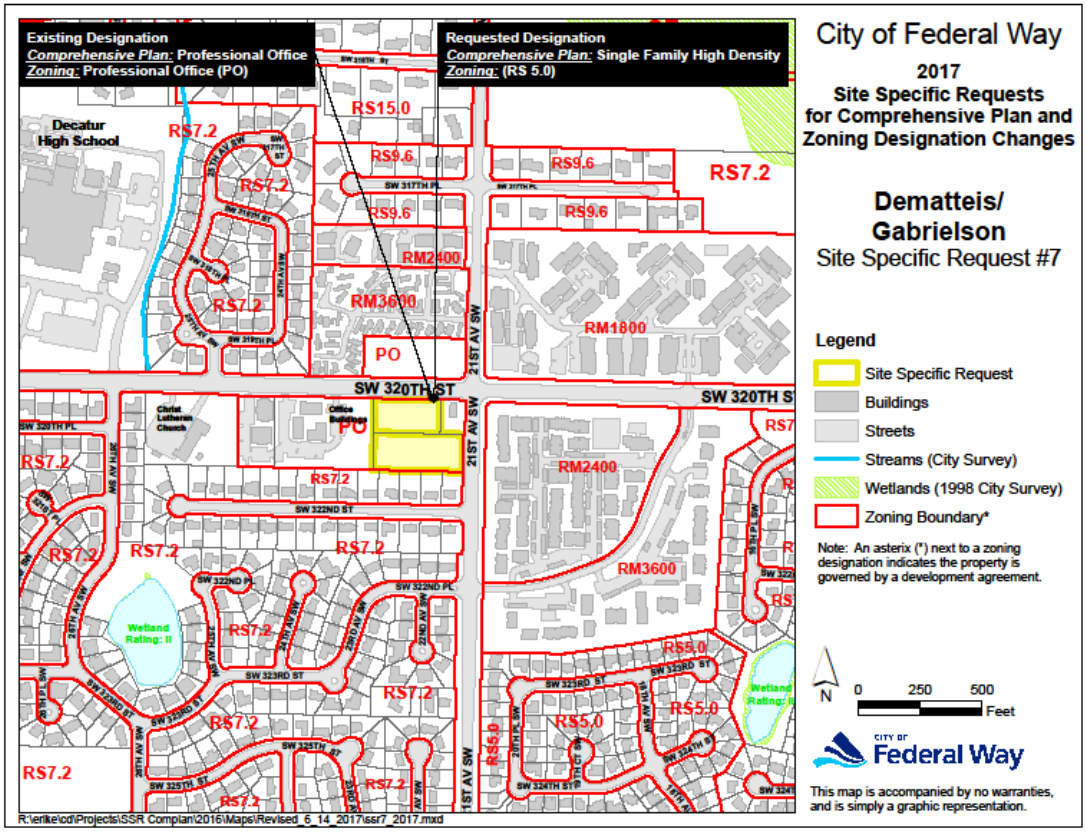
Site-specific Request #7 – Dematteis/Gabrielson

- **Site: 2.0 acres located south of S 320th St & west of 21st Ave SW**
- **Existing Use: Vacant Land**
- **Existing Designation: Professional Office**
- **Requested Designation: Single Family High Density Residential (RS 5.0)**



Site-specific Request #7 – Dematteis/Gabrielson Reason for Request

- To better utilize property and provide affordable single family lots
- Office property is overbuilt with a 21% vacancy rate



Site-specific Request #7 – Dematteis/Gabrielson Surrounding Zoning & Land Use

•Site, PO Zoning

•To the N, Vacant – PO Zoning

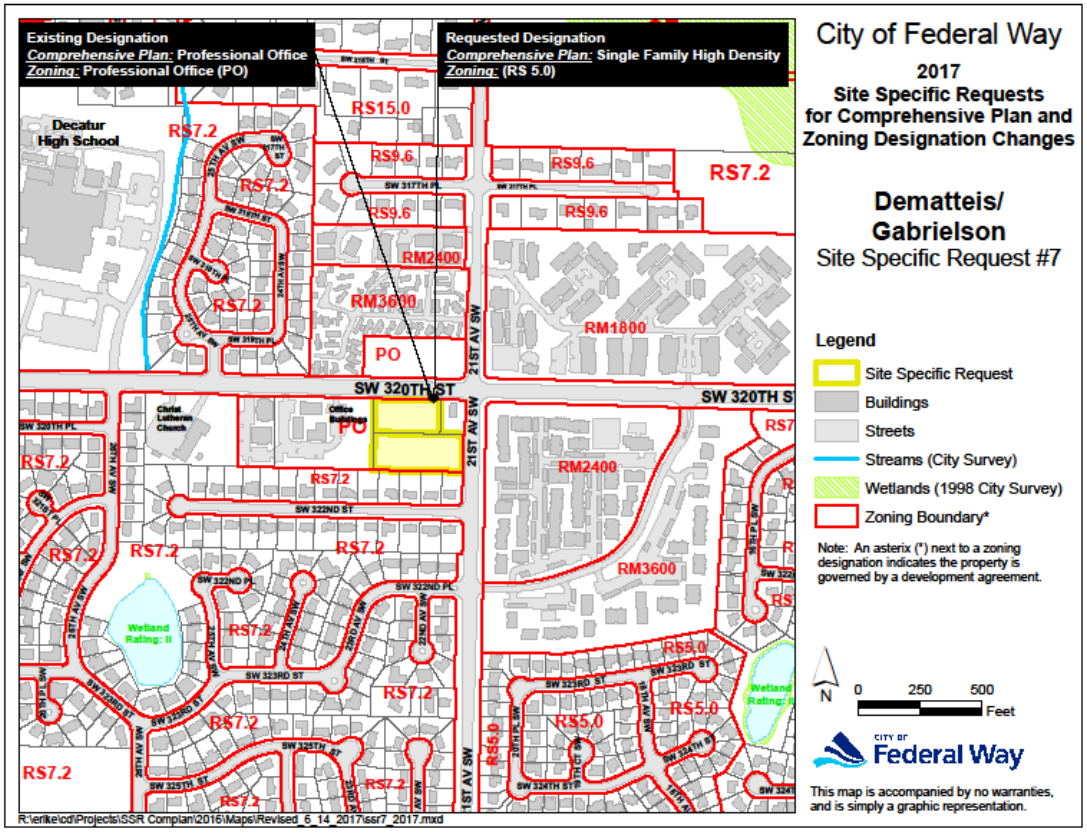
•To the S, SF Residential – RS 7.2 Zoning

•To the E, Vacant – PO Zoning

•To the W, Office – PO Zoning

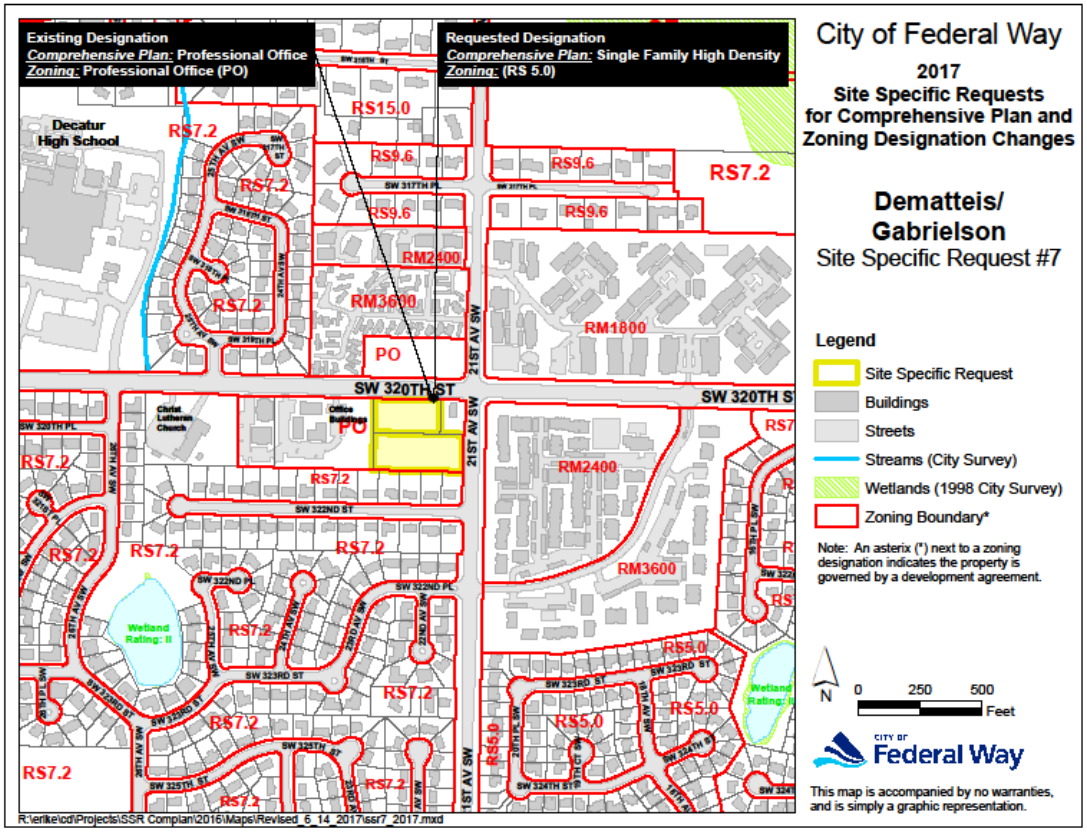
Site-specific Request #7 – Dematteis/Gabrielson Discussion

- **The PO Zone allows very limited uses**
- **Redesignating these 2 parcels would leave an isolated PO parcel on the corner**



Site-specific Request #7 – Dematteis/Gabrielson Discussion

- **Redesignating the parcels to single family residential would be consistent with the Comprehensive Plan, which states that the demand for and development of single-family housing is expected to continue for the foreseeable future**



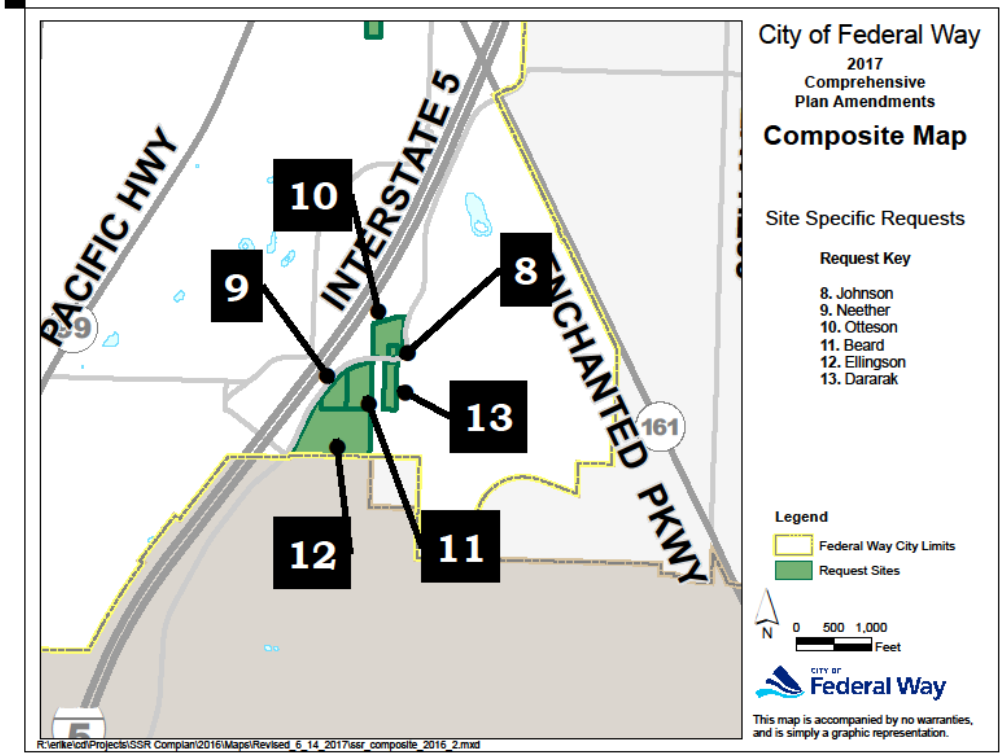
Site-specific Request #7 – Dematteis/Gabrielson Recommendation

* **The Mayor recommends that the request move forward for further review**

* **The LUTC concurs with the Mayor's recommendation**

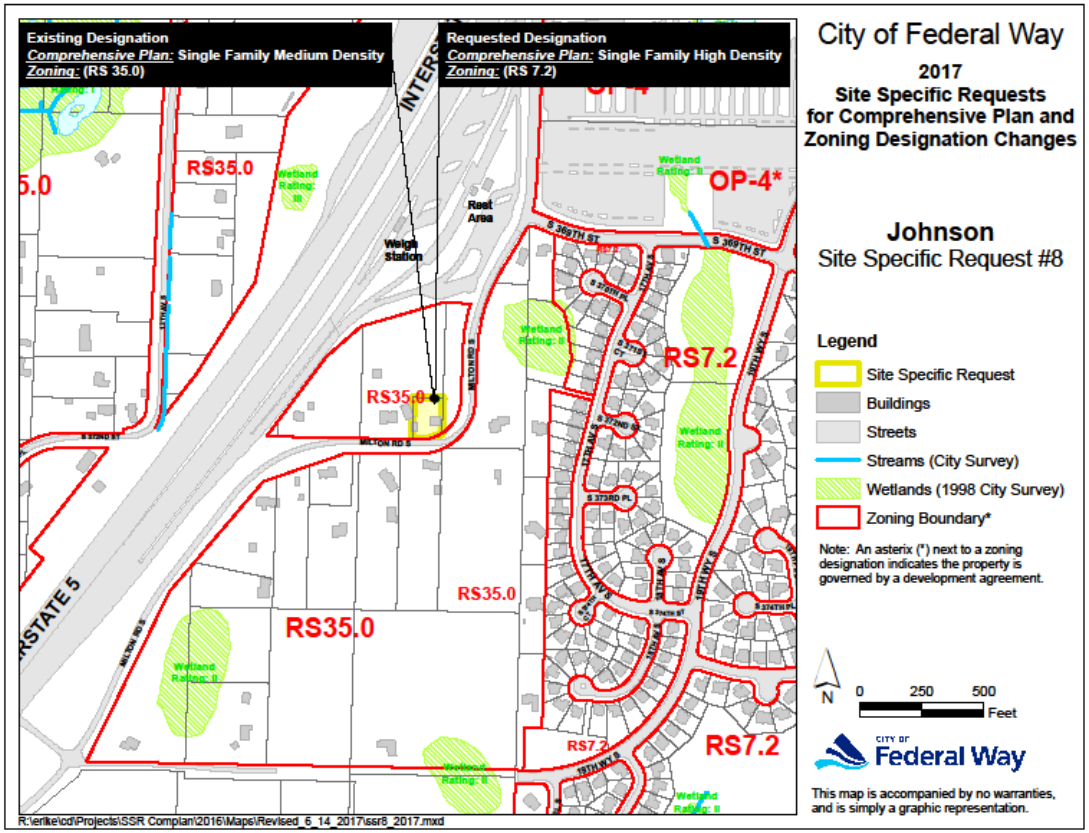
Site-specific Requests #8-13 are located in the same vicinity

- All of the parcels are designated Single Family Medium Density Residential with RS 35.0 (one unit per 35,000 sq. ft.) zoning
- Site-specific requests #8,10,11, & 13 are requesting a Single Family High Density Residential Designation with RS 7.2 (one unit per 7,200 sq. ft.) zoning
- Site-specific requests #9 &12 are requesting a Single Family High Density Residential Designation with RS 5.0 (one unit per 5,000 sq. ft.) zoning



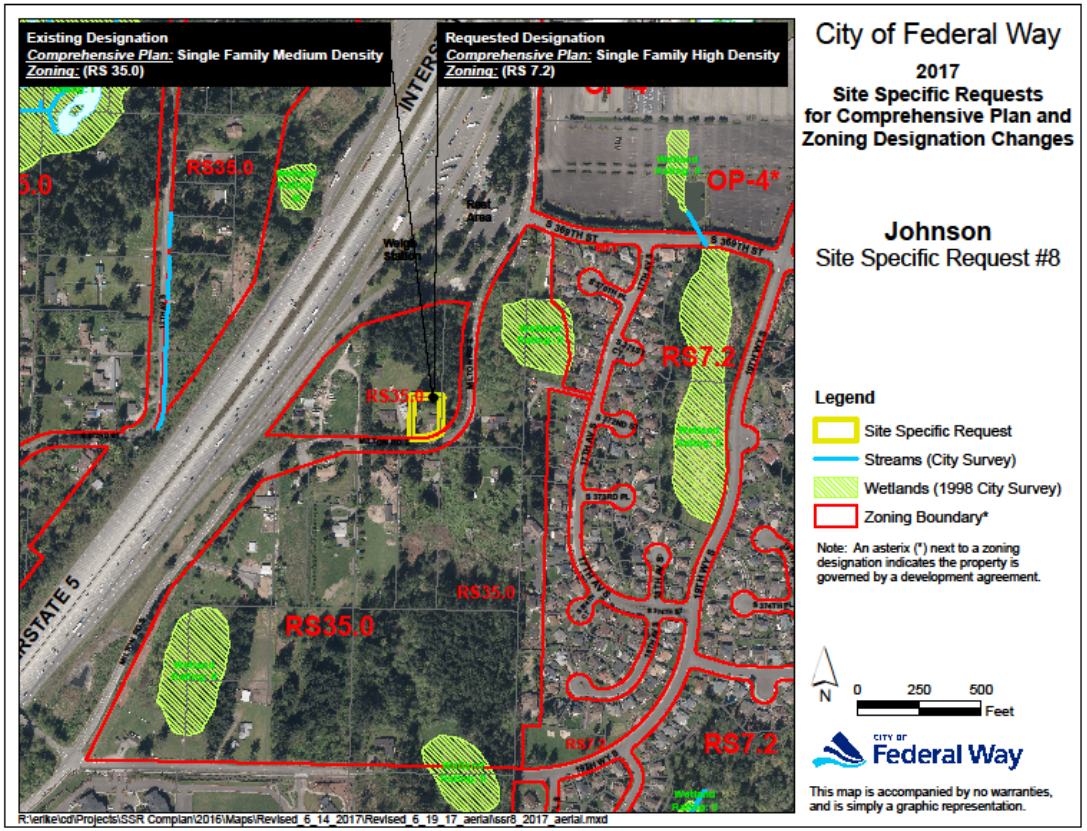
Site-specific Request #8 – Johnson

- **Site: 0.44 acres located north & west of Milton Rd S**
- **Existing Use: Single family house**
- **Existing Designation: Single Family Medium Density Residential (RS 35.0)**
- **Requested Designation: Single Family High Density Residential (RS7.2)**



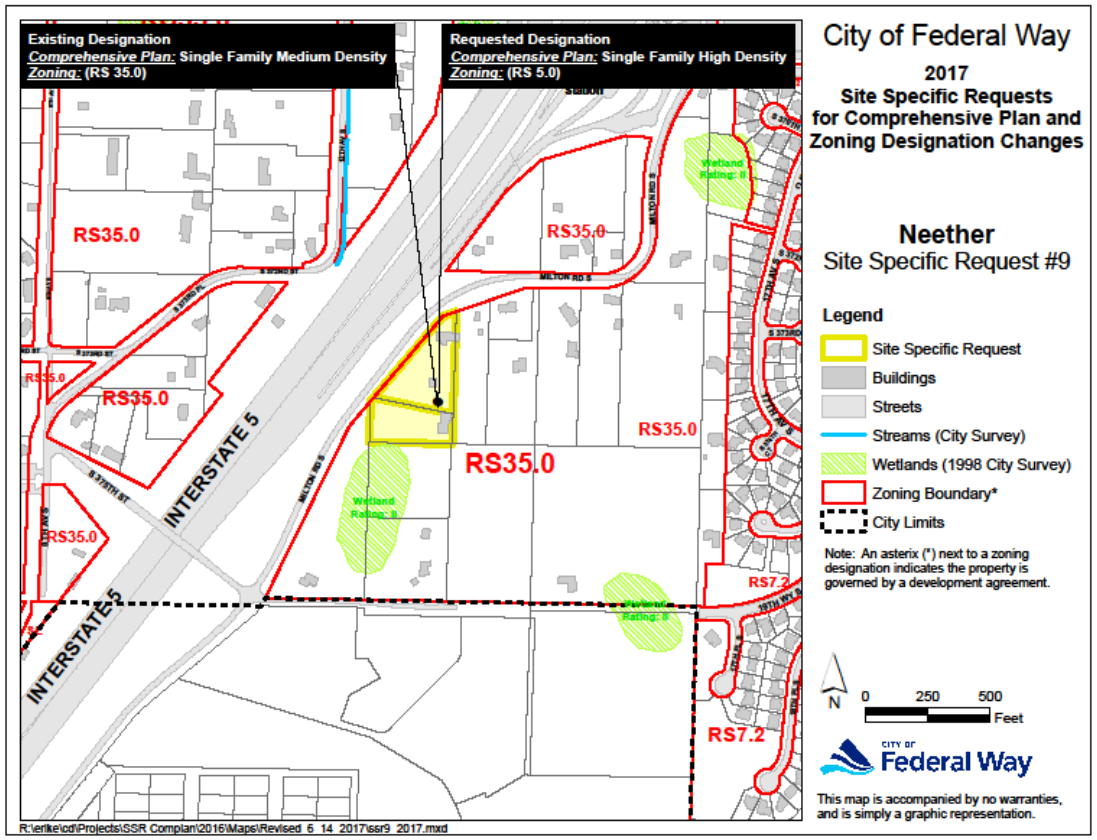
Site-specific Request #8 – Johnson
Reason for the Request

- **Need for more single family housing in the City**



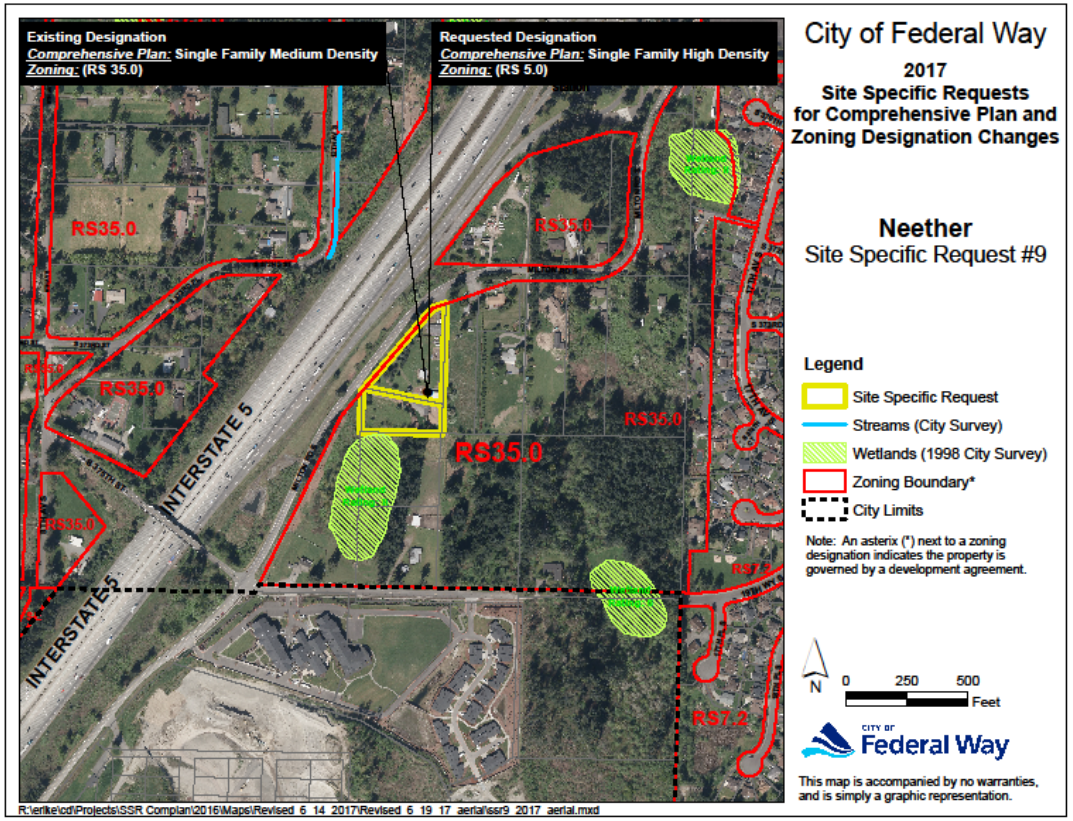
Site-specific Request #9 – Neether

- Site: 2.66 acres located east of Milton Rd S
- Existing Use:
- Two single family houses
- Existing Designation: Single Family Medium Density Residential (RS 35.0)
- Requested Designation: Single Family High Density Residential (RS 5.0)



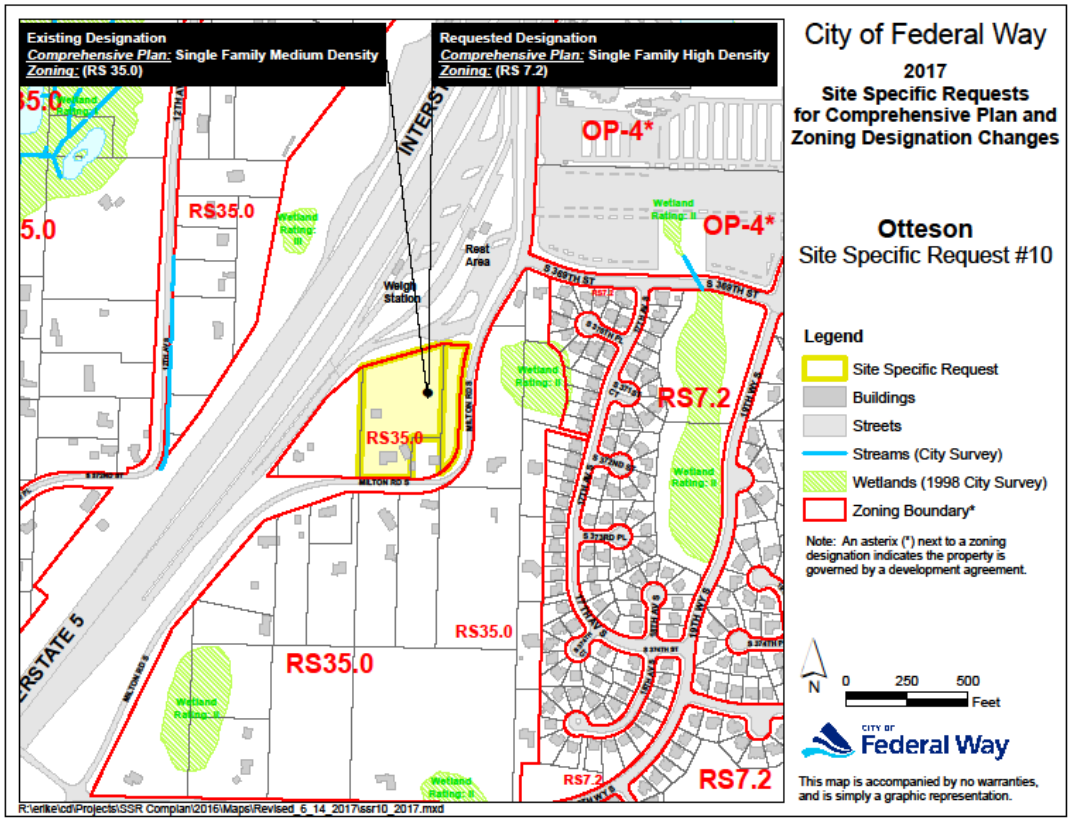
Site-specific Request #9 – Neether Reason for Request

- **There is a need for additional single family houses in the City**



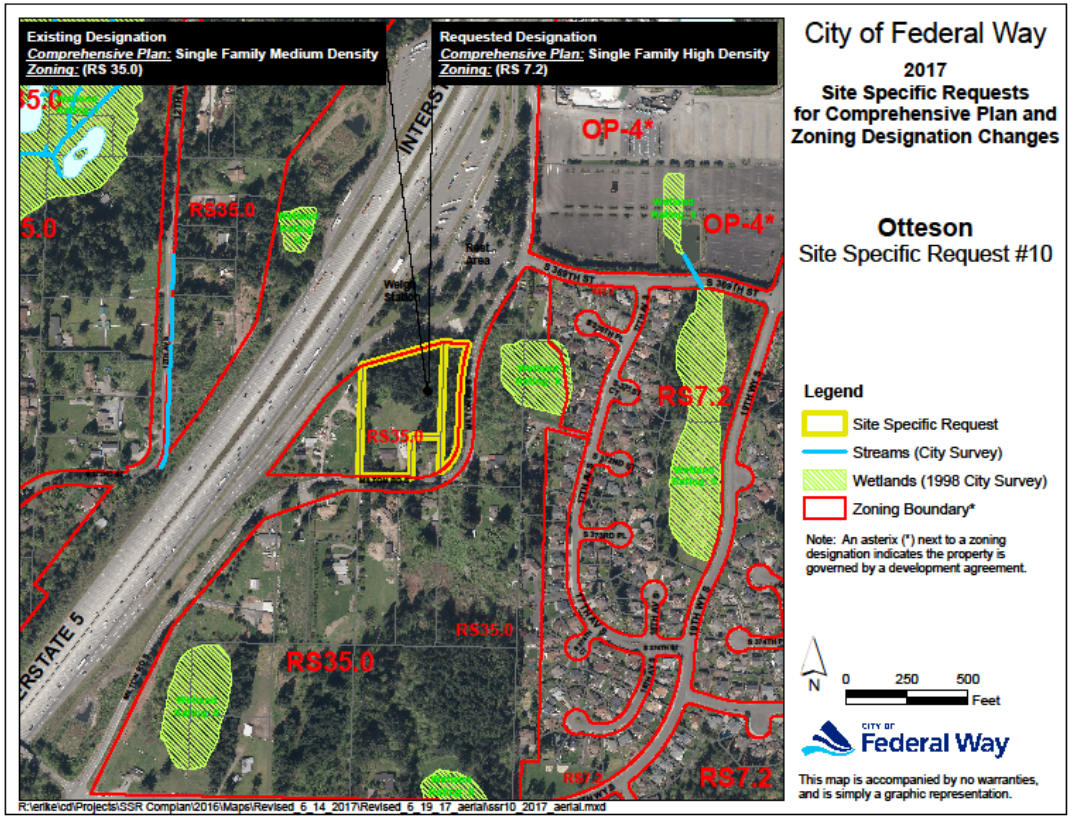
Site-specific Request #10 – Otteson

- Site: 4.18 acres located north and west of Milton Rd S & south of I-5
- Existing Use: Single family house & vacant land
- Existing Designation: Single Family Medium Density Residential (RS 35.0)
- Requested Designation: Single Family High Density Residential (RS7.2)



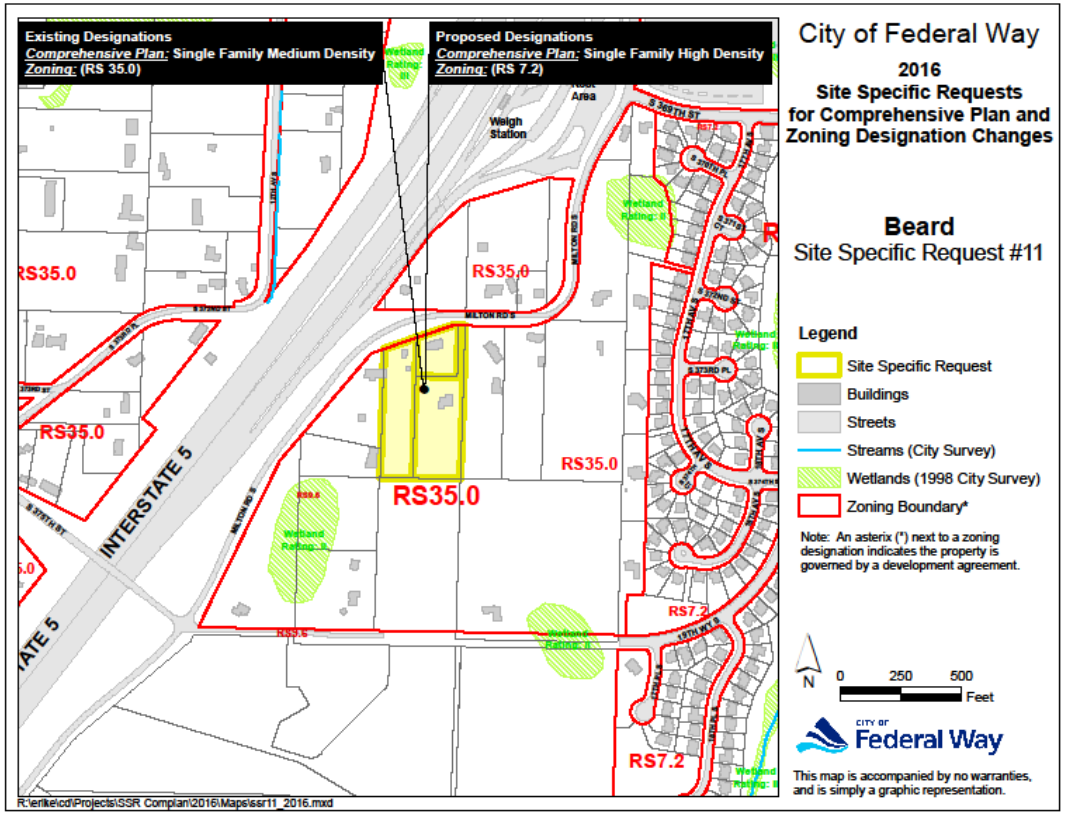
Site-specific Request #10 – Otteson
Reason for Request

- No longer have horses
- No need for pasture
- The City needs more single family housing



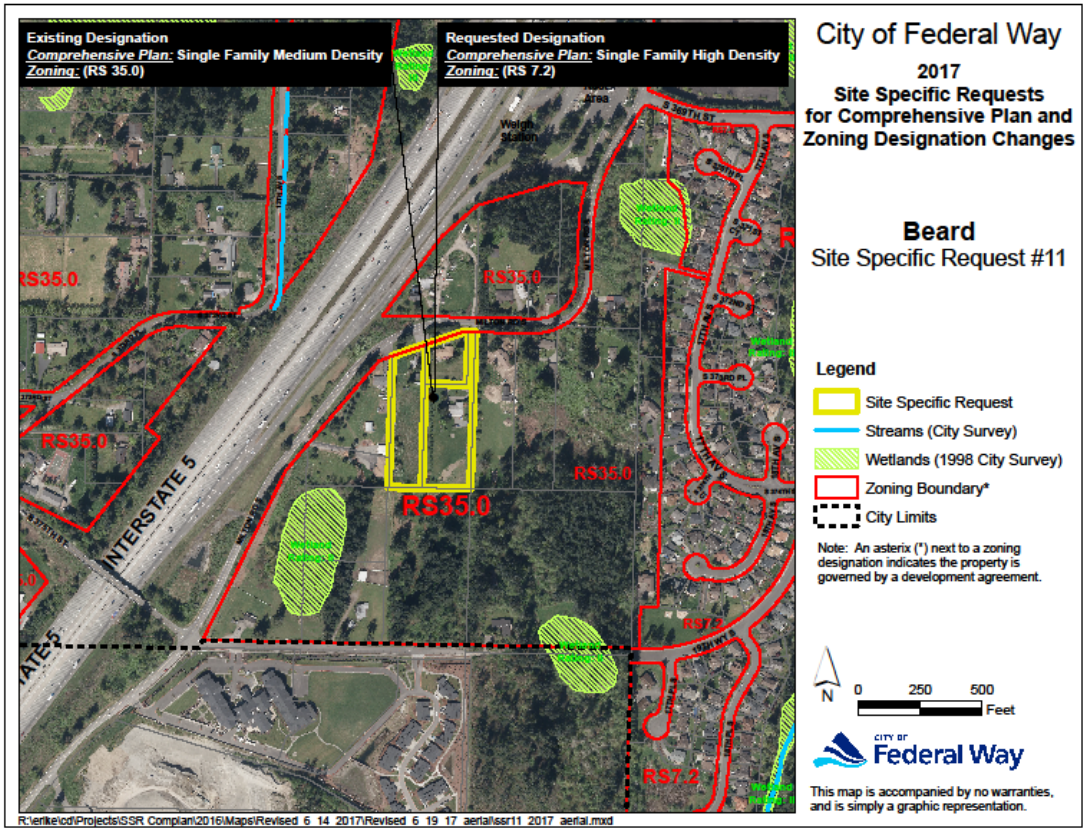
Site-specific Request #11 – Beard

- Site: 4.52 acres located south of Milton Rd S
- Existing Use:
- Three single family houses
- Existing Designation: Single Family Medium Density Residential (RS 35.0)
- Requested Designation: Single Family High Density Residential (RS 7.2)



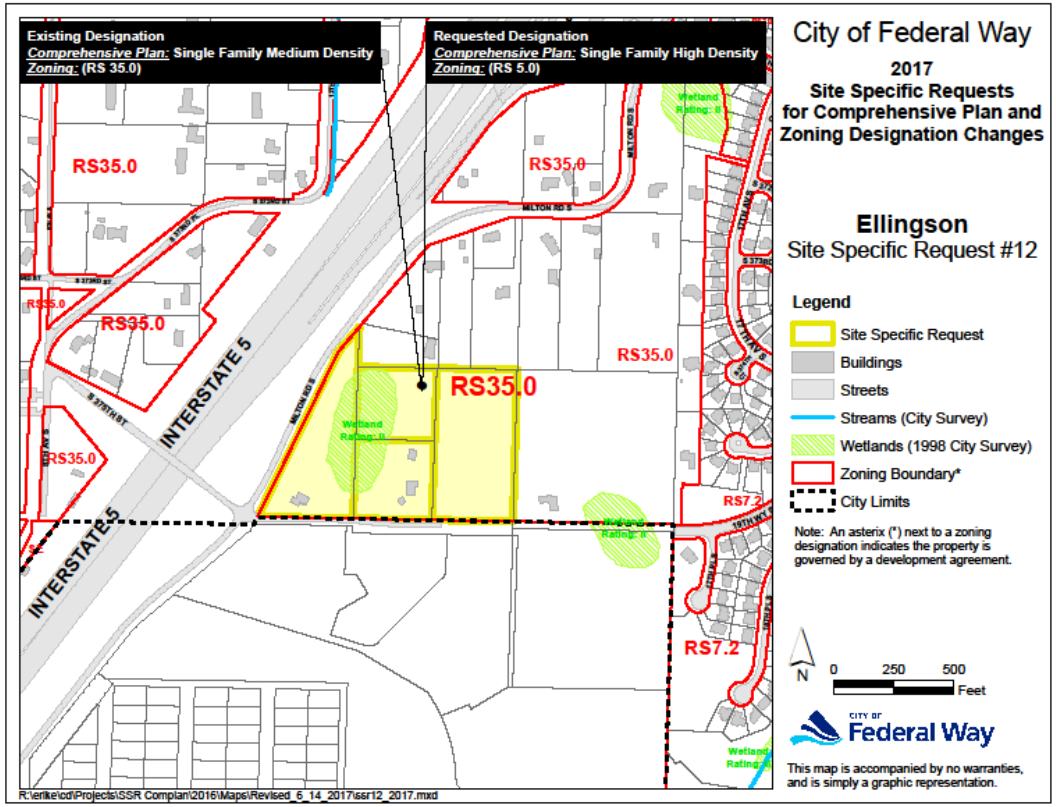
Site-specific Request #11 – Beard
Reason for Request

- **To make the parcels subdividable**



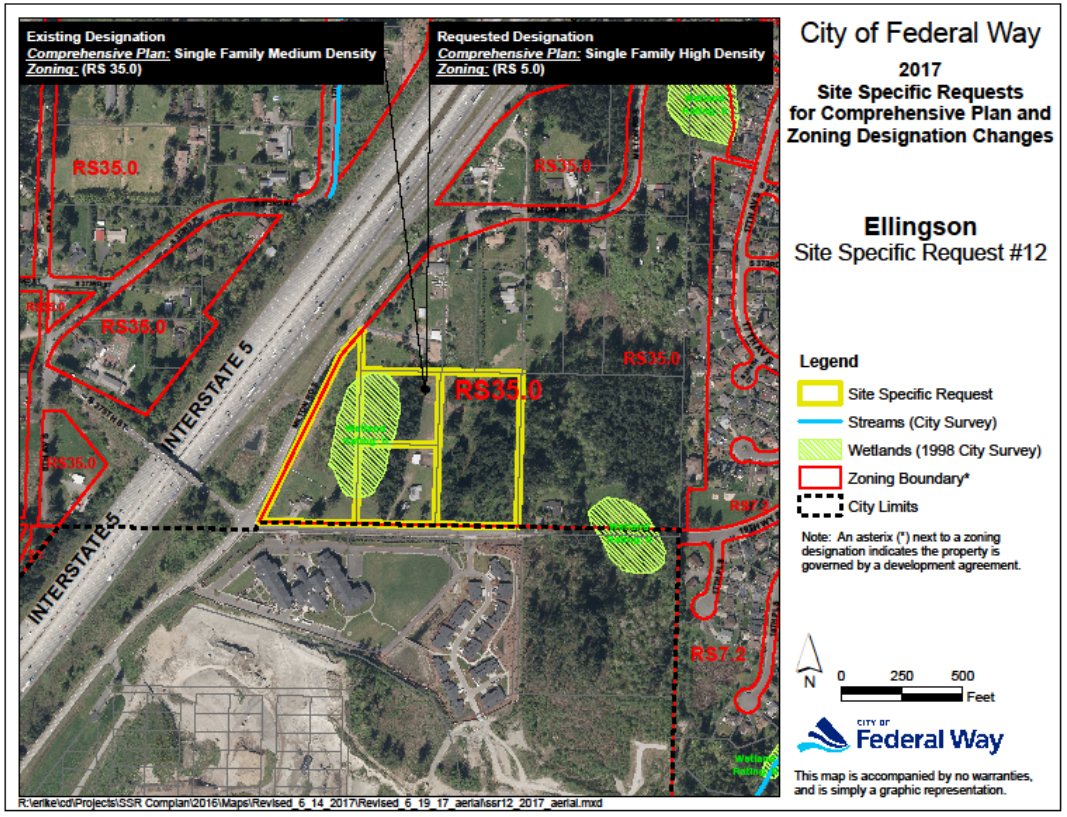
Site-specific Request #12 – Ellingson

- **Site: 13.38 acres located east of Milton Rd S & north of S 376th St**
- **Existing Use: Two single family houses & vacant land**
- **Existing Designation: Single Family Medium Density Residential (RS 35.0)**
- **Requested Designation: Single Family High Density Residential (RS 5.0)**



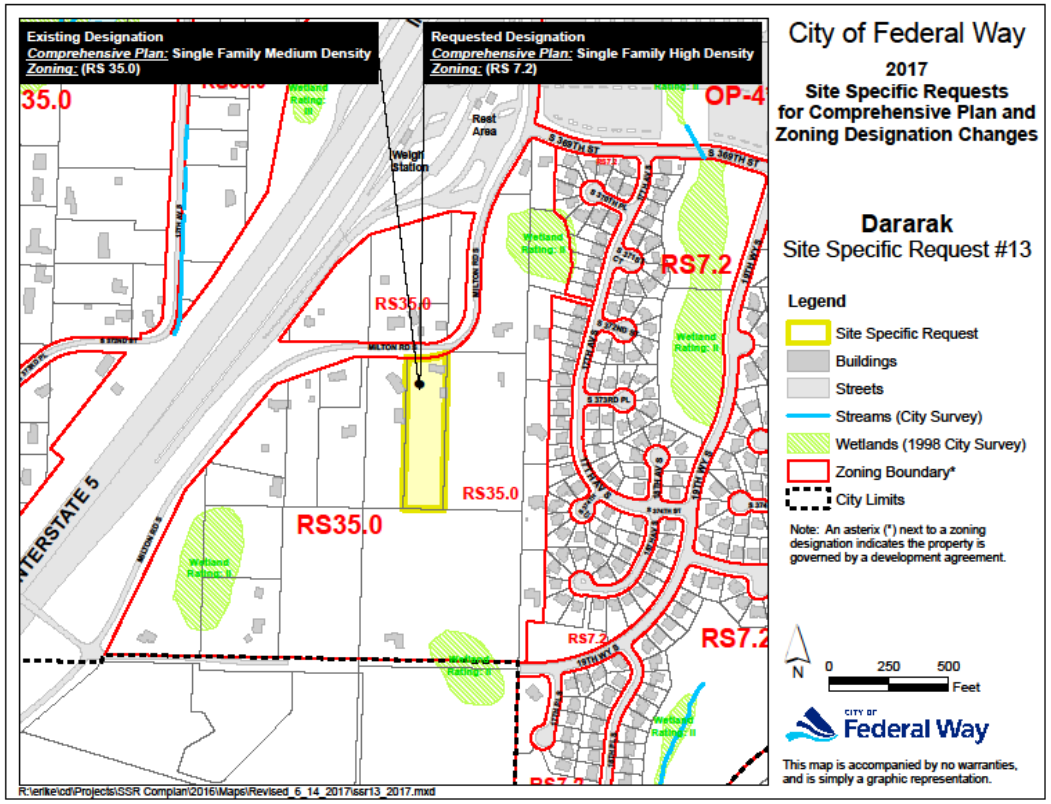
Site-specific Request #12 – Ellingson
Reason for Request

- **Need for more housing in City**



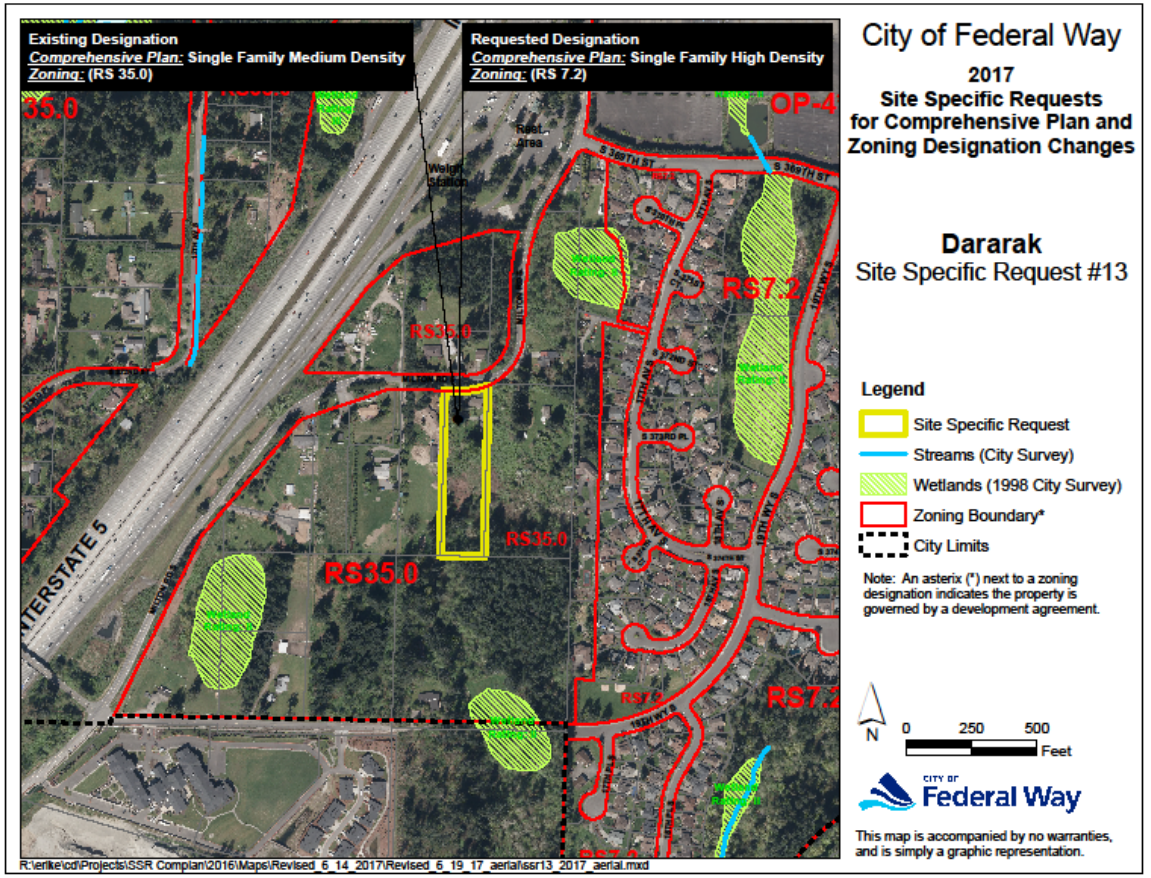
Site-specific Request #13 – Dararak

- Site: 2.4 acres located south of Milton Rd S
- Existing Use: Single family house
- Existing Designation: Single Family Medium Density Residential (RS 35.0)
- Requested Designation: Single Family High Density Residential (RS 7.2)



Site-specific Request #13 – Dararak
Reason for Request

- **To encourage development**



Site-specific Requests 8-11

•Johnson #8

•Neether #9

•Otteson #10

•Beard #11

Site-specific Requests 12 & 13

•Ellingson #12

•Ellingson #12

•Ellingson #12

•Dararak #13

Site-specific Requests 8-13 Discussion

- Annexed in January 2005
- Parcels are zoned RS 35.0 to protect wetlands and streams
- June 2015, the City adopted new critical area regulations based on Best Available Science (BAS)
- Any development that has critical areas would need to submit a Critical Areas Report to address potential impacts and mitigation measures

Site-specific Requests 8-13 Discussion

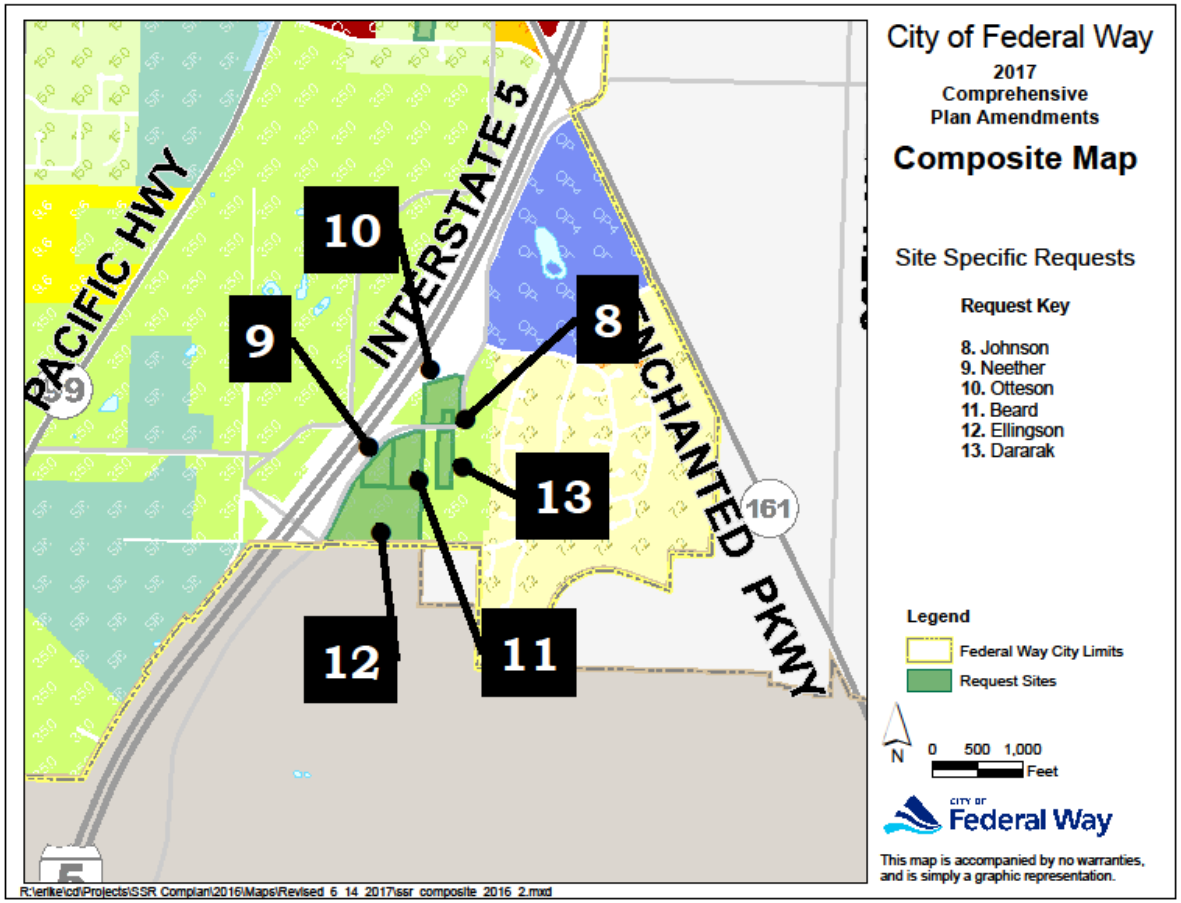
- **These requests for higher density are consistent with the following Comprehensive Plan goals and policies:**
  - **Reduce sprawl**
  - **Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years**
  - **As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots**

Site-specific Requests #8 – 13 Recommendation

* **The Mayor recommends that the requests move forward for further review**

* **The LUTC concurs with the Mayor's recommendation**

Site-specific Requests #8-13



Questions?

CITY OF Federal Way