

## SeaTac “Halfway House”, “Work Release Facilities”, and similar uses Code Amendments

**Purpose of Project:** Amendments to the SeaTac Zoning Code pertaining to the halfway house (hereon referred to as Reentry Center) use established in 1999, substantially updating standards and regulations to ensure compatibility with the community and consistency with the Comprehensive Plan in response to Ordinance No. 21-1027.

### **Approach to Project:**

- Reentry Centers will be permitted in Community Business (CB), Community Business in the Urban Center (CB-C), Regional Business Mix (RBX), and Industrial (I) zones as a conditional use. The Reentry Center use is prohibited within the City Center, South 154<sup>th</sup> Street Station Area, and Angle Lake Station Area Overlay Districts.
- The siting of a Reentry Center will be processed as a Major Conditional Use Permit, not through the Essential Public Facilities process.
- Development and performance standards are established through a new Reentry Center Section within Chapter 15.415 Commercial Standards and Regulations.

**Proposed Code Amendments:** The following numerical items are proposed amendments to Title 15 ZONING CODE of the SeaTac Municipal Code.

Underlined text indicates an addition.

~~Strikethrough~~ text indicates a removal.

\*\*\* indicates additional text within the Code Section is omitted, as it doesn’t pertain to the amendment.

### **1. Remove the following definition in Section 15.105.080, “H” Definitions:**

#### **Halfway House**

~~State licensed work/release facilities and other housing facilities serving as an alternative to incarceration.~~

### **2. Add the following new definition to Section 15.105.180, “R” Definitions:**

#### **Reentry Center**

Facility or institution operated under contract with the Department of Corrections, and/or owned by the state or any other unit of government, for incarcerated individuals to complete their sentence of twelve months or less in partial confinement. Alternatively referred to as “Work Release” per RCW 72.65. This definition excludes at-home electronic surveillance.

### **3. All references to “Halfway House” in Title 15 shall be changed to the term “Reentry Center”.**

**4. Essential Public Facilities:** Amend the Essential Public Facilities Section 15.115.040 SMC to clarify the applicability of the Section to the Reentry Center use.

#### **15.115.040 Essential Public Facilities**

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B. Included Essential Public Facilities. EPFs subject to this section include, but are not limited to, those facilities identified in the EPF definition (SMC 15.105.050), the Seattle-Tacoma International Airport, Interstate 5, State Route 509 (both current and proposed extensions), State Route 518, the Federal

Detention Center, the King County Bow Lake Solid Waste Transfer Station, and the Sound Transit's "LINK" Light Rail System. Reentry Centers are not subject to the CUP-EPF review procedure and are permitted as a Major Conditional Use, subject to the criteria in SMC 15.115.020(D), Conditional Use Permit (CUP).

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**5. General Land Use Chart:** The general land use chart in SMC 15.205.040 is amended, removing "C" from the O/CM column (Office/Commercial Medium) and adding "C" to the "I" (Industrial) column. The Reentry Center land use shall be labeled as "C" (Conditional Use Permit required) in the following zones: CB, CB-C, RBX, and I.

Additional Standards column to be amended as follows:

~~As part of the CUP process a determination will be made as to whether an essential public facility (EPF) siting process is needed. See SMC 15.115.040, Essential Public Facilities. These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.~~

Permitted as a Major Conditional Use, subject to the criteria in 15.115.020(D), Conditional Use Permit (CUP).

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
Halfway House Reentry Center									C	C	C	C	C		<p><del>As part of the CUP process a determination will be made as to whether an essential public facility (EPF) siting process is needed. See SMC 15.115.040, Essential Public Facilities. These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.</del></p> <p><u>Permitted as a Major Conditional Use, subject to the criteria in 15.115.020(D), Conditional Use Permit (CUP).</u></p>

**6. City Center Overlay District:** The City Center Overlay District land use chart in SMC 15.300.055 is amended to add Reentry Center under Health and Human Services land use. The use is prohibited, and columns should remain blank.

**7. South 154<sup>th</sup> Street Station Area Overlay District:** The South 154<sup>th</sup> Street Station Area Overlay District land use chart in SMC 15.305.055 is amended to remove Halfway House and replace with Reentry Center under Health and Human Services land use. The use is prohibited, and columns should remain blank.

**8. Angle Lake Station Area Overlay District:** The Angle Lake Station Area Overlay District land use chart in SMC 15.310.055 is amended to remove Halfway House and replace with Reentry Center under Health and Human Services land use. The use is prohibited, and columns should remain blank.

**9. Commercial Standards and Regulations:** Amend Purpose, Authority and Application Sections of the Commercial Standards and Regulations Chapter 15.415 to include Reentry Centers.

#### 15.415.005 Purpose

The purpose of this chapter is to delineate regulations that apply to the following commercial uses: fueling/service stations, sexually oriented businesses, ~~and~~ mobile food vending and Reentry Centers.

### **15.415.010 Authority and Application**

The provisions of this chapter shall apply to all fueling/service stations, sexually oriented businesses, and mobile food vending uses and Reentry Centers, regardless of where located.

**10. Commercial Standards and Regulations:** Add a new Section to Commercial Standards and Regulations Chapter 15.415 regarding Reentry Center Standards.

### **15.415.400 Reentry Center Standards**

#### **A. Purpose and Applicability.**

1. The purpose of this section is to establish reasonable standards upon siting of a Reentry Center to minimize impacts and ensure neighborhood compatibility within the City of SeaTac, while protecting the public health, safety, welfare and peace of both facility residents and the broader community. This Section does not include regulations for federal, state and/or local correction facilities, or other uses as regulated by SMC 15.115.040 Essential Public Facilities.

#### **B. Siting.**

##### **1. Buffer.**

- a. A Reentry Center shall not be located closer than one thousand seven hundred fifty (1,750) feet to any elementary-middle school, high school, active recreation public park, or community center (including teen centers and YMCA) within or outside of City limits.
- b. For the purposes of this subsection, distance shall be measured in a straight line from the closest property line upon which the proposed Reentry Center is to be located, to the closest property line from which the proposed Reentry Center is to be separated.

##### **2. Dispersion.**

- a. A new or expanding Reentry Center shall not be located closer than one-half (1/2) mile from the closest property line of any other Reentry Center.

##### **3. Siting Process Requirements.**

- a. Following identification of a site under consideration within the City of SeaTac, notification of site selection in writing shall be provided directly to the City Manager and Director.
- b. Prior to scheduling the mandatory pre-application meeting with the City, the Applicant shall hold a minimum of one public meeting within the City limits to inform the neighborhood and solicit public comment.
  - i. Public meeting(s) shall occur between the hours of 5pm-9pm on weekdays, or anytime on a weekend.
  - ii. Public meeting(s) subject to this section shall occur within the corporate city limits of SeaTac.
  - iii. At least fourteen (14) days prior to the public meeting, public notification of the public meeting shall be provided in writing and sent to all parcels and associated addresses, including residents, owners, and tenants within a one-half (1/2) mile radius of the proposed site(s). The notification shall also be published in the City's officially designated newspaper and provided to the City Manager and Director.

iv. The Applicant shall provide a public meeting agenda, which shall include, at a minimum, a description of the proposed project description, site location, timeline, and proposed site and building layout. The neighborhood meeting should provide a time for verbal public comments from attendees and provide contact information for the Applicant for written comments.

c. All public notifications shall include:

i. Date, time and location of the meeting;

ii. A description of the proposed project;

iii. A description of the site, including current zoning classification, site address/parcel number, and vicinity map reasonably sufficient to inform the reader of the general location;

iv. The name, address and telephone number of the applicant and/or agent;

v. A statement that persons may appear at the meeting and provide public comment and/or may provide written comment to the applicant and/or agent listed.

d. Copies of the mailing list, agenda, attendance sign-in sheet, minutes, written comments received, presentation materials, handouts and documents shall be included in the mandatory pre-application meeting submittal.

e. In addition to compliance with local siting and development requirements, the Department of Corrections ("DOC"), its agents, or any private or public entity under contract with the DOC shall provide verifiable proof of compliance with the siting requirements and site selection process as required under RCW 72.65.220 and WAC 137-57-050 including a copy of the Local Advisory Committee recommendation to the Secretary and Secretary preliminary approval (if applicable) at time of conditional use permit application.

## **C. Development Standards.**

### **1. Occupancy.**

a. A Reentry Center shall house no more than thirty (30) persons, excluding resident staff.

### **2. Appearance.**

a. The Reentry Center shall match the bulk and scale of the uses allowed in the zone where the Reentry Center is located. The design, construction, appearance, physical integrity, and maintenance of the Reentry Center shall provide an environment that is attractive, sustainable, functional, appropriate for the surrounding community, and conducive to residents' stability. Building entries shall be prominent and highly visible from other buildings and public areas.

### **3. Street Frontage.**

a. The Reentry Center shall not be located on a property that has street frontage on a major or minor arterial road.

### **4. Open Space.**

a. **Minimum Area Required.** A minimum of 120 square feet of open space shall be provided per person, allocated by type as follows:

<b>Outdoor Common Space</b>	Minimum 50%
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<b>Outdoor Single-Purpose Space</b>	Up to 50%
<b>Indoor Common Space</b>	Up to 50%

**b. General Location and Design Requirements.**

- i. To the extent possible, all open space shall be centrally located, accessible and usable to residents while maintaining a high level of visibility from the structure.
- ii. Open space shall not be located adjacent to dumpster enclosures, loading/service areas or other incompatible uses.
- iii. No required open space shall have a slope greater than four percent (4%) unless the area has been developed with an enhanced accessibility system.
- iv. Vehicular use areas, critical areas and associated buffers, setbacks, and landscaping shall not count towards open space requirements.

c. **Outdoor Common Space.** Outdoor common space shall be usable outdoor multi-purpose space accessible by all residents, including but not limited to: courtyards, plazas and multi-purpose green spaces, and upper level common decks or terraces.

i. **Design Features.** Courtyard/plaza areas shall include:

- a. Minimum width of twenty (20) feet and a minimum depth of fifteen (15) feet.
- b. A minimum of one (1) tree for each two hundred (200) square feet of required area.
- c. Include one (1) lineal foot of seating per each forty (40) square feet of required area.

d. **Outdoor Single-Purpose Space.** Outdoor single-purpose facilities shall be usable and accessible by all residents including but not limited to: swimming pools, tennis and sport courts.

e. **Indoor Common Space.** Indoor common space shall be designed to accommodate a wide-range of users, which include but are not limited to amenities and/or equipment for recreational uses such as, lounge rooms, game rooms and exercise rooms. Lobbies and hallways do not count as indoor common space.

**D. Performance Standards.**

**1. Operations.**

a. A security plan containing, but not limited to the following, shall be provided at time of conditional use permit application:

- i. Staffing, scheduling and level of responsibilities;
- ii. Onsite and off-site security and surveillance measures;
- iii. Policy and procedure for locating a missing Reentry Center participant.

b. An attestation and supporting documenting from Department of Corrections (DOC) and/or managing agency that the proposed Reentry Center has earned accreditation or is undergoing the accreditation process from the American Correctional Association shall be provided at the time of conditional use permit application.

**2. Site and Transit.**

- a. A description of transit, pedestrian, and bicycle access from the subject site to services shall be provided at time of conditional use permit application.

**3. General.**

- a. In addition to the Zoning Code under SMC Title 15, Reentry Centers shall comply with the provisions of the Building and Construction Code under SMC Title 13 and are subject to the provisions of crime prevention through environmental design (CPTED) under SMC Title 17.
- b. Exterior lighting to be located as to minimize spillover light on surrounding properties while maintaining appropriate intensity and hours of use to ensure that security is maintained.
- c. Specific needs of each facility will be reviewed through the conditional use permit process in SMC 15.115.020.