

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

June 13, 2006
5:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Gene Fisher at 5:25 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Clerk Judith Cary, City Attorney Mary Mirante Bartolo, Planning Director Steve Butler, Senior Planner Mike Scarey, Fire Chief Bob Meyer and Chief of Police Services Greg Dymerski.

PRESENTATIONS:

Added Item: *[The following presentation was moved from the June 13, 2006 Regular Council Meeting (RCM) to accommodate the presenters.]*

●Highline Historical Society (HHS) Exhibit at City Hall

Highline Historical Society Managing Trustee Cyndi Upthegrove stated this evening the HHS is presenting the opening of a new exhibit produced by Hugo Ludena, a prominent Latino photographer residing in Burien. The photographs displayed in the exhibit are largely of people in the Highline area. Mr. Ludena was born in Lima, Peru, moved to Washington State 13 years ago and has worked in that time frame documenting the culture of the Latino people in the local area. Mr. Ludena's exhibit will be featured until October at which time another exhibit will be displayed at City Hall, the history of Des Moines Memorial Drive (DMMD).

Mr. Ludena thanked the Council for the opportunity to display his work. He added that his book depicting the Latino culture through photographs would be ready for distribution next year.

●Station Area Planning (focusing on the South 154th Street Station area)

Planning Director Butler and Senior Planner Scarey presented the background, overview of the goals and accomplishments on the South 154th Street Station Area Plan. A follow-up Special Council Meeting (SCM) is scheduled for June 27 to describe the South 176th Street Station Area Plan and to gather Council feedback.

In 1994, a Vision Statement for the City's Comprehensive Plan was adopted and Light Rail Transit (LRT) was envisioned as transforming SeaTac into a "City of Tomorrow", drawing on the City's strengths of cultural diversity to enhance the sense of community. A City Center plan was drafted in 1999-2000 with an emphasis to create a focal point for SeaTac, to be transit and pedestrian friendly with high-quality design. In 2001, station area plans were drafted but not completed. The City assumed the Light Rail Station in the vicinity of South 154th Street was going to be in SeaTac. However, the Port of Seattle's (POS) plan for a terminal station location was changed on September 2001, due to the new Tukwila freeway route, which changed the location of the South 154th Street Station to be located in Tukwila. This station is under construction, now located southeast of the original location. Sound Transit is bringing the light rail down to the City of SeaTac and to the airport. The Tukwila Station is scheduled to open in July 2009 and the extension to SeaTac by December 2009. At that time, both the South 154th Street Station [Tukwila/International Boulevard (IB) Station] and the South 176th Street Station (SeaTac/Airport Station) will serve SeaTac.

Mr. Butler stated along with the two scheduled briefings, there is a public meeting scheduled for June 22. With feedback from the Council and public, staff plans to create a final draft that will be brought to the Planning Commission (PC) and then to Council for action by the end of November 2006.

Mr. Scarey detailed the South 154th Street Station plan goals. The features of this station are a "Gateway" retail development, a public plaza, commercial and mixed uses, residential/retail uses, a mixture of surface and structure parking supporting retail uses for short term parking, as well as for tenants. There will be enhanced streetscape along IB. A segment of Military Road South, south of South 152nd Street, is envisioned to be closed. There will be multifamily/townhouses with some retail along South 154th and 152nd Streets, a central parking garage with plaza and residential above, public park and gathering place, new east/west street, and improved streetscape.

Upon a concern posed by Councilmember (CM) Brennan as to whether the plan would be pedestrian friendly, Mr. Butler stated people would be using their automobiles to and from this area. What staff is trying to do is achieve a transformation so that people will park their cars and use the light rail to travel to and from work, shopping, etc. In the future, the options may be different than today.

PRESENTATIONS (Continued):

Station Area Planning (Continued): CM T. Anderson questioned whether staff has been apprised of Tukwila's plans for the Lewis and Clark site. Mr. Butler replied that the site is now being used for parking and most likely will be in the future.

Mr. Butler described the general implementation tools as updating regulations for zoning and design standards. Funding will be discussed with Council as to public/private funds to invest in infrastructure to jumpstart development in the key intersection of South 152nd Street/IB, vacating the small portion of Military Road. Investments could include money going toward key intersection improvements of which will be funded by Sound Transit, street lighting, park and key public plazas. Most of the implementation of the plan, in terms of building new land uses, will be done by the private side and Sound Transit, in terms of building the station. Research by City staff and consultants had indicated that in high quality redevelopment, it is important to have good quality open public spaces.

Council comments ensued with staff. Redevelopment is important and it will only work if it is economically feasible. Regarding the Riverton Post Office, Mr. Butler stated that issue is on the far edge of the 20-year horizon. He stated the plan is a series of steps. The plan contemplates, at some time in the future, the post office would move. That will be a decision of the Federal Government. The plan is a vision of what the community wants to see, a place that has a community feel, a place the citizens will be proud of and will attract others. Other local jurisdictions are improving, as well. The plan will be for an Urban Center where citizens can shop, etc. and not for an industrial center that is solely supportive of the airport. Concern was expressed that SeaTac needs to work with Tukwila to ensure their City improves their side of the IB to match the SeaTac side. Mr. Butler stated staff has talked with Tukwila staff and they are currently focusing on Southcenter expansion and refocusing on this area will be in the future. Light Rail Stations are a catalyst for development and redevelopment. Once the station is open, people will capitalize on the opportunity for business. Tukwila will, more than likely, utilize their area to coordinate with SeaTac as they have done with their portion of IB. Staff will supply Council with a map depicting the full quarter mile radius around the station area, showing north of SR 518 on the Tukwila side. SeaTac can then start a dialogue with Tukwila and perhaps the Cities can move forward together.

Mayor Fisher stated City staff and Council need to be in contact with Tukwila on this project. He added that the West Side Trail from the station to Des Moines Trail could be incorporated in the station plans. Mr. Butler replied that most of the streets would have bikeways. If one is on foot or bicycle, those trails will be accessible. He added that connections could be emphasized. Mr. Scarey clarified that in the draft Interim Development Standards (IDS) applicable to this area, the street section that has been developed with the City's Public Works Department for South 154th Street, does have bike lanes on both sides intended to connect through the new South 156th Street relocation on the north end of the airport all the way to Des Moines. Mayor Fisher asked staff to have the developers, whom are already financing development plans, present their plans to make a comparison with the City's plan. Mr. Butler stated the June 27 RCM is set for discussion on the IDS from South 154th to South 176th Streets. Perhaps time could be allotted for the developers' input.

ADJOURNMENT:

MOVED BY T. ANDERSON, SECONDED BY BRENNAN TO ADJOURN THE SPECIAL MEETING OF THE SEATAC CITY COUNCIL AT 6:08 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk