

ORDINANCE NO. 08-1030

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending the Official Zoning Map for certain properties in the S. 154th St. Station Area.

WHEREAS, Sound Transit is building the Tukwila International Boulevard Station, a light rail transit station, at International Blvd. and S. 154th St., and

WHEREAS, it is widely accepted that the presence of light rail transit stations create demand for services and building/development types that support higher office, commercial, and residential densities, and increase pedestrian activity; and

WHEREAS, Transit Oriented Development principles seek to create compact, high density mixed use, pedestrian friendly communities centered around high quality high capacity transit systems; and

WHEREAS, the Puget Sound Regional Council (PSRC) has forecast significant growth for the region in which the City is located, over the coming several decades, based on trends of expanding business in the Puget Sound area. In accordance with the Growth Management Act, the City must take actions that will cause future growth to differ from past trends. The City has modified the PSRC forecasts based on City and County policies, including the designation of SeaTac as an Urban Center, and the existing regional plans for high capacity transit; and

WHEREAS, the City does not currently have the residential infrastructure to meet the needs of future populations beyond 2022 as forecasted by the Puget Sound Regional Council; and

WHEREAS, the City's comprehensive plan designates an "Urban Center" with clearly defined boundaries, a mixture of land uses, a pedestrian emphasis, public open spaces and

recreational opportunities, and both daytime and nighttime activities, and densities sufficient to support high capacity transit; and

WHEREAS, the S. 154th St. Station Area is located within the City's designated Urban Center; and

WHEREAS, the City of SeaTac adopted the S. 154th St. Station Area Action Plan on December 12, 2006; and

WHEREAS, the S. 154th St. Station Area Action Plan designated certain areas within the Station Area for higher density uses; and

WHEREAS, on December 12, 2006 the City of SeaTac adopted Map Amendment #3, Map Amendment #4, and Map Amendment #5 of the 2006 City of SeaTac Comprehensive Plan Amendment Process, which designated certain areas for higher density uses consistent with the S. 154th St. Station Area Action Plan, and established Potential Zones for these designated areas; and

WHEREAS, the proposed Rezones implement the Potential Zones established by the 2006 City of SeaTac Comprehensive Plan Map Amendments referenced above for the Phase 1 Rezone properties (Exhibit A); and

WHEREAS, the requirements of the State Environmental Policy Act (SEPA) have been satisfied through issuance of a Determination of Nonsignificance on June 26, 2008; and

WHEREAS, the City provided public notice and held public meetings on January 30, 2008, February 27, 2008, and June 11, 2008 to solicit input from affected property owners and other interested parties about the proposed S. 154th St. Station Area Rezones; and

WHEREAS, the SeaTac City Council held a Public Hearing to gather public comment regarding the proposed Rezones on July 8, 2008;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,
WASHINGTON, DO ORDAIN as follows:**

Section 1. The Official Zoning Map, as identified in Section 15.11.140 of the SeaTac Municipal Code, shall be amended for the Phase 1 Rezone properties as specified in Exhibit A.

Section 2. The City Clerk is directed to transmit a complete and accurate copy of this Ordinance, as adopted, to the Department of Community, Trade and Economic Development within ten days after final adoption, pursuant to RCW 36.70A.106 and WAC 365-195-620. The Clerk is also directed to transmit a copy of this Ordinance, together with copies of other Ordinances amending development regulations adopted within the preceding twelve months, to the King County Assessor by the ensuing 31st day of July, pursuant to RCW 35A.63.260.

Section 3. This Ordinance shall be in full force and effect 5 days after passage and publication, as required by law.

ADOPTED this 14th day of October, 2008, and signed in authentication thereof
on this 14th day of October, 2008.

CITY OF SEATAC

Ralph Shape, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to Form:

Mary Mirante-Bartolo, City Attorney

[Effective Date: 10-25-08]

\\Webeoc\station area planning\2008 - Station Area Planning\S. 154th St. Station Area\S. 154th S.A.
Rezoning\Council\Phase 1 Rezone-AB & Ord\Rezone Ordinance (Draft 1) 10-07-08.docx

Exhibit A

Phase 1 Rezone Area