



City Manager's Weekly Update

May 20, 2011

Dear Mayor, Councilmembers, Residents, and Employees:

Highline Garden Tour Tickets on Sale

Tickets for the 2011 Highline Garden Tour are currently on sale. This popular annual event, which takes place Saturday, June 11, allows participants to visit beautiful private gardens in Burien, Normandy Park, and SeaTac. Ticket holders also will be treated to access to the organic kitchen garden that supplies the gourmet Copperleaf Restaurant in SeaTac. Other tour features include a plant sale at the Highline SeaTac Botanical Garden and discount coupons and other specials provided by tour sponsors.

Tickets for the Highline Garden Tour are \$15 in advance, with group rates of \$12 per person if bought in groups of four or more. Tickets will be \$18 on the day of the tour. Tickets can be purchased at Herr Backyard Garden Center, 107 SW 160th Street; Burien Bark, 13258 1st Avenue S; and Lavina Mays, 17824 1st Avenue S. Tickets also can be purchased by calling 241.5786. For more information about the Highline Garden Tour and about the Highline Historical Society, visit www.highlinehistory.org.



SeaTac Police Explorers program

Whether you are interested in Law Enforcement as a future career or just interested in growing in your personal life and committed to your community, the SeaTac Police Explorers is a great program for youth ages 14-20. Please contact Community Service Officer Burnett at 973.4917 if you have any questions about the program or to obtain an application.

**CALLING ALL
VOLUNTEERS!**

City Hall Reception

We are looking for a friendly individual or individuals to volunteer at the City Hall Reception Desk, Monday through Friday from 11:45 AM – 1 PM. City Hall is located at 4800 S. 188th Street. Volunteers can choose all five days or set a schedule for the weekday(s) that works best for them. Duties include answering the phone and greeting visitors. If you are interested, please call Lesa Ellis at 973.4810.

Attachments:
Seattle City Light

Agendas:
Zoning Code Update Ad Hoc Committee 5.23.11
Land Use and Parks Committee 5.24.11
Transportation & Public Works 5.24.11

You can view the City's Event Calendar at:
<http://www.ci.seatac.wa.us/index.aspx?page=16>



Todd Cutts, City Manager



We Want To Hear From You!

Help Us Plan Seattle City Light's Future

Monday, June 13

6:30–8:30 p.m.

Seattle Community College–Georgetown Campus
6737 Corson Avenue South

Join city officials in a discussion about the utility's six-year strategic plan and how to shape the future for the utility. We want to hear from you about energy efficiency, rates, power reliability and much more.

Free Compact Fluorescent Light (CFL) bulbs to everyone who attends!

If you would like information about the strategic plan, please visit www.seattle.gov/light/strategic-plan



**City of SeaTac
Zoning Code Update Ad Hoc Committee (AHC)/
Special Planning Commission Meeting***

May 23, 2011
5:00 p.m. to 8.00 p.m.

AGENDA

- I. Introductions/Review of the Agenda [5 minutes]
 - A. **Administrative Issues**
- II. Approval of 5/9/2011 Meeting Summary Notes [10 minutes]
- III. Public Comment [5 minutes]
- IV. Old Business [2 hours 35 minutes]
 - A. **Discussion on Results of Parking Program Ballot for Option 2 “Form Based” Model**
 - B. **Double Check Accuracy of Option 1 Voting Data from Last Meeting**
- V. New Business
 - A. **None**
- VI. Public Comment [5 minutes]
- VI. Adjournment



Land Use and Parks Committee Agenda

Tuesday, May 24, 2011
2:30 – 4:00 PM
Airport Conference Room 345

Members:
Mia Gregerson, Chair
Ralph Shape
Pam Fernald

Staff Coordinator: Cindy Baker, Community and Economic Development Director

Meeting Agenda*

1. International Festival Presentation - *Larry Ellis [5 Minutes]*
2. Review of YMCA programs and 2012 Proposals – *Larry Ellis [15 Minutes]*
3. Update on the CPPW Grant – *Cindy Baker/Kate Kaehny/Anne Antonini [30 Minutes]*
4. Update on Affordable Housing Targets Related to Countywide Planning Policies – *Cindy Baker/Michael Scarey [15 Minutes]*
5. Briefing/Update on Sound Transit South 200th Street Link– *Soraya Lowry [25 Minutes]*
6. CED Director Comments [*Time Permitting*]

* The Major Land Use Projects Map and List are posted on the City's website and updated monthly. Any questions about them will be answered by staff at the end of the LUP meeting, time permitting.

MAJOR LAND USE DEVELOPMENT PROJECTS
5-24-11

1. **Highline Water District, Water Treatment Plant - 3768 South 166th Street**

Proposed construction of a 1,531 sq. ft. water treatment plant for treatment of well water for domestic use. The well is located on site. Revised building plans have been submitted and reviewed. The Building Permit is ready to be issued.

Jeremy DelMar, P.E.
Highline Water District

2. **New Hotel Project – 17320 International Blvd.**

Proposed 17 story hotel with 301 rooms, 11,000+ sq. ft. of retail/restaurant space, a 1,000+ stall parking garage, and a 3,250 sq. ft. public plaza.

James Cassan

3. **New Hotel Project – 17300 International Blvd.**

Proposed 8 story, 154 room hotel (Springhill Suites).

Gordon Tang

4. **Cassan - 17600 International Blvd.** [Mixed Use RFP Proposal]

Now proposing a 300 room, 1,500 stall parking garage with 9,400 sq. ft. of retail/restaurant space and a 9,915 sq. ft. pocket park.

5. No Project

6. **Aero Parking (Woodsco) Park N Fly Lot**

S. 208th St. and International Blvd.
403 stall surface parking lot.

Update: Site has been paved.

7. **Costello Single-family Subdivision – 28 SF Lots – The eastern terminus of S. 175th St.**

Proposed 28 lot subdivision.
Costello Land Company

8. No Project



MAJOR LAND USE DEVELOPMENT PROJECTS
5-24-11

9. **Patterson Place Mixed Use - 3712 S. 188th St.**

Proposed mixed use project with 243 MF units and 5,900 sq. ft. of commercial use.

Update: SEPA review completed. The applicant has submitted revised building plans.

Schneider Homes Inc.

10*. **O'Reilly Auto Parts – 21105 International Blvd.**

Building Permit Application submitted on March 15, 2010 for construction of a 9,261 square foot auto parts retail store with 43 parking stalls and associated landscaping.



Update: Occupancy and the opening of O'Reilly's Auto Parts expected within the next 10 days.

11. **Riverton Heights Baptist Church – 2605 S. 144th St.**

Demolition of the existing church and building a new church facility of approximately 14,000 square feet. Project on hold due to financing issues.

12. **Seitz Subdivision – 3202 S. 146th St.**

Update: Submitted PUD application for 13 unit subdivision. Revised site plan submitted.

13. **Auto Zone - 21050 International Blvd.**

Construction of a new 7,146 square foot Auto Zone Retail Store. SEPA has been completed.

14. **Radio Control Car Track – North SeaTac Park**

SEPA Review has been completed.

MAJOR LAND USE DEVELOPMENT PROJECTS

5-24-11

15. **Polygon/Scoccolo MF/SF Housing Development – Approximately 20453 Orillia Road**

Construction of Buildings in Pod A completed. Landscape inspection due week of 5/16.

Richard Rawlings
ST Multi 2, LLC (Polygon NW)
P.O Box 1349
Bellevue WA 98004



Polygon Pod A

16. **Master Park Lot C Expansion - 3035 S. 160th St.**

A 656 stall surface parking lot on 6.20 acres.

MPark LLC
2003 Western Ave. Ste. 500
Seattle, WA 98121

SEPA completed. Grading & construction plans under review.

17. No Project

18. **Angle Lake Estates – Proposed 10 Lot Subdivision**

Update: The preliminary plat has been approved. The Shoreline Substantial Development Permit (SDP) was issued and approved by the Department of Ecology. The applicant has recently submitted grading and construction plans for the road.

Chris Coluccio

19. **Loudon Retail Redevelopment Project – 16005 International Blvd.**

Tenant improvement - reconstruct front of building and separate into five separate tenant spaces (Approximately 10,600 sq. ft.).

Update: Remodeling of building continues.

Robin Loudon
16005 International Blvd.



MAJOR LAND USE DEVELOPMENT PROJECTS

5-24-11

20. **Dream Builders NW – 2824 S. 154th St.**

Proposed 24 unit townhouse development.

Update: The applicant has finalized an agreement with the Washington State Department of Transportation (WSDOT) regarding the driveway access on the state right-of-way. The applicant proposes to begin grading of the site shortly.

Ronald Calkins
Dream Builders NW
PO Box 69577
SeaTac, WA 98168

21. **III Marks Apartments (North and South)**

Proposed 10 and 9 unit additions to two existing apartment complexes.

Update: Occupancy for the south apartments has been approved. Construction of north building on hold due to financing.

3225 & 3240 S.152nd St.

22. **Hampton Inn**

A proposed 220 room hotel. A building permit has been issued. Framing of building continues.

18850 28th Ave. S.



23. **Residence Inn Hotel**

Proposed 150 room hotel, Council has approved access to the Hotel from the Park access road.

Angle Lake Plaza LLC.
19518 International Blvd.

Update: A Conditional Use Permit and SEPA were submitted on March 12, 2010. Construction is expected to begin in the spring of 2012. The public hearing before the Hearing Examiner for the Conditional Use Permit was conducted on June 17, 2010. The hearing was held open until the property owner and adjacent property owner come to an agreement regarding an access easement on the adjacent property. An agreement has been made and the Hearing Examiner has approved the project subject to conditions.

MAJOR LAND USE DEVELOPMENT PROJECTS
5-24-11

PORT/SOUND TRANSIT PROJECTS (Projects Proposed within the next 2-4 Years)

1A. Port - North Freight Cargo Complex Phase I (L-Shaped Parcel)

2A. Port - North Freight Cargo Bridge

3A. Sound Transit Light Rail Line – Airport Light Rail Station now open.

4A. Port – Port of Seattle Consolidated Maintenance Facility

5A. Port – Port of Seattle Consolidated Airport Warehouse Facility

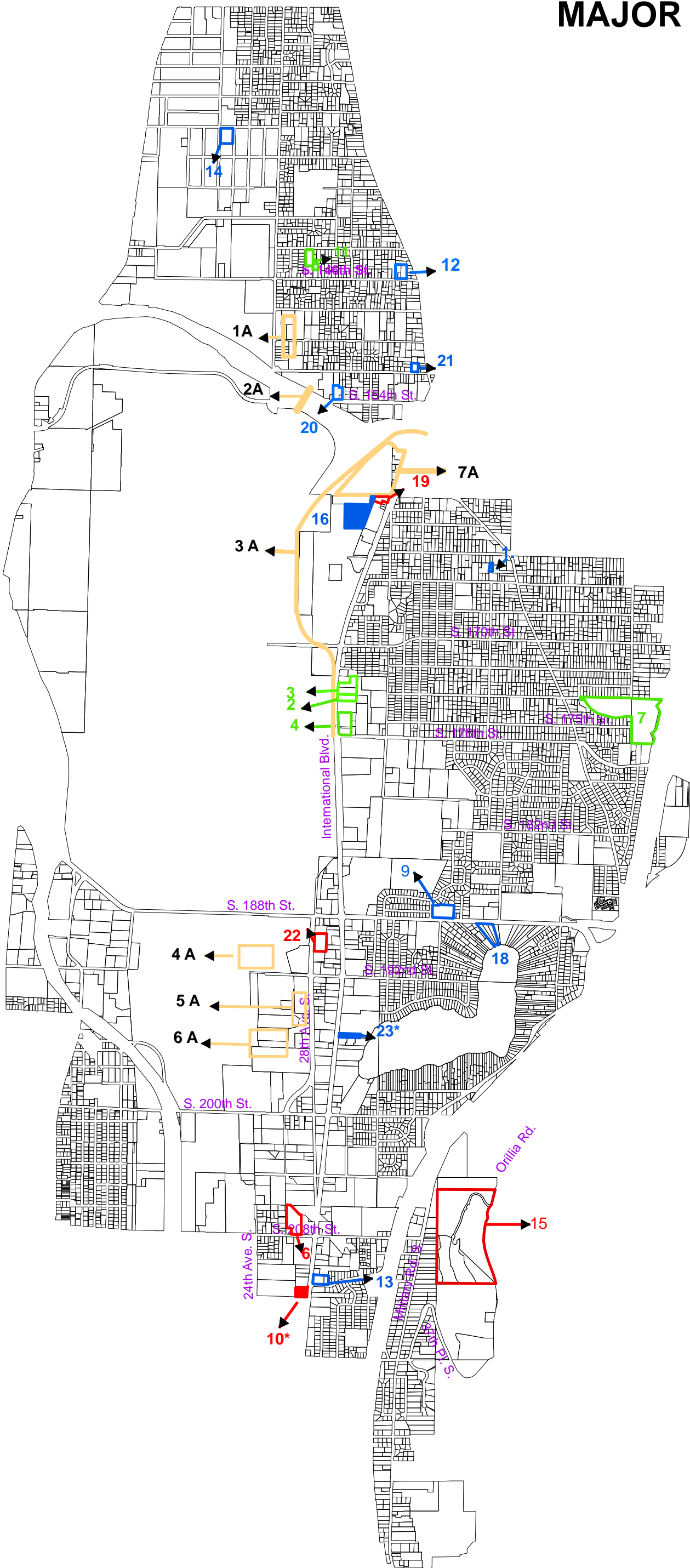
6A. Port - South Employee Parking Lot – Phase I

7A. Rental Car Facility – Final roof beam installed. Construction continues.



MAJOR LAND USE PROJECTS 5-24-11

- Still In Conceptual /Negotiations Stage - No Applications Submitted
- SEPA/Other Applications Submitted in Previous Years - Not Yet Under Construction
- SEPA/Other Applications Submitted in 2010 - Not Yet Under Construction
- Under Construction
- Projects Completed In the Last Six Weeks
- Port/Sound Transit Projects





Transportation and Public Works Committee Meeting Agenda

May 24, 2011

4:00 PM

Airport Conference Room 345

Ralph Shape, Chair
Mia Gregerson
Rick Forschler

Staff Coordinator: Tom Gut, Public Works Director

1. Presentation by King County Solid Waste Division – *Solid Waste Division Director Kevin Kiernan* (20 minutes)
2. Resolution adopting the 10-year Transportation Improvement Plan (TIP) for 2012-2021 – *Susan Sanderson* (15 minutes)
3. Review of guidance principles for City's comments on stormwater regulations – *Don Robinett* (10 minutes); see attachment
4. Ordinance authorizing the City Manager to execute an agreement with Charge Northwest for installation of an electric car charging station to be placed at City Hall, and authorizing public use of the station without fee and amending the 2011 Annual City Budget – *Tom Gut and Pat Patterson* (10 minutes)

**Guidance Principles
for Review and Comment on
Draft NPDES Phase II Permit**

These overarching principles, vetted by T&PW, will guide staff's review and comments on stormwater regulations proposed by state or other agencies.

Guidance Principles

1. Protect the long term sustainability of SeaTac's natural resources in terms of:
 - a. water quality,
 - b. flow control and flooding,
 - c. habitat protection, and
 - d. preservation of recreational uses.
2. Balance environmental protection with fiscal impact to both:
 - a. the public sector (city government and essential utilities), and
 - b. the private sector (business, residential and development communities).
3. Emphasize that the above goals are best accomplished through education, incentives and voluntary compliance, rather than regulatory enforcement.
4. Evaluate feasibility of proposed regulations in terms of:
 - a. legality,
 - b. costs and benefits,
 - c. staffing impacts,
 - d. access to property,
 - e. impact on residents, and
 - f. impacts on business and development communities
5. Address both long term and short term impacts of proposed regulations in terms of:
 - a. implementation,
 - b. education/training, and
 - c. maintenance/repair.

Address both on-site and off-site impacts of proposed regulation.