

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of March 31, 2015**  
**Special Meeting**

**Members present:** Roxie Chapin, Tom Dantzler, Robert Scully, Jim Todd, Joe Adamack (via phone, for most of first half of meeting)  
**Staff present:** Joe Scorcio, CED Director; Jeff Robinson, Economic Development Manager; Kate Kaehny, Senior Planner

**1. Call to Order**

Vice Chair Scully called the meeting to order at 5:30 p.m.

**2. Public Comment**

None.

**3. Approval of minutes**

Moved and seconded to approve the minutes of the March 3, 2015, after correction of a typo in the date of February 17, 2015 meeting. **Passed 5-0.**

**4. Briefing on the Draft Angle Lake District Station Area Plan**

Senior Planner Kate Kaehny noted that this is the final review session of the draft Plan scheduled for the Planning Commission.

Ms. Kaehny then reviewed changes to the project schedule that have occurred since the Commission's last review. She noted that the open house, public hearing and commission recommendation are scheduled for the Commission's May meetings in order to allow for the Comprehensive Plan Update project's public hearing and final reviews. Commissioner Dantzler said that he would not be able to attend the May 5, 2015, public hearing. The Commission concurred with the schedule changes.

Ms. Kaehny provided an overview of the updated Angle Lake District boundary, which was revised to include the Commission's recommended changes to align the southwest boundary with the SR 509 Extension right-of-way, along with another change to align the western boundary with the edge of the future south airport access. The Commission concurred with the changes.

Ms. Kaehny then turned to the Urban Design Framework and asked the Commission for any additional comments they would like to make on this chapter, since it was previously reviewed at the March 3, 2015, meeting. Commission discussion on this chapter included the following:

- A question on the uses allowed in the Sub-District 3: Commercial/Flex area, specifically whether a parking garage with office tower type development would be allowed. Mr. Scorcio clarified that this type of use would be allowed.
- A concern was voiced regarding the Port of Seattle’s proposed Sustainable Master Plan (SAMP) for the airport and asked how the City is responding to the language indicating that the SASA (South Aviation Support Area) concept is once again being proposed adjacent to the Angle Lake District. Community and Economic Development Director Joe Scorcio and Economic Development Manager Jeff Robinson responded that City Council and City staff are following the SAMP issues closely, and that the City is also working on these issues as part of the ILA (inter-local agreement) update with the Port.
- In response to a question about how the Planning Commission could weigh in on the proposed SAMP, Mr. Scorcio and Mr. Robinson indicated that policy language in the Angle Lake District Station Area Plan and Comprehensive Plan could be strengthened, and that Commissioners could attend meetings and public hearings as individuals.
- Commissioner Dantzler asked that language in the description of Sub-District 4: Port of Seattle Properties (p. 29 of the Draft Plan) further specify that “outside the fence airport uses as opposed to inside the fence uses be in this area.”
- Commissioner Scully also suggested language for this section emphasizing the desire for land uses that are compatible with transit-oriented development and the creation of an environment for people and walking around.
- Ms. Kaehny stated that additional language would be drafted for the Sub-District 4: Port of Seattle Properties section based on the commissioners’ comments.
- Mr. Scorcio noted that it would be important that the proposed FAA office that may locate on Port Property would be outward facing rather than face inward toward the airport.
- Mr. Robinson said that the Planning Commission will be provided with links to the Port’s SAMP information. (Please see a link to the Port’s SAMP project website here: <https://www.portseattle.org/Business/Construction-Projects/Airport-Projects/Pages/airport-master-plan.aspx>.)

Ms. Kaehny asked if the Commission was in general agreement on the remaining content of the Urban Design Framework Chapter, and the Commission voiced their agreement.

Ms. Kaehny then turned to the review of the Implementation Chapter, which included the following discussion items:

- The commissioners reviewed the land use actions and implementation steps and concurred with the proposal to change the language of LU-7, on p. 42, so that it would read “consider” or “explore food trucks, food carts and other uses that can increase activity in the District.” Commissioner Scully suggested that a phased approach, which could include a pilot project, be considered, and that food trucks could be good for small business development. Commissioner Todd supported the development of a framework for allowing food trucks.
- The commissioners discussed and supported proposals to consider changes to multifamily housing development standards that address ground floor commercial requirements, changes to densities in certain areas, and the adoption of a Multifamily Tax Exemption Program in the District.

- The commissioners reviewed and discussed the implementation of connectivity strategies including the reconfiguration of S 200<sup>th</sup> Street and promoting new east-west bus service on S 200<sup>th</sup> Street that would utilize the new bump outs Sound Transit is building adjacent to the station. As part of discussions regarding Sound Transit's Federal Way extension project, Mr. Scorcio pointed out that this project will directly impact the District and that Council will address language in agreements for that project that minimize impacts. Language regarding this project will be added to the plan, consistent with policy language in the Comprehensive Plan.
- Commissioner Scully requested that language regarding the impacts of the SR 509 extension also be added to the plan, including the mitigation identified in past planning documents.
- The commissioners reviewed the urban design implementation steps and there was discussion about encouraging flexibility for developments. Mr. Scorcio suggested that implementation action UD-5 be changed to read "Consider incentives to promote master plans for larger sites."
- Commissioner Todd asked about promoting low income commercial uses and Mr. Robinson responded that there are programs such as a federal tax credit program which support such efforts.

Ms. Kaehny asked if there was general agreement regarding the Implementation Chapter and the Commission voiced their agreement.

Commissioner Chapin raised questions about the overall implementation of the plan, noting that there have been few changes to the S 154<sup>th</sup> Street Station Area. There was discussion about the history of the S 154<sup>th</sup> Station Area and the Urban Land Institute's (ULI) recent study on how best to redevelop the area. Mr. Scorcio invited the commissioners to attend the ULI Technical Advisory Panel (TAP) presentation on their recommendations for the S 154<sup>th</sup> Street Station Area, which will be given at the April 14, 2015 regular Council meeting.

## **6. CED Director's report**

Director Joe Scorcio again encouraged the Commission to attend the April 14<sup>th</sup> ULI TAP presentation.

Mr. Scorcio stated that he had hoped to provide the Commission with a date for City Council's follow up meeting with Port officials on the SAMP, but said he will have to provide it once a date has been identified. He said that Council took public testimony and will have another opportunity to give comments directly to Port staff at the follow up meeting. He also clarified that there are two Port presentations on the SAMP, and that those will be provided to the Commission.

Mr. Scorcio provided the Commission with copies of the Community and Economic Development Department's Performance Board and described how it provides a set of accountability measurements that were developed as part of City staff's "Align and Improve" efforts. The Board is currently set up in the Department's lobby as a means of providing information to the public and will be updated regularly.

**8. Adjournment**

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:43 p.m.

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