

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of March 3, 2015**  
**Regular Meeting**

**Members present:** Roxie Chapin, Tom Dantzler, Robert Scully  
**Members absent:** Joe Adamack (excused); Jim Todd (excused)  
**Staff present:** Joe Scorcio, CED Director; Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner; Mike Scarey, 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 February 17, 201 meeting as written. **Passed 3-0.**

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

Senior Planner Kate Kaehny noted that this is the second review session of the final draft of the Plan. She provided the Commission members with complete copies of the draft document, noting that it still needs to be refined once imported into a publishing program.

In order to keep on schedule, the Commission was asked to consider whether they would be able to meet on March 31<sup>st</sup> (a 5<sup>th</sup> Tuesday this month). After discussion, the three members present decided this decision should be made at the next meeting when hopefully all members are in attendance.

Ms. Kaehny then reviewed the changes that have occurred since the Commission's last review. She noted that the Guiding Principles section has been changed to group the various principles under headings. The Commission concurred with these changes.

The Urban Design Framework section is intended to focus on developing the district as a pedestrian-friendly environment, with a distinctive character and with building that activate the street. There are now four subdistricts being proposed, each intended to have a different character.

SubDistrict 1 (the Core) is intended to have the greatest intensity of development and feature active ground-floor uses that complement the light rail station plaza. The Commission discussed

the desirability of having food trucks at the plaza (and potentially elsewhere). Ms. Kaehny noted it will be necessary to amend zoning regulations to facilitate this idea.

The remaining subdistricts were then reviewed for their intended character and development.

Ms. Kaehny pointed out some differences between the proposed Plan boundary and the Interim Angle Lake Station Area regulations. For example, the boundary north of S. 200<sup>th</sup>, east of International Blvd, has been moved east to coincide with the Urban Center boundary.

The Commission suggested moving the western boundary, south of 200<sup>th</sup>, to the west to coincide with the SR-509 right-of-way.

Ms. Kaehny then reviewed the connectivity strategies. The Commission noted that roundabouts are not always a friendly environment for pedestrians. The Ped/Bike strategies were also reviewed. The Commission asked staff to find out what levels of lighting Sound Transit is providing as part of their required improvements in the area.

The Urban Design language was then reviewed. A discussion of street trees ensued, with the Commission expressing concern with maintenance and potential conflicts with lighting and pedestrian safety. The potential of forming a business improvement district in order to address maintenance was discussed.

Ms. Kaehny then reviewed the next steps to be taken, with the intent of having a public hearing on the proposal on either April 7 or April 21.

## **5. Briefing on Major Comprehensive Plan Update – Environment, PROS and Community Design Elements**

Senior Planner Mike Scarey noted that this evening would be the second time the Commission has reviewed these elements. Staff is seeking any final comments from the Commission before a final draft version of the complete plan is provided prior to the scheduled March 17<sup>th</sup> joint meeting with the City Council.

Mr. Scarey noted that the Environment element was last reviewed in June 2014. He reviewed the minor changes that have occurred since that time.

Changes to the PROS (Parks, Recreation and Open Space) element were reviewed. This had last been reviewed by the Commission in March 2014. The Commission noted that a cross-reference to the Capital Facilities Element should be included in this element.

Mr. Scarey reviewed the Community Design Element, noting that it has not been previously reviewed, as it was necessary to complete other elements first. He advised the Commission that these policies are not specifically intended to be a basis for a design review process or other code amendments.

**6. CED Director's report**

Director Joe Scorcio reminded the Commission of the March 17<sup>th</sup> joint meeting with the City Council, to review the Comprehensive Plan.

Mr. Scorcio advised the Commission of movement of offices and workspaces occurring within the CED Department.

Mr. Scorcio provided some statistics concerning registration and anticipated attendance for various sessions at the National APA Convention in April.

**8. Adjournment**

Moved and seconded to adjourn. Motion passed 3-0. The meeting adjourned at 7:43 p.m.

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