

CITY OF SEATAC
PLANNING COMMISSION
Minutes of November 15, 2016
Regular Meeting

Members present: Tom Dantzler, Robert Scully, Jim Todd
Members absent: Roxie Chapin
Staff present: Joe Scorcio, Acting City Manager; Jeff Robinson, Acting CED Director; Steve Pilcher, Planning Manager; Al Torrico, Senior Planner; Kate Kaehny, Senior Planner

1. Call to Order

Chair Todd called the meeting to order at 5:32 p.m.

2. Public Comment

Wes Wood, Dollar Development, spoke to Dollar's attempt to build a hotel and retail project in conjunction with a parking garage at 176th and International Blvd. These plans were first developed 10 years ago, but have been stymied by the City's regulations. He stated the current regulations do not allow enough parking stalls to make a parking garage project financially feasible. They need approx. 1600-1700 stalls in a parking garage. He thanked the Commission for taking up this topic.

3. Approval of Minutes

Moved and seconded to approve the minutes of the November 1, 2016 regular meeting as written. **Passed 3-0.**

4. Worksession on S. 154th St. Station Area regulations

Senior Planner Al Torrico presented a proposed timeline for working through the regulations, with the goal of conducting a public hearing on March 21, 2017. He noted this schedule may require an additional meeting in January.

Mr. Torrico stated the intent of the project is for these standards to be similar to those recently adopted for the Angle Lake Station area, so those standards are being used as the basis for these. He presented some draft language that the Planning staff is discussing concerning "departures." Currently, there are little criteria in the Zoning Code for these administrative approvals, which may be granted for a wide variety of development standards. Staff is suggesting narrowing down the range of standards for which a departure may be granted.

Mr. Torrico then reviewed the draft Land Use Charts, which are similar to the Angle Lake regulations. He noted these are not a final draft.

The Commission asked for clarification about the district boundaries; how staff is coordinating with the City of Tukwila and how the land uses relate to transit oriented development.

5. Worksession on City Center Park'n'Fly regulations

Senior Planner Kate Kaehny reviewed the material that was included in the Commission's packet and then reviewed a PowerPoint presentation, which summarized how the existing program works and what are the goals/vision for parking garages as outlined in the City Center Plan. She noted the existing standards call into question the economic viability of constructing a parking garage.

Ms. Kaehny then presented a series of charts contrasting what could be possible under the original 1999 code; under the 2012 Ad Hoc Committee proposal; under the existing code; and under the staff suggested scenario. In terms of the bonuses available, she noted it is a question of what should be incentivized.

Commissioners discussed a concept of pedestrian bridges as put forth by Councilmember Rick Forschler. There was also a discussion of the long history of the former Ad Hoc Committee and how the staff arrived at its recommendation.

Moved and seconded to adopt the staff recommendation. Passed 3-0.

Ms. Kaehny mentioned that future discussion points will include building design and bulk standards.

6. CED Director's Report

Acting CED Director Jeff Robinson mentioned that The Reserve (senior housing project) is nearing completion and also noted the status of four hotel projects. He invited Commissioners to attend the Seattle Soundside breakfast meeting to be held on December 1 and noted there will be a meeting regarding the Port of Seattle's Sustainable Airport Master Plan (SAMP) on November 17 at the airport.

Acting City Manager Joe Scorcio commented about progress with the City budget and upcoming Council meetings. He also commented on the City's SEPA appeal regarding the Flight Corridor Safety Program.

Planning Manager Steve Pilcher noted that Sound Transit is publishing the Final EIS for the Federal Way Link Extension project.

7. Commissioners' Reports

Commissioner Dantzer related problems with security at the new Angle Lake Station parking garage.

8. Adjournment

Moved and seconded to adjourn. Motion passed 3-0. The meeting adjourned at 7:19 p.m.