



City Manager's Weekly Update

July 23, 2010

Dear Mayor, Councilmembers, Residents, and Employees:

Special Land Use and Parks Committee (LUP) Meeting on July 26: There will be a Special meeting of the LUP Committee on Monday, July 26 from 5:30 to 7:00 PM, in the Council Chambers, SeaTac City Hall (see the attached announcement). The purpose of this meeting is to solicit public input about one of the Comprehensive Plan amendment proposals that the City is considering this year. This proposal deals with the potential for a revised vision for the SeaTac/Airport Station Area. The Station Area is bounded by International Boulevard, S. 170th Street, 32nd Avenue S., and S. 181st Street. A display ad was published in the July 23 edition of the *Highline Times*, notices have also been sent to affected property owners (both inside the Station Area and within 1,000 feet of it) and attendees of the December 17, 2009 Open House.

Please note that the regular LUP meeting will be held as scheduled on Tuesday, July 27 from 2:30 to 4:00 PM. For more information about the Special LUP meeting, please see the Events Calendar on the City's website www.ci.seatac.wa.us or call the Department of Planning and Community Development at 973.4830.

Council Coffee Chat: Wednesday July 28, from 5:30 – 7:00 PM, at the Family Resource Center, located at 4040 S. 188th Street, Suite 100. Come by for a cup of coffee and informal chat with a few of your City Councilmembers in a relaxed setting.

King County selects a Crisis Diversion Provider: The Downtown Emergency Service Center (DESC) has been selected as the successful provider for the Crisis Diversion Facility and the Mobile Crisis Team. DESC was previously awarded the Crisis Diversion Interim Services component under an earlier solicitation. The proposed location for all operations is within the City of Seattle. As such, the City of SeaTac is no longer being considered as a location for a Crisis Diversion Facility. The County is currently in contract negotiations with DESC.

House Fire Injures Six People: On July 17, at approximately 8:30 AM, SeaTac Fire Department Engines 46, 47, and Battalion 45 responded to reports of heavy smoke coming from a house in the 3000 block of S. 190th Street, and that there might be a person trapped inside. On arrival Engine 46 reported smoke from the front door and verified that all of the occupants were out of the house. The fire was quickly extinguished. Five of the occupants were treated for minor smoke inhalation and transported to a local hospital, the sixth, was treated at the scene. The cause of the fire was determined by the King County Fire Investigation to be an accidental cooking fire. Assistance was provided by Burien and Tukwila Fire Departments and King County Medic One.

Attachments:
Special LUP meeting

Agendas:

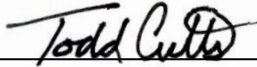
Special Meeting Land Use Parks Committee	7.26.10
Land Use and Parks Committee	7.27.10
Transportation and Public Works Committee	7.27.10

Minutes:

Hotel/ Motel Tax Advisory Committee	7.14.10
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You can view the City's Event Calendar at:

<http://www.ci.seatac.wa.us/index.aspx?page=16>



Todd Cutts, Interim City Manager



**The City of SeaTac
invites you to attend a**

**MEETING OF THE SEATAC
LAND USE AND PARKS COMMITTEE**

**FOCUSING ON PROPOSED AMENDMENTS TO THE
SEATAC COMPREHENSIVE PLAN'S
SEATAC/AIRPORT STATION AREA ACTION PLAN**

on

Monday, July 26th, 2010, 5:30 PM to 7:00 PM

**Open House at 5:30
Presentation and Public Comment 6:00 – 7:00**

Location: Council Chambers, SeaTac City Hall
4800 South 188th Street, SeaTac, Washington

For more information, please see:
www.ci.seatac.wa.us and check the CITY CALENDAR

or contact:
Mike Scarey (mscarey@ci.seatac.wa.us)
at (206) 973-4830



Land Use and Parks Committee “Special Meeting” Agenda

Monday, July 26, 2010*
5:30 – 7:00 PM
Council Chambers, SeaTac City Hall

Members:
Mia Gregerson, Chair
Ralph Shape
Pam Fernald

Staff Coordinator: Steve Butler, Planning and Community Development Director

Meeting Purpose: The purpose of this Special Meeting of the Land Use and Parks (LUP) Committee is to provide information and hear the public’s thoughts, early in the process, about proposed Comprehensive Plan Amendment #S-1: Potential change in the vision for the SeaTac/Airport Station Area Action Plan.

Meeting Agenda

5:30	Open House
6:00	Staff Presentation and Public Comment
7:00	Adjournment

Additional Information: For more information about this amendment proposal, please go to the City of SeaTac website (<http://www.ci.seatac.wa.us/index.aspx?page=16&recordid=1154>) or call the SeaTac Planning and Community Development Department at 206-973-4830.

* The regular LUP Committee meeting will also be held on July 27, 2010, 2:30 – 4:00 p.m.



Land Use and Parks Committee Agenda

Tuesday, July 27, 2010*
2:30 – 4:00 PM
Airport Conference Room 345

Members:
Mia Gregerson, Chair
Ralph Shape
Pam Fernald

Staff Coordinator: Steve Butler, Planning and Community Development Director

Meeting Agenda**

1. Presentation on Transit-Oriented Development Principles and Local Examples –*Dan Bertolet and Dave Cutler, Urban Designers, GGLO Architects [30 Minutes]*
2. Monthly Update on the Zoning Code Update Ad Hoc Committee’s Progress – *Kate Kaehny & Anita Woodmass [10 Minutes]*
3. Discussion about the “Final Docket” of 2010 Proposed Comprehensive Plan Amendments (with a focus on “Changing the Vision for the SeaTac/Airport Station Area” proposal) – *Steve Butler & Mike Scarey [15 Minutes]*
4. Continued Discussion about Proposed “Electric Vehicle Charging Stations” Ordinance – *Jack Dodge [5 Minutes]*
5. Discussion about Next LUP Meeting Date – *Mia Gregerson [2 Minutes]*

* There will also be a “special” LUP Committee meeting on July 26, 2010, 5:30 – 7:00 p.m. to get public input on the “Potential Change to the Vision for the SeaTac/Airport Station Area” Comprehensive Plan amendment proposal.

** The Major Projects Map and List are attached to this agenda and updated monthly. Any questions about them will be answered by staff at the end of the LUP meeting, time permitting.

MAJOR DEVELOPMENT PROJECTS

7-27-10

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. The public hearing for the Rezone and Conditional Use Permit (CUP) was conducted by the Hearing Examiner on June 17, 2010. Both the Rezone and CUP were approved by the Hearing Examiner.

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. **New McMicken Heights Elementary School – 3708 S. 168th St.**

Demolish and replace the existing McMicken Heights Elementary School with a new two (2) story, 66,500 sq. ft. facility.

Highline School District

Update: Building construction continues.



*New/Change in Status Since Last Meeting
DRC – Development Review Committee

MAJOR DEVELOPMENT PROJECTS

7-27-10

6. No Project

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

Proposed 28 lot subdivision.
Castello Land Company

8. **Wally Park (L & R) - 18613 International Blvd.**

Construction of a parking structure of approximately 1,600 parking spaces and at least 13,800 sq. ft. of retail/mixed use/service use.

Update: Storm detention vault constructed. Construction of garage continues.

L & R Investment Company
600 Spring Street, Ste 1700
Los Angeles CA 99014



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. Building Permit under review.

Schneider Homes Inc.

10. **O'Reily Auto Parts, Formerly Auto Zone – 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: Building Permit submitted, under review.

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.

MAJOR DEVELOPMENT PROJECTS

7-27-10

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

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

13. No Project

14. No Project

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

Construction of buildings in Pod A continues.

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

16. No Project

17. **Soundview Apartments – 21428 International Blvd.**

92 unit apartment building.

Update: Framing of all buildings completed. Painting of façade completed. Project sold to new developer (still unnamed) who will complete the project.

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

Update: The SEPA determination was appealed to the Hearing Examiner. The SEPA appeal hearing and public hearings on the preliminary plat and requested variance was conducted by the Hearing Examiner on 11/19/09. The SEPA appeal and variance request was denied by the HE. The preliminary plat was approved. The HE decision regarding the preliminary plat has been appealed to the City Council. The appeal has been dropped based upon the signing of a “Settlement Agreement”



Figure 1 Polygon - Pod A



Figure 2 Polygon - Pod A



MAJOR DEVELOPMENT PROJECTS

7-27-10

between the appellant and property owner. The Shoreline Substantial Development Permit (SDP) was issued and approved by the Department of Ecology.

Chris Coluccio

19. **Loudin 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: The applicant has demolished the front of the existing building and striped off the siding of the remainder of the building in preparation of installing new siding and construction of a new building front.



Robin Loudin
16005 International Blvd.

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

Proposed 24 unit townhouse development.

Update: SEPA application submitted on 4/27/07. Working with the applicant regarding the multifamily design standards.

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.

3225 & 3240 S.152nd St.

MAJOR DEVELOPMENT PROJECTS

7-27-10

22. **Two Hotel Projects (Now One [1] Hotel – Hampton Inn)**

The property owner has submitted a revised site plan for only one (1) hotel of 220 rooms instead of two hotels. A building permit has been submitted. The building plans are under review. The existing building on-site is now under demolition.

18850 28th Ave. S.

23. **Residence Inn Hotel**

Proposed 150 room hotel, presented to DRC on 4/10/07. Project proponents attended second DRC meeting on 8/5/08 regarding potential access to the project via Angle Lake Park. Under site plan review. Public Meeting held 1/6/09 regarding propose access from Park access road. 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 a access easement on the adjacent property.



MAJOR DEVELOPMENT PROJECTS
7-27-10

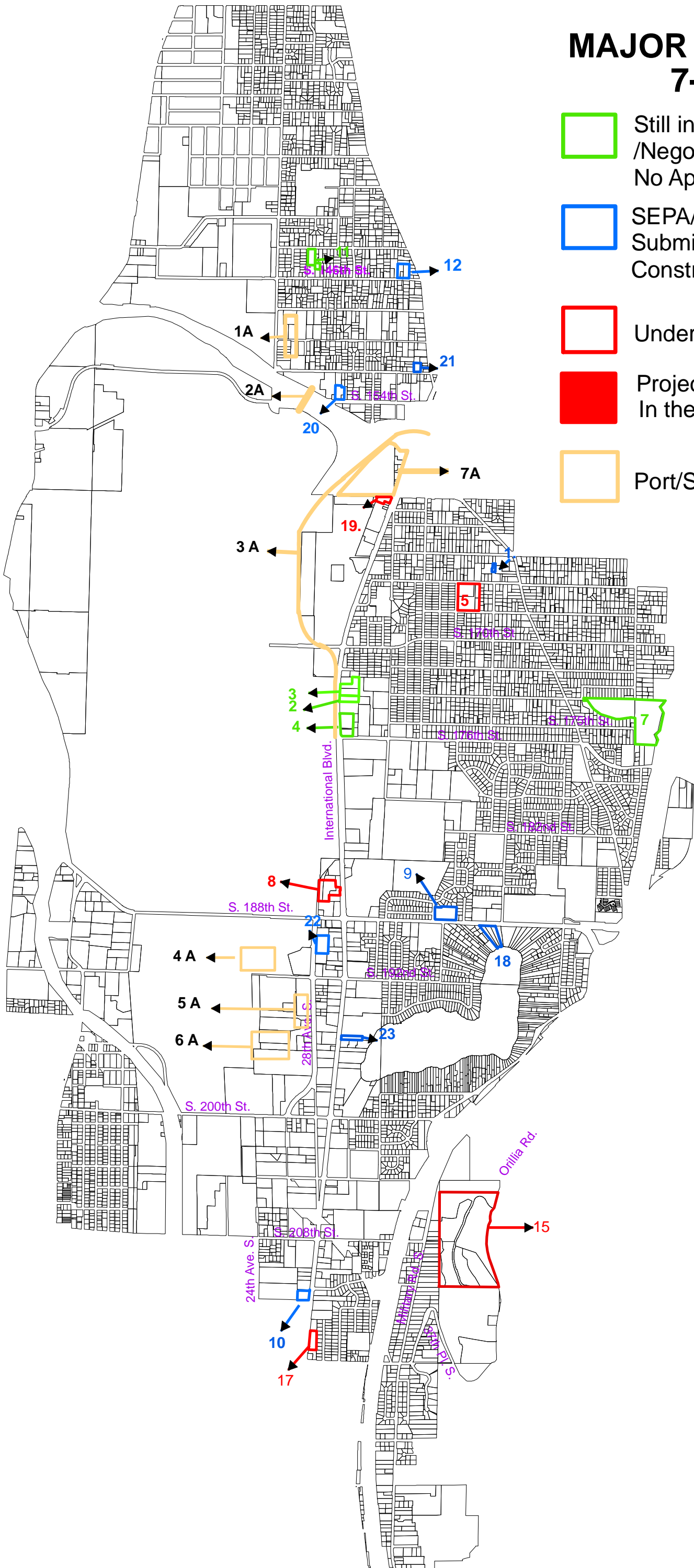
PORT/SOUND TRANSIT PROJECTS (Projects Proposed within the next 2-4 Years)

- 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 – Concrete supporting columns being poured. Garage under construction. Final roof beam installed.



MAJOR PROJECTS 7-27-10

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





Transportation and Public Works Committee Meeting Agenda

July 27, 2010

4:00 PM

Airport Conference Room 345

Members:

Ralph Shape, Chair

Mia Gregerson

Rick Forschler

Staff Coordinator: Tom Gut, Public Works Director

Item #1 to be reviewed jointly with Land Use and Parks Committee

1. Presentation on "Tukwila South" Project Implementation with a focus on Road Improvements - *Tukwila Public Works Director Bob Giberson and City Engineer Robin Tischmak (20 minutes)*
2. Motion authorizing purchase of salt brine making equipment - *Sean Clark (15 minutes)*
3. Motion approving low bidder for re-roof of City Hall - *Pat Patterson (5 minutes)*
4. Confirm August T&PW schedule - *Tom Gut (5 minutes)*

City of SeaTac

Hotel/Motel Tax Advisory Committee Meeting

July 14, 2010

Draft Meeting Notes

Hotel-Motel Members Present: Mayor Terry Anderson, Chair; Pat Baker; Cathy Heiberg; Nancy Hinthorne; Naomi Ishikawa, Roger McCracken; Jerry Stotler; Frank Welton
Members Absent: Jeff Hart

Others Present: Mike Bush, Museum of Flight; Doris Cassan, Dollar Rent-a-Car; Allison Clark, SW King County Economic Development Initiative; Ashley Comar, SSVS; Benita Corley, Clarion Hotel; Rick Forschler, SeaTac City Council; Mike Hallman, Museum of Flight; Phillip Hallstrom, PJKH, LLC; Frank Hanson, Citizen; Judith Kalfon, Radisson; Katherine Kertzman, SSVS; Elizabeth Paulsen, CeSI; Anthony Spain, NW Symphony Orchestra;

Meeting Duration: 3:00 – 5:00 p.m.

Staff Present: Todd Cutts, Interim City Manager; Mike McCarthy, Finance Director

AB #	Topic	Disposition
	2. Adoption of Minutes of June 9, 2010 – Mayor Anderson	<input type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommended for: <input checked="" type="checkbox"/> Approval(s) <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Motion by McCracken, Second by Welton
	3. Presentations from 2011 H/M Tax Fund Applicants	<input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to: Robinson outlined the process for selecting fund recipients and the summarized the City Council budget process. <ul style="list-style-type: none"> • <i>Presentations were made by the following applicants for 2011 funding from the Hotel/Motel Tax Fund:</i> • <i>Seattle Southside Visitor Services, Katherine Kertzman</i> • <i>SW King County Chamber of Commerce, Nancy Hinthorne</i> • <i>Museum of Flight, Mike Bush</i> • <i>Anthony Spain, NW Symphony Orchestra</i> • <i>SW King County Economic development Initiative</i>

		<i>/ Business Attraction Program, Allison Clark</i>
	4. STR Discussion, Jerry Stotler	<input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to: <ul style="list-style-type: none"> • <i>The committee reviewed the most recent report which indicated a slow, but steady recovery in occupancy rates but with RevPar still lagging. Welton and Stotler led the discussion on the significance of the statistics. The downtown Seattle market has been busy in July and began creating compression with the SeaTac market also experiencing a strong month.</i>
	5. . Update on SeaTac Specific Tourism Marketing Project – Katherine Kertzman, Elizabeth Paulsen, Ashley Comar	<input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to: <ul style="list-style-type: none"> • <i>Kertzman, Paulson and Comar gave a computer-generated presentation on the lodging marketing strategies. Initially there will be 50 on-line display ad placements. Tracking will begin on the number of impressions, click-throughs and conversions to determine which type of web-based value propositions are working best. The committee will be getting monthly reports from SSVS on the project.</i>
	6. Other Business	<input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to: <ul style="list-style-type: none"> • <i>Robinson announced that Al Torrico from the Planning Department and serves as the Port of Seattle liaison for the City plans to attend the H/M Committee meetings to keep the group informed on issues that may have an effect on the lodging, parking and tourism sectors.</i>
		<i>The meeting adjourned at 5:00 pm</i>