

*“Special Meeting” Of The City Of SeaTac Planning Commission*  
**JOINT MEETING**  
**OF THE SEATAC AND TUKWILA PLANNING COMMISSIONS**  
**June 17, 2010**  
**6:00 p.m. to 7:30 p.m.**  
**Tukwila Community Center – Meeting Room A**  
**12424 42nd Avenue South, Tukwila\***

**JOINT MEETING AGENDA**

**1. Welcome and Introductions:**

Jack Pace, Tukwila Community Development Director began the meeting by asking everyone to introduce themselves. He stated that all local jurisdictions would be required to update their Comprehensive Plans in 2014, this is a good opportunity to discuss overlapping issues and projects of mutual interest.

**2. Staff Presentations:**

**A. Overview of Current Tukwila Projects (By Nora Gierloff)**

Tukwila South – Tukwila annexed approximately 259 acres between Orillia Road, I-5, and South 204<sup>th</sup> Street in late 2009. Infrastructure improvements will begin soon, but it could be twenty to thirty years before the area is fully developed.

Tukwila Village – Tukwila has purchased property at South 144<sup>th</sup> Street & International Boulevard for a mixed-use development to include public gathering spaces, a library, and active ground floor retail with housing above. The project is currently on hold due to current market conditions.

Tukwila Urban Center - Encompasses roughly the area between I-5, I-405, the Green River, and South 188<sup>th</sup> Street. This project was begun in 2002, the vision being to break the area up into distinct districts to support Southcenter mall, providing housing, recreation, and office uses. Form-based Code regulations focus on sidewalk width, street trees, building height, and transparency, with less emphasis on uses to allow as much flexibility as possible.

Shoreline Master Program – This project was submitted to the Department of Ecology for approval in late 2009.

Sensitive Areas Ordinance Update – The Planning Commission is currently reviewing this issue which is focused on wetlands and water courses and intended to dovetail with the Shoreline Master Program.

Sign Code Rewrite – The Planning Commission has made their recommendation to the City Council who is just beginning their review.

Upcoming Work Plans include the annual Comprehensive Plan amendment process, updates to the manufacturing and industrial center, tree ordinance update, and the urban center plan.

## **B. Overview of Current SeaTac Projects (By Steve Butler)**

Implementation of SeaTac’s South 154<sup>th</sup> Street Station Area Action Plan – The goals for this area is to develop a pedestrian and transit-friendly area, encourage a mix of uses such as retail, public plazas, mixed-use residential with the most intensive closest to the station, high quality design, surface and structured parking, and to build on the cultural diversity of the area. Various street improvements were reviewed, as well as the City’s plans for property it purchased at South 154<sup>th</sup> Street and International Boulevard.

SeaTac/Airport Station Area Plan – The vision for this area includes signature development, a public plaza at the base of the bridge over International Boulevard, an area intended as a drop-off point for light rail patrons, hotels, a parking structure with residential above, and new streets to break up superblocks. The vision for this station area is currently being revisited, however, a major change to more airport-related uses may result.

South 200<sup>th</sup> Street Future Light Rail Station – Construction was to be completed by 2021, but Sound Transit is now determining if completion could occur as early as 2015. There is a lot of opportunity for redevelopment and transit-oriented development in this area.

Major Zoning Code Update – The update is intended to improve organization and consistency. An Ad Hoc Committee was formed in late 2009, and is currently conducting an in-depth review of the City’s code with additional review by the Land Use & Parks Committee, the Planning Commission, and City Council.

Electric Vehicle Charging Station Regulations – the State mandated all cities meeting certain criteria to have regulations in place by July 1, 2010. However, no penalties are currently imposed since model regulations to be developed by Puget Sound Regional Council won’t be ready until late summer. Proposed regulations meeting the minimum requirements and intent of the law are now being reviewed.

Wellhead Protection and Steep Slope Regulations Update – Current standards are minimal. Updated standards will provide additional protection for public water supplies through more restrictions on types of uses and operating practices in the vicinity of water supplies. Steep Slope regulations may be reviewed to allow more flexibility.

Additionally, projects under construction include a new elementary school, a parking structure, multifamily development along Orillia Road, and the Port of Seattle's new rental car facility at South 160<sup>th</sup> Street and International Boulevard.

**3. Planning Commission Discussion, Including Issues with the Potential for Future Coordination and Collaboration:**

Discussion was held on various topics including: (1) Setting agendas; (2) The two Planning Commissions exchanging information about similar issues, and the two jurisdictions working together; (3) Compatible development along mutual borders; (4) Issues with Sound Transit; (5) Encouraging growth and attracting business in the current economic economy; (6) Developing a community fabric; (7) The SR 509 extension; (8) The use of an ombudsman, and Tukwila's decision-making process; and (9) Development Agreements.

**4. Adjournment:**

The meeting was adjourned at 7:50 p.m.