

City of SeaTac

Council Workshop Minutes Synopsis

April 26, 2011
5:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Workshop was called to order by Mayor Terry Anderson at 5:10 p.m.

COUNCIL PRESENT: Mayor Terry Anderson, Deputy Mayor (DM) Gene Fisher, Councilmembers (CMs) Rick Forschler, Anthony (Tony) Anderson (*arrived at 5:11 p.m.*), Ralph Shape, Pam Fernald, and Mia Gregerson.

STAFF PRESENT: City Manager Todd Cutts, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Program Manager Soraya Lowry, and Police Administrative Captain Annette Louie.

PRESENTATION:

● Sound Transit on Budget and South 200th Street Extension Project Update

Program Manager Soraya Lowry introduced Executive Director of Business Services Ron Lewis, Expert Civil Engineer Rod Kempkes, and Outreach Expert Jennifer Lemus.

CMA. Anderson arrived at this point in the meeting.

Mr. Lewis introduced Government and Community Relations Specialist Rachel Smith and Project Manager Mark Johnson. Mr. Lewis gave an update on the design refinement: Sound Transit Consultant work product completed in March, (3rd party risk, permitting process, need to acquire property as potential risk factors); Right-of-Way (ROW) Certification, Parking Demand Study (highest when South 200th Street station is used as a terminus), Traffic Study Update, and Environmental Documentation.

Mr. Kempkes reviewed the risk assessment and Value Engineering Study.

Mr. Lewis stated that as a result of the economic downturn, Sound Transit is considering the timing to extend beyond South 200th Street. Ms. Smith stated that the earliest the next section will be completed is 2023.

Sound Transit staff has been directed to review options to manage parking demands and are considering options for electric charging station(s).

Ms. Lemus reviewed Community Outreach: March 2 open house with 150 attendees, currently identifying and interviewing major stakeholders, fielding public inquiries, attending fairs and festivals (including SeaTac International Festival), and working with adjacent property owners.

Mr. Lewis presented a South 200th Street Station Area picture depicting structured parking and construction staging/parking. It is estimated that 1,050 spaces will be needed during terminus use. When the line extends beyond South 200th Street, the demand goes down to approximately 700 spaces. Sound Transit is trying to determine how to make the best use of the property without overbuilding. It would require the City loosen the codes during the interim period.

Mr. Dantzler, property owner, stated that the goal is to make this the best transit oriented development (TOD). Sound Transit and Mr. Dantzler considered building structured parking to fulfill what Sound Transit needs temporarily but determined instead that it makes sense to use surface parking.

Mr. Lewis stated that this is conceptual at this time. Mr. Dantzler's property allows for flexibility over time.

The Next Steps include:

- Activities in Progress - finalizing station and parking location, completing environmental documentation, evaluating results of value engineering and risk assessment workshops, and reviewing and validating baseline cost estimates and schedule.
- Upcoming milestones – term sheets with City and Port of Seattle (POS), Sound Transit Board's "Go/No-Go" Decision on accelerating project delivery, development and transit way agreement, and Conditional Use Permit (CUP)-Essential Public Facility (EPF) application.

Ms. Lowry stated that the next update is scheduled for May 24, 2011.

ADJOURNED:

Mayor T. Anderson adjourned the Council Workshop at 6:00 p.m.