

# City of SeaTac

## Joint City Council / Planning Commission

### Workshop Minutes Synopsis

July 26, 2011  
5:00 PM

City Hall  
Council Chambers

**CALL TO ORDER:** The SeaTac City Council/Planning Commission Workshop was called to order by Mayor Terry Anderson at 5:08 p.m.

**COUNCIL PRESENT:** Mayor Terry Anderson, Deputy Mayor (DM) Gene Fisher, Councilmembers (CMs) Rick Forschler, Ralph Shape, Anthony (Tony) Anderson, Pam Fernald and Mia Gregerson (*arrived at 5:12 p.m.*).

**PLANNING COMMISSION (PC) PRESENT:** Vice Chair Roxie Chapin, Members Barry Ladenburg, and Tom Dantzler. Absent: Chair Daryl Tapio.

**STAFF PRESENT:** City Manager Todd Cutts, Senior Assistant City Attorney Mark Johnsen, City Clerk Kristina Gregg, Community & Economic Development (CED) Director Cindy Baker, Senior Planner Kate Kaehny, Associate Planner Anita Woodmass, Economic Development (ED) Manager Jeff Robinson, and Acting Principal Planner Al Torrico.

#### **DISCUSSION ITEM:**

##### **•City Center Park and Fly Code Update**

Senior Planner Kaehny highlighted revisions to the Park-and-Fly Code Review and Adoption Process: September 6 - new tentative date for the Joint Council / PC Public Hearing (PH), and September 20 – PC recommendation.

*CM Gregerson arrived at this point in the meeting.*

She stated that September 27 is the earliest date for Council review and action if the state grants expedited code review. Alternate dates are October 11 and 25.

Ms. Kaehny recapped the July 12 Workshop Topics. The AHC is proposing two different parking models for consideration which Ms. Kaehny detailed – Model 1: similar to existing program, and Model 2: form based program. The AHC is requesting that Council and PC select a model and development standards.

Council, PC and staff discussed the models, building types, and number of stalls allowed.

Associate Planner Woodmass provided an overview of the proposed Park-and-Fly Development Standards: (1) Site Design / Layout, (2) Commercial / Retail Building Design, (3) Parking Structure Design; and (4) Bonus Program (Model 1 only).

#### **Site Design/Layout**

The AHC agreed to maintain existing code for building orientation, pedestrian circulation, landscaping, and streetscape design.

The AHC proposed changes to the following:

- Public Open Space – 5% of site (instead of 10% of site) plus design standards;
- Building Lot Coverage – Model 1-75% (current code), Model 2-split vote for 75% (current code) or 80% (requires Council decision);
- Vehicle Circulation – remove standard (if developer constructs a street, must be per specific City Center code requirements), and Citywide Title 11 Road Standards will apply; and
- Parking Structure per Development Site – Model 1 – only 1 parking structure per development site, but lots can be subdivided to create more sites (current code doesn't allow for subdividing), and Model 2 – more than 1 parking structure per development site.

#### **Commercial Building Design**

The AHC agreed to maintain existing code for Transparency (windows), Weather Protection, Building Height, Vertical Façade Changes: Non Street Facing, and Horizontal Façade Changes: Non Street Facing.

The AHC proposed changes to the following:

- Façade Treatment up to Second Story (new standard) – Ground Floor: Comply with ground floor requirements for commercial space, windows, and weather protection and Second Floor: building façade to have appearance of commercial/office building or unique high quality architectural treatment;
- Commercial Space Depth (ground floor) – 30 feet (ft.) minimum (current code: 20 ft. minimum);

**DISCUSSION ITEM (Continued):**  
**City Center Park and Fly Code Update (Continued):**

**Commercial Building Design (Continued):**

- Commercial Ceiling Height (ground floor) – remove standard and have no requirement (current code: 10 ft.);
- Vertical Façade Change: Street facing – required every 40 ft. (current code: required every 80 ft.);
- Horizontal Façade Change: Street facing – remove the 150 ft. requirement. Building must have differentiated base, middle and top;
- Architectural Focal Points (new standard) – required on any building façade that can be seen from public view; and
- Architectural Focal Points on Corners – focal point is required but more choices available for developer to satisfy this requirement.

**Parking Design Standards**

The AHC agreed to maintain existing code for Roofline Variation, Pedestrian Building Entrances, and Parking Entrances.

The AHC proposed the following changes:

- Building Materials (new standard) - materials must be high quality, durable and a combination of brick, wood, stone, and textured concrete;
- Prohibited Screening Materials (new standard) - prohibited materials listed including: mirror glass, corrugated fiberglass, and chain link fencing;
- Screening: Upper Floors – retain code but remove option for planter boxes;
- Screening: Ground Floor – retain code but remove glass window display cases option and allow transparent or opaque glazing;
- Blank Walls – remove standard as it is covered by other sections of the code; and
- Crime Prevention Through Environmental Design (CPTED) – maintain current code with four additional new standards (requested by Police Department).

**Bonus Program – Applies to Model 1 Only**

The AHC agreed to maintain existing code for Water Feature/Public Art.

The AHC proposed changes to the numerical values as follows:

- Right-of-Way (ROW) Bonus – 1 stall per 100 square feet (sq. ft.) of ROW per City Center Plan (currently 1 stall per 150 sq. ft.);
- Public Open Space Bonus – 1 stall per 100 sq. ft. of Open Space (currently 1 stall per 150 sq. ft.);
- Commercial/Service/Residential Space Bonus – 1 stall per 25 sq. ft. of space (currently 1 stall per 250 sq. ft.); and
- Hotel/Motel Unit Bonus – 1 stall per hotel/motel unit (currently .5 stall per unit).

Discussion ensued regarding the bonus program

**ADJOURNED:**

Mayor T. Anderson adjourned the Council Workshop at 5:52 p.m.