

# Development and Transit Way Agreement

## South Link Project

### City of SeaTac and Sound Transit

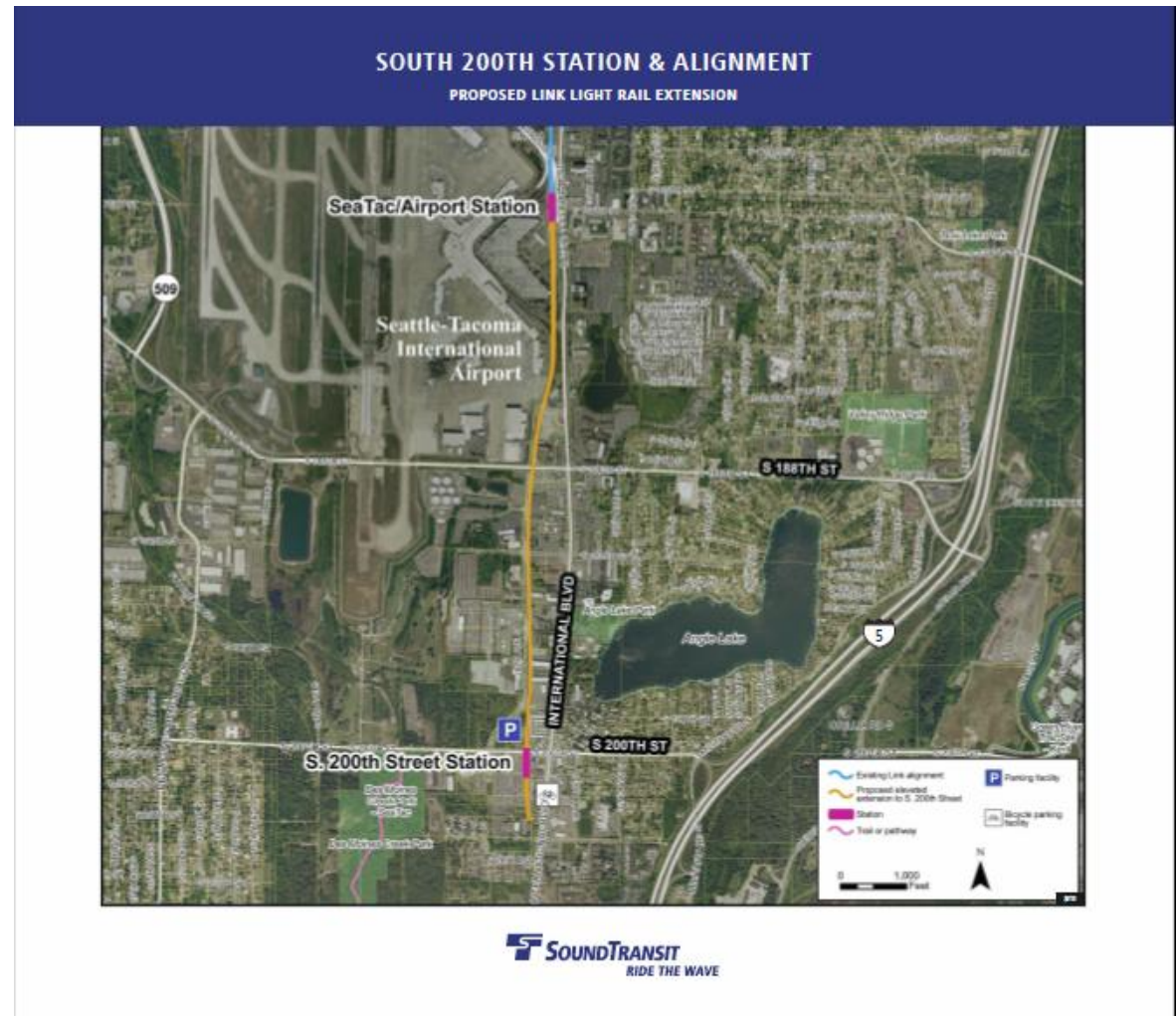
Public Hearing  
June 12, 2012

# Goals

- Project Overview
- Benefits of development agreement
  - Public benefit to City
  - Project certainty for Sound Transit
- Public Review Process
- Schedule
- Next Steps

# Project Overview - Alignment

- 1.6 miles
- Elevated
- New station at S. 200<sup>th</sup> / 28<sup>th</sup> Ave. S.
- Operational September 2016



# Project Overview - Guideway



# Project Overview - Vicinity Map



# Project Overview - Aerial View to NE



# Project Overview - Station North Plaza

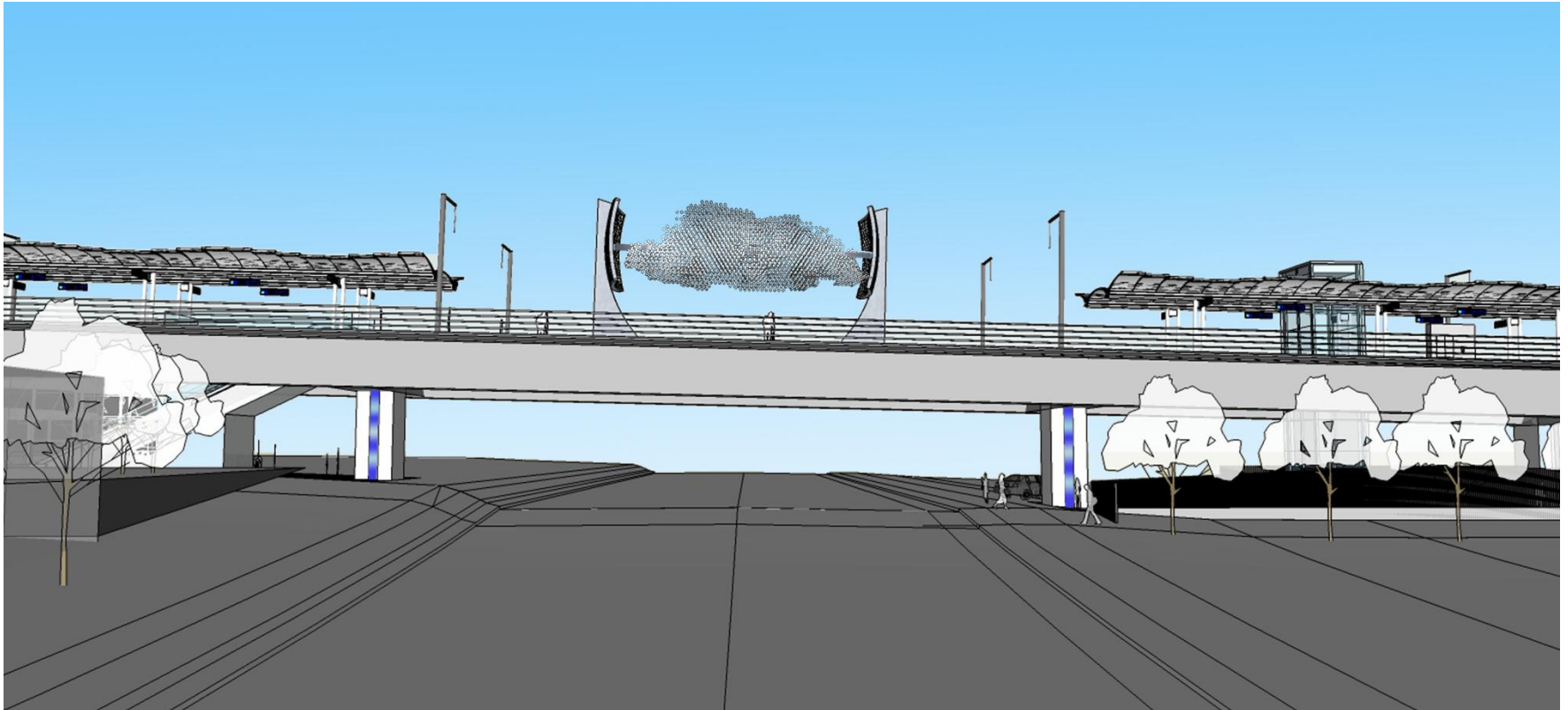


# Project Overview - Station Platform

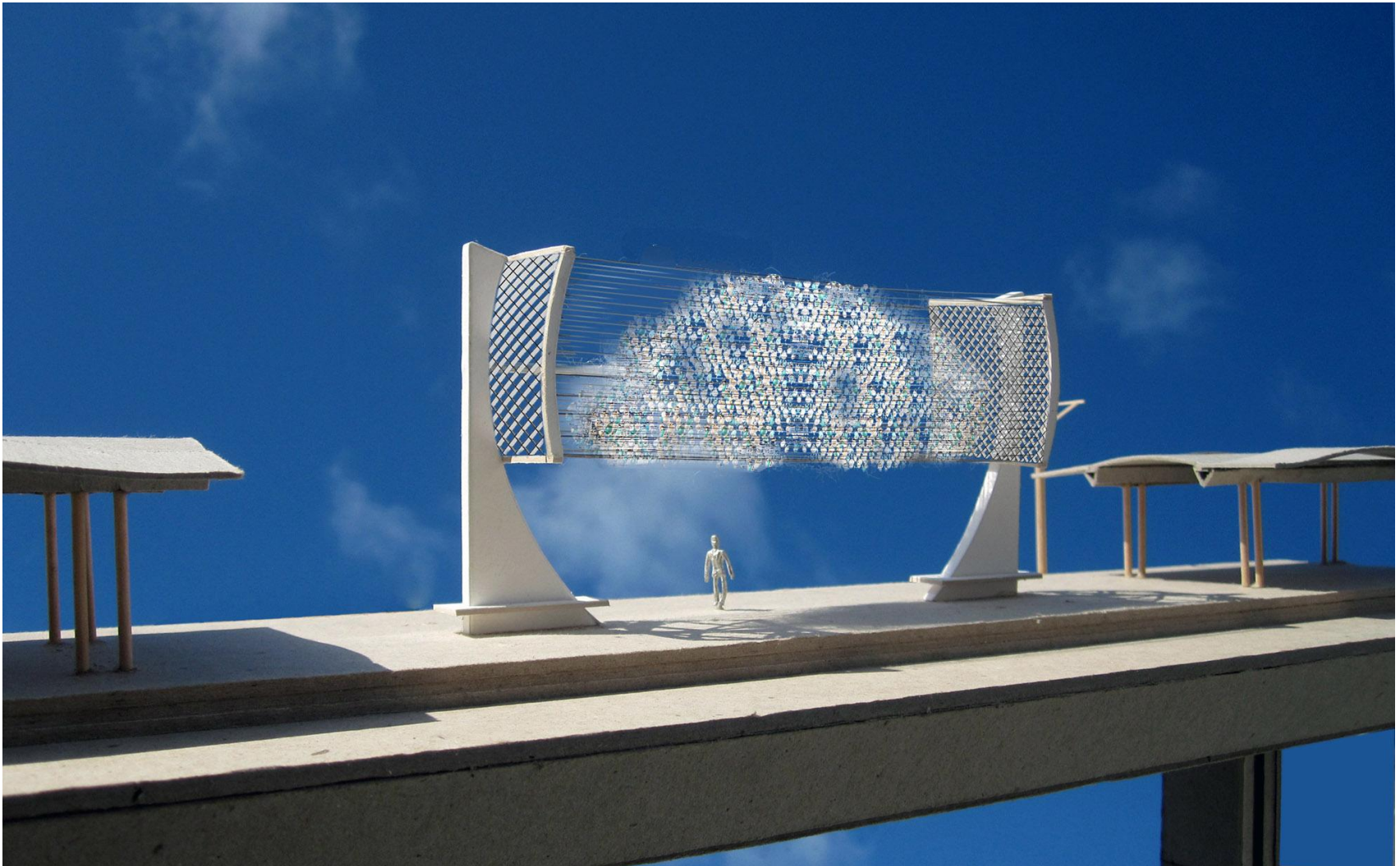




# Project Overview - Public Art



# Project Overview - Public Art



# Development Agreement Benefits

## City - Public Benefit

- Transit service
- Traffic mitigations
- Non-motorized improvements
- Transit-oriented development
- Strategy for nuisance parking
- Security
- Fire/life Safety

## Sound Transit - Project Certainty

- Non-exclusive use of light rail transit way
- Expedited plan review and permitting
- Vesting under codes
- Code departures

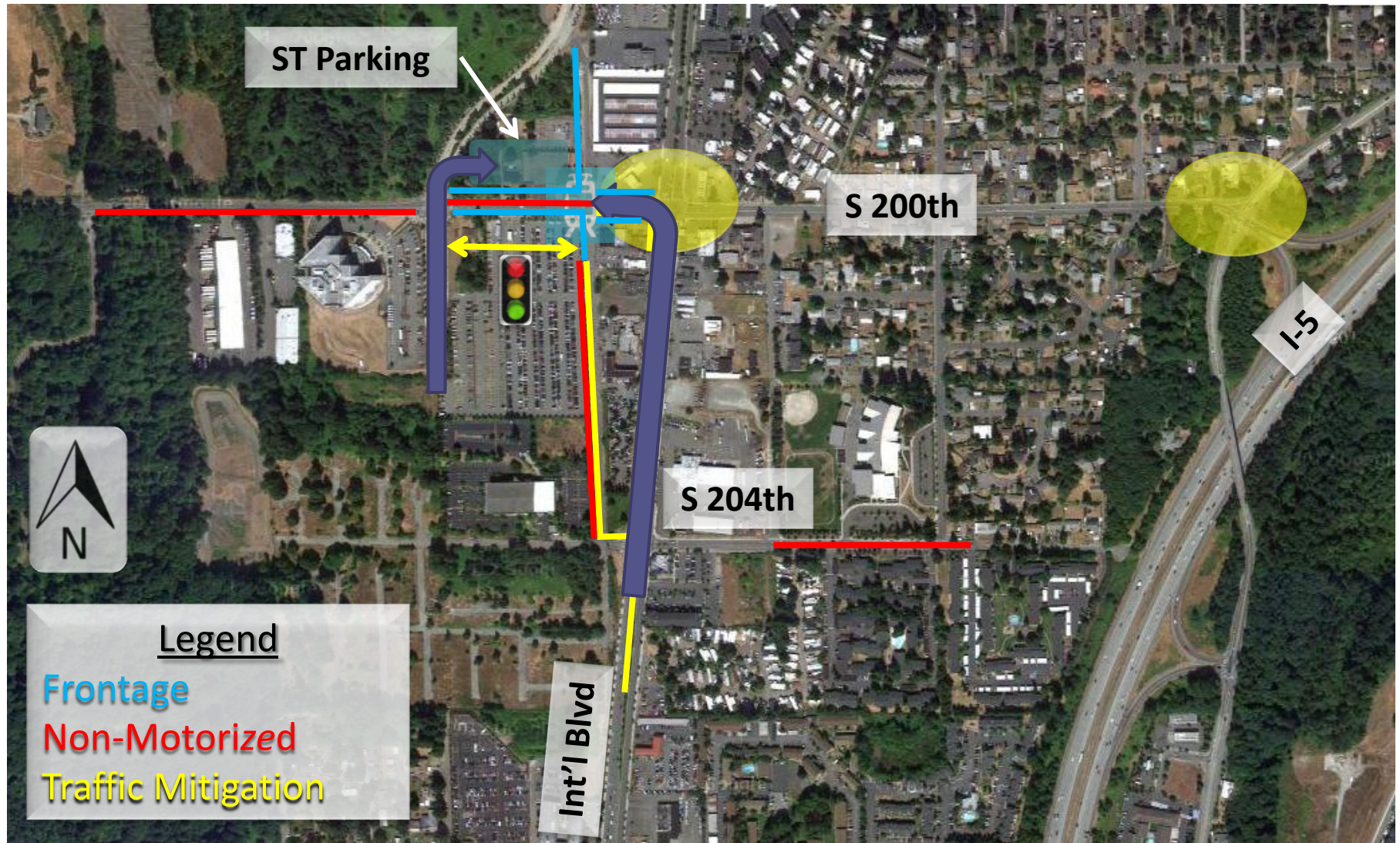
# Public Benefit to City

## Improved transit service

- Accelerating start of service by 4 years
- Extending 1.6 miles south
- Connecting to downtown Seattle & UW
- Park & Ride facility will alleviate pressure at Tukwila Station; increasing local access at both stations

# Public Benefit to City

Mitigating Traffic Impacts & Improving Non-motorized Transportation



# Public Benefit to City Alternative Traffic Mitigation



# Public Benefit to City

## Alternative Traffic Mitigation

- 28<sup>th</sup>/24<sup>th</sup> Extension preferred alternative
  - Creates opportunities for redevelopment/TOD
  - Creates jobs
  - Reduces impacts on property owners
  - Increases number of routes to light rail
- City to show performs as well as or better than mitigations identified in Agreement
- ST would transfer full value of mitigations no longer needed

# Public Benefit to City

## Transit-Oriented Development (TOD)

- Opportunity to contribute funding to 28<sup>th</sup>/24<sup>th</sup> extension
- TOD technical assistance to City
- ST to minimize impacts of construction activities on current & future businesses & development opportunities
- Keeps land available for redevelopment by allowing interim parking (350-400 stalls) on surface lots
- ST to minimize impacts on businesses, such as displacement, by leasing minimum area needed and for no more than 10 years
- Commits City/ST to agreement by Jan. 2016 regarding leasing of retail in parking garage with the intent that spaces are occupied & positive influence on further development



# Public Benefit to City

## Nuisance Parking (hide and ride)

- ST committed to conducting parking study before and after start of light rail
- If data shows light rail-related nuisance parking is an issue, ST will work with City to identify and implement appropriate mitigation
- If nuisance parking is an issue on private property, ST will provide technical assistance to impacted property owners

# Public Benefit to City

## Security

- Parking enforcement at park & ride
- Closed circuit TV on platform & in park & ride for periodic monitoring
- Dedicated, uniformed security force patrolling system during operational hours
- Training for SeaTac Police prior to start of service
- Police forces will collaborate on joint response to crime trends/emerging issues

# Public Benefit to City

## Fire/Life Safety

- Contribute up to \$600K for aerial upgrade to City fire truck
- Provide access to rescue train to move Fire personnel, equipment & evacuate passengers
- Provide for emergency lighting & water supply
- Provide emergency training to City and Port prior to start of operations

# Benefit to Sound Transit - Project Certainty

- Grants non-exclusive use of ROW to construct, operate and maintain light rail
- Commits City to expedited plan review & permitting to meet accelerated schedule
- Vests Project under city regulations in effect on August 16, 2011
- Allows code departures that are not applicable to project or are offset by public benefit

# Benefit to Sound Transit - Project Certainty

## Code departures

- Waive Conditional Use Permit to streamline process & avoid duplication
- SMC 15.36.240.B - Ped bridge not needed because station straddles S. 200<sup>th</sup> St.
- SMC 15.36.210.B - Overhead catenary requirements not applicable because intended for at-grade alignment
- SMC 15.36.220.A.2 - Allows hardscape under guideway because landscaping challenged by lack of sunlight
- SMC 15.36.120.B.2 & 3 - Allows seating (benches & leaning rails) to be provided as mutually agreed rather than by formula as size of transit plazas would require excessive seating

# Sound Transit Project Certainty

## Code departures

- SMC 15.36.410 - Allows interim parking on surface lots to maximize land available for redevelopment
- SMC 15.14.090 - Waives landscaping of surface parking area for interim parking to reduce land required
- SMC 15.36.320.B - Waives surface parking lot landscaping and treatment of perimeter to reduce land required
- If interim parking is needed for more than 10 years after start of service, codes will apply unless otherwise agreed by parties

# Public Review Process

## Briefings to:

- Land Use & Parks Committee - 3 in 2011
- Hotel-Motel Committee - 5 in 2011
- Council Retreats - 3 in 2011-2012
- Council Workshops - 7 in 2010-2011
- Study Session - 3 in 2012
- Open Houses - 3 in 2011-2012
- Public Hearing - Underway

# Public Review Process

## Ad Hoc Committee

- Council appointed February 2011
- Purpose
  - Review Project to ensure consistency with City regulations
  - Review DA to ensure that adequate and appropriate mitigations are provided
- Held Six (6) Meetings November 2011-May 2012
- Recommendations to City Council



# Public Review Process - Ad Hoc Committee

Recommendation	Response
Use warm finishes (brick vs. concrete) similar to Mt. Baker Station	Project requirements: Contractors asked to use warm finishes
Protect private property by limiting property takes	DA: ST to make reasonable best effort to minimize impacts to current and future businesses and property owners
Maximize height of sound walls	DA: ST to work with property owners to address noise & vibration issues as they arise during construction & operation
ST should construct, operate and maintain public restrooms	DA: ST to construct; O&M to be funded through leases of retail space in garage
ST should provide technical assistance to private property owners experiencing nuisance parking	DA: ST to provide technical assistance to business experiencing light-rail related nuisance parking

# Public Review Process - Ad Hoc Committee

Recommendation	Response
Maintain adequate access for existing businesses during construction	DA: ST to make reasonable best efforts to minimize impacts of construction activities on businesses; City ROW permit requires maintenance of access
Where construction impacts are more extensive or complex, ST/Contractor should allow more time to ensure access	DA: ST to make reasonable best efforts to minimize impacts of construction activities on businesses; City ROW permit requires maintenance of access
City should spend traffic mitigation funding provided by ST on transportation projects	All ST provided traffic mitigation funding will be deposited into a designated transportation fund

# Summary of Public Benefit in DA

Total package of permit fees, reimbursements, mitigations and improvements totals more than \$10M, including:

- Permit Fees (\$1 million+)
- Public art (\$600K)
- Aerial upgrade to City fire truck (\$600K)
- Reimbursement for City staff time in excess of what is covered by permit fees (\$1 million+)
- Traffic mitigations
- Non-motorized improvements

# Schedule

- City Council Public hearing - June 12, 2012
- Request for Council action - June 26, 2012
- Request for ST Board action - June 28, 2012
- Contractor selection - August 2012
- Start of construction - Spring 2013
- Start of service - September 2016

# Next Steps

## Implement Development Agreement

- Order fire truck with aerial capability
- Hire 2.5 FTE (funded by ST) dedicated to project
- Evaluate whether alternative mitigation measures perform as well as mitigations identified in Agreement
- Negotiate termsheet with ST by September 28, 2012 that identifies the funding available for alternative mitigation
- Secure funding to design & construct alternative mitigation 2013-2014

# End of Presentation