



City Manager's Weekly Update

May 1, 2009

Dear Mayor, Councilmembers, Residents, and Employees:

Earth Day Projects: On April 18, several groups combined efforts to perform a variety of projects in SeaTac in celebration of Earth Day. These projects were centered around the Highline SeaTac Botanical Garden and the adjoining wooded area to the west. The community group, Neighbors Without Borders, removed sixty bags of garbage and several tires from the wooded area; this was a follow up to their efforts from the previous year. In addition to this work, they cleared a small area adjacent to vacated S. 138th Street. This area will become an informal rest area for the numerous people who frequent the walking trails on the adjoining property.

The Botanical Garden benefitted from nearly 50 volunteers from the Boeing Company, Puget Sound Daylily Club, Seattle Rose Society, King County Iris Society, and the SeaTac Parks Department as well as several board members of the Garden. Through their efforts, repairs were completed to most of the walking trails and all the entrance beds were cleaned and mulched. This has become a more complete work effort each year and could not be accomplished without the cooperation of all of the groups. The day started at 9:00 AM with a brief history of the Garden being provided by Greg Butler. Several of the volunteers worked until 2:00 PM.

Hughes Property Cleanup: On Wednesday, April 29, a Chinook Middle School youth group, led by AmeriCorps volunteer Megan Mattas and co-workers, undertook a volunteer litter pickup effort at the City-owned Hughes Property. This volunteer group was overseen by SeaTac Parks Operations staff. Seventeen bags of garbage were removed from the shoreline of Angle Lake at the Hughes Property.

Somali Youth and Family Awareness Day: On Saturday, April 25, Councilmember Mia Gregerson and Police Chief Jim Graddon participated in the Somali Youth and Family Awareness Day held at Foster High School. They had been invited by Somali community representatives to speak on behalf of the City of SeaTac. Councilmember Gregerson spoke of the openness of the City to communication and collaboration with our culturally diverse communities. Chief Graddon addressed police-community relations, the need for patience as relationships are formed, and the apparent increase in violence in our society. Many other topics of interest and concern were also presented during the nearly three-hour event. The gathering of the estimated 150-200 in the audience included Somali business and civic leaders, and many families from our City and Tukwila.

Upcoming Night Time Work for Sound Transit's South 154th Street Station Project: Beginning as early as Monday, May 4, 2009, Sound Transit's contractor, SCI, will be conducting

night time work activities between the hours of 8:00 PM and 5:30 AM at the intersection of International Boulevard and South 154th Street. This work is necessary to restore the pavement and traffic signal sensor loops. Appropriate traffic control measures will be implemented prior to the start of construction and through the duration of work each night. In addition, police officers and flaggers will be present each night to direct traffic through the intersection. During night work, both directions of International Boulevard will remain open, but citizens can expect lane closures and some delays. This work will be conducted intermittently over a two week period.

Please contact Sound Transit's toll-free, 24-hour Construction Hotline at 1-888-298-2395 with urgent questions regarding this work. For general questions about activities along South 154th Street/International Boulevard, please contact Community Outreach Coordinator Rhonda Dixon at 206-370-5569 or rhonda.dixon@soundtransit.org.



Presentation at the Washington State Crime Prevention Association Conference: On Tuesday, April 28, SeaTac Police School Resource Officer Karen Davy gave a presentation at the Washington State Crime Prevention Association annual conference. Officer Davy spoke on the topic of juvenile violence and its link to animal cruelty. Karen included information on her Laws and Paws PAL program that she has instituted at Chinook Middle School. As a side note, she has another LAP program underway presently at the school. Information about program graduation will be forthcoming.

SeaTac Domestic Violence Task Force Update: On Saturday, April 25, our SeaTac Domestic Violence Task Force participated in the City's recycling event at the Tyee Educational Complex. SeaTac Advocate Chris Peterson reported that during the event the Task Force members collected approximately \$460 in cash donations. They also received 700 pounds of food that will be provided to the Highline Area Food Bank. This was a successful endeavor in support of a very important local program.

Attachments:

May Calendar	
Land Use & Parks Agenda	5.7.09
Transportation and Public Works Minutes	4.28.09
Council Actions	4.28.09
Major Projects Map and List	


Craig Ward, City Manager

						
< May 2009 Go >						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 Quilts for Hope Day
3	4	5 Photo Exhibit 05/05 - 05/28 (City Hall Lobbies) Domestic Violence Task Force 5:30pm (Riverton RM 128)	6	7 LUP 4:30pm (Airport Conf RM 345)	8	9
10	11 Civil Service Comm 3:30pm (Executive Conf RM 109) PC 5:30pm (CC RM 105)	12 A&F 3pm (Airport Conf RM 345) PS&J 4pm (Airport Conf RM 345) SCM 5pm (CC RM 105) RCM 6pm (CC RM 105)	13 Hanky Panky Band Day 10:30am (STCC) Hotel/Motel Tax Adv Com (cancelled)	14 LUP (Rescheduled to 05/07/09)	15 Bike to Work Day	16 Pickleball Tournament (STCC)
17 Pickleball Tournament (STCC)	18 Human Svs Adv Com 5:30pm (Riverton RM 128)	19 SR Citizen Adv Com 12:30pm (STCC)	20 Public Open House - Zoning Code 5:30pm (CC RM 105)	21 Hearing Examiner 6pm (CC RM 105)	22	23
24	25 PC (Cancelled) City Hall Closed Memorial Day (Observed) 	26 Sidewalk Ad Hoc Com 3pm (Riverton RM 128) T&PW 4pm (Airport Conf RM 345) RCM 6pm (CC RM 105)	27	28 Photographers Reception & Awards Ceremony 6pm (City Hall)	29	30
31						

MEETING LEGEND:

A&F Administration & Finance
LUP Land Use & Parks
PC Planning Commission
PS&J Public Safety & Justice

RCM Regular Council Meeting
SCM Special Council Meeting
T&PW Transportation & Public Works

MEETING Location

(CC RM 105) Council Chambers*
(STCC) SeaTac Community Center
(VRCC) Valley Ridge Community Center
(VV Library) Valley View Library

Updated 05/01/2009

*Council Chambers are accessible to persons with disabilities and are also equipped with Assistive Listening Devices.

The dates and times of meetings are subject to change. Please contact City Hall to verify the above information.

City of SeaTac: 4800 South 188th Street: SeaTac, WA 98188-8605;
 Main: 206.973.4800; TDD: 206.973.4808; FAX: 206.973.4809
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Land Use and Parks Committee Agenda

Thursday, May 7, 2009

4:30 – 7:00 PM

Airport Conference Room 345

[Note the New Date for This Month's Meeting!]

Members:

Chris Wythe, Chair

Gene Fisher

Barry Ladenburg

Staff Coordinator: Steve Butler, Planning and Community Development Director

Meeting Agenda*

(Revised)**

1. Discussion about the Proposed Enhancement to the City's Code Enforcement Program - *Tom Gut, Gary Schenk, Steve Butler, & Julia Yoon [20 Minutes]*
2. Status Report and Discussion about the Major Zoning Code Update Project – *Kate Kaehny & Dennis Hartwick [15 Minutes]*
3. Status Report and Discussion about Shoreline Master Program Update Process – *Al Torrico [15 Minutes]*
4. Update on the “Tukwila South” (Segale) Project – *Tukwila Mayor Jim Haggerton & Steve Butler [15 Minutes]*
5. Discussion about Installing Recycling Bins in City Parks – *Lawrence Ellis [15 Minutes]*
6. Discussion about Potential Growth Targets for SeaTac and Other King County Cities – *Steve Butler & Mike Scarey [15 Minutes]*

* 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.

** The code enforcement item was moved to first on the agenda; the Tukwila South item was moved earlier on the agenda and Tukwila Mayor Haggerton was added as a presenter; the Permit Approval Extension item was removed; and the Recycling Bins item was added.



Transportation and Public Works Committee Minutes

These minutes are scheduled to be approved at the 5/12/09 Regular Council Meeting

April 28, 2009

4 PM

Airport Conference Room 345

Members:	Present:	Absent:	Commence:	Adjourn:
Mia Gregerson, Chair	X		4:09pm	5:19pm
Chris Wythe	X			
Tony Anderson	X			

Other Council members Present: Ralph Shape, Mayor
Staff Coordinator: Susan Sanderson, City Engineer

<p>1. Update on Main Street Corridor – 30th Avenue South and South 173rd/Airport Station Area.</p>	<p><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</p> <p><input checked="" type="checkbox"/> Referred to staff to meet with property owners and other stakeholders to present the concept for Phase 1 roadway alignment and open space plan.</p> <p><i>Joe Giacobazzi, KPG presented an overview of the project and status. Staff will return to the full Council with a presentation after property owner meetings are concluded.</i></p>
<p>2. Update on electronic plan review.</p>	<p><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</p> <p><input checked="" type="checkbox"/> Referred to staff to conduct further research with agencies that have implemented the electronic plan review system and to perform additional outreach to determine customer opinion and predict the level of usage this system would have.</p> <p><i>An overview of a proposed electronic, online plan review system was presented, along with the costs and benefits of the system.</i></p>

<p>3. Update on permit extension requests.</p>	<p><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 checked="" type="checkbox"/> Referred to staff to draft an ordinance that would provide temporary permit time extensions. <i>City Manager Craig Ward and Building Official Gary Schenk described how the economic downturn has lead to project delays around the region. In response, some cities in the region have adopted temporary ordinances to extend the permit time to accommodate this delay and keep projects viable.</i></p>
<p>4. Resolution amending schedule of fees. Agenda Bill #3069</p>	<p><input checked="" type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input checked="" type="checkbox"/> Denial <input checked="" type="checkbox"/> Referred to staff to for further review <i>A brief recap of the intent and scope of the proposed fee schedule update was presented. Although the Committee supports a fee increase to more closely recover City costs for providing review and inspection services, Committee members also expressed concern that the current economic situation makes this an inappropriate time to do so. They expressed a desire to revisit the fee schedule increase in six months to a year.</i></p>
<p>5. Motion approving creation of Farmers Market Ad Hoc Committee. Agenda Bill #3080</p>	<p><input checked="" type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommended for: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Referred to 5/12/09 RCM <i>The purpose of the Farmers Market committee and what other agencies are doing was presented. The committee would be a temporary advisory group to the Market Director during the 2009 season. Three individuals have expressed an interest to serve on this committee. Staff will recruit two other committee members from the Farmers Market vendors.</i></p>

**City of SeaTac
Council Actions
April 28, 2009**

The following Council actions were taken at the April 28, 2009 Regular Council Meeting:

Dave Bush *was appointed as a member to the Human Services Advisory Committee.*

Phyllis Byers *was appointed as an alternate member to the Human Services Advisory Committee.*

Humberto Mendez *was appointed as an alternate member to the Human Services Advisory Committee.*

Summary of \$5,000 - \$25,000 purchase requests for the period ended April 28, 2009:

- **Passed:** FlexPass Commute Trip Reduction Benefit - \$9,660
- **Passed:** HR Training Programs on Diversity and Preventing Harassment to City Employees - \$5,400
- **Passed:** Commercial Washer and Dryer for Maintenance Facility - \$14,305

Agenda Bill #2893; Ordinance amending the SeaTac Municipal Code (SMC) related to Tree Retention *was postponed to the May 12, 2009 Regular Council Meeting.*

Agenda Bill #3078; Motion authorizing the City Manager to execute a contract with Extend Networks for server virtualization hardware, software and installation *was carried and became effective April 28, 2009.*

Agenda Bill #3060; Motion approving the low bidder for landscape work for Fire Station 46 *was carried and became effective April 28, 2009.*

Agenda Bill #3032; Ordinance #09-1013 authorizing the City Manager to enter into a contract with TCA Architects for the design of Fire Station 45, and amending the 2009 Annual City Budget to include a 2008 Budget Carryover *was adopted April 28, 2009 and becomes effective May 9, 2009.*

Agenda Bill #3069; Resolution amending the City of SeaTac Schedule of Development Fees, Permit Fees and other Fees and Charges for City Services *was removed from the agenda prior to the Council meeting.*

MAJOR DEVELOPMENT PROJECTS

5-7-09

1. **SeaTac Center - 15245 International Blvd**

A mixed-use development approved through a "Development Agreement" for the entire site.

Update: No further action on this proposal.

K & S Development
1323 Harbor Ave.
Seattle, WA 98119



2. **Fire Station #46 Expansion – 3521 S. 170th St.**

Construction of new 23,500 sq. ft. Fire Station to serve as the Fire Department headquarters.

Update: Apparatus bays framed. Interior improvements are being installed.

3*. No Project

4. **Cassan - 17600 International Blvd.** [Mixed Use RFP Proposal]

City continues negotiations with property owner regarding mixed use project utilizing current park and fly property and future Community Access Point Property.

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: Conditional Use Permit for the school approved by the Hearing Examiner.

6. **Dom Construction Warehouses – 18420 8th Ave. S.**

Proposed warehouse facility of two buildings totally 57,000 sq. ft. on a 3.04 acre site. Warehouse site design approved by City Council on 2/27/07.

Dom Construction

Update: No additional actions on this project.

MAJOR DEVELOPMENT PROJECTS

5-7-09

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.**

Revised site plans submitted. The City is working with the applicant regarding design aspects of the project. Building Permit submitted pursuant to Development Agreement.

Update: Building permit submitted, currently in review. Project on hold due to financing issues.

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. **The Auto Zone Rezone – 21105 International Blvd.**

Proposed rezone to the Community Business (CB) zone from the Aviation Business (ABC) zone to construct a new auto parts store. The public hearing before the Hearing Examiner was conducted July 24, 2008. The rezone request was approved by the Hearing Examiner.

David Olson
Amcon Design & Construction
Waukesha, WA 53186

Update: Building Permit 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.

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

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

MAJOR DEVELOPMENT PROJECTS

5-7-09

13. **YMCA Development – SW
Corner of S. 188th St. & 37th Ave.
S.**

Proposed new YMCA of
approximately 52,300 sq. ft.

Update: Construction of
buildings continues.



14. **The Robbins Co. - 12833 20th
Avenue South**

Proposed 42,000 sq. ft. of
warehouse in three buildings for
building stabilization business.

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

Rough grading completed. First
layer of road installed (Pod D of
the project). Framing of buildings
continue. Application for grading
permit for Pod A submitted.

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.
Siding installation
continues.

John Mastrandrea
14342 Wallingford Ave. N.
Seattle, WA 98133



MAJOR DEVELOPMENT PROJECTS

5-7-09

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

A ten (10) lot subdivision adjacent to Angle Lake. Attended DRC on 11/25/08. The property owner has submitted an application to begin the review process for the project.

Chris Coluccio

19. **Loudin Retail Redevelopment Project – 16005 International Blvd.**

Redeveloping existing building into five (5) retail spaces and enhancing the existing facades.

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**

Proposed 10 and 9 unit additions to two existing apartment complexes.

Update: Building Permits under review.

3225 & 3240 S.152nd St.

22. **Two Hotel Projects**

Two side-by-side hotels of 200 rooms each (400 total), presented to DRC on 4/10/07. Met with the applicant on 11/29/07 regarding site plan concept. The property owner has submitted for SEPA review.

18850 28th Ave. S.

23. **Residence Inn Hotel [In Conceptual Stage]**

Proposed 160 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.

19518 International Blvd.

MAJOR DEVELOPMENT PROJECTS

5-7-09

PORT/SOUND TRANSIT PROJECTS (Project 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 under Construction. Pedestrian bridge installed.
- 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. Project has been placed on hold.



G:\GROUP\PLANNING\JACK\LUP\2009\NEW PROJECTS LIST UPDATED 5-7-09

