



City of SeaTac

Council Workshop Agenda

October 15, 2012
5:30 PM

City Hall
Council Chambers

CALL TO ORDER:

PUBLIC COMMENTS: (Speakers must sign up prior to the meeting. Individual comments shall be limited to three minutes. A representative speaking for a group of four or more persons in attendance shall be limited to ten minutes. When recognized by the Mayor or his designee, walk to the podium, state and spell your name, and give your address [optional] for the record.)

DISCUSSION ITEMS:

- **Proposed Priorities for the 2013-2015 Washington State Legislature (2 hours)**

By: Assistant City Manager Gwen Voelpel / Gordon Thomas Honeywell Senior Governmental Affairs Consultant Briahna Taylor

- **Review proposed City Center Park-and-Fly Code Amendments (1 hour)**

By: Acting Community & Economic Development Director Gary Schenk / Senior Planner Kate Kaehny / Associate Planner Anita Woodmass

ADJOURN:

THE COUNCIL CHAMBERS IS ACCESSIBLE TO PERSONS WITH DISABILITIES AND IS EQUIPPED WITH ASSISTIVE LISTENING DEVICES. PERSONS REQUIRING SPECIAL ACCOMMODATIONS SHOULD CONTACT THE CITY CLERK'S OFFICE BEFORE 5:00 PM THE FRIDAY PRECEDING THE COUNCIL MEETING.



Memorandum

To: Gwen Voelpel, Assistant City Manager
From: Briahna Taylor, Senior Governmental Affairs Consultant
Date: October 3, 2012
Subject: New Approach to the Legislative Agenda

Gordon Thomas Honeywell Governmental Affairs (GTHGA) is excited to represent the City of SeaTac. We look forward to bringing a fresh approach and a new era of success to the City's legislative program. For the City's legislative workshop, GTHGA has worked with City staff to prepare/compile the following documents:

1. What to Expect in the 2013 Legislative Session
2. GTHGA Proposed City 2013-15 Legislative Priorities
3. GTHGA Proposed Internal 2013-15 Legislative Issues
4. 2012 Legislative Agenda (changes tracked)
5. Association of Washington Cities (AWC), Washington Economic Development Association (WEDA), and Washington Association of Building Officials (WABO) legislative agendas

Gordon Thomas Honeywell Governmental Affairs proposes making a number of changes to the City's approach to the legislative agenda. These changes focus on presenting the City's legislative priorities to the Legislature in a persuasive manner that takes advantage of funding opportunities. Below is an explanation of some of the global changes GTHGA recommends, and the reasoning behind those recommendations. Additionally, included in the packet is a "track changes" version of the City of SeaTac's 2012 legislative agenda, which shows each change to the document that GTHGA proposes.

1. **Two Shorter Documents:** GTHGA recommends separating the City's legislative priorities and the longer list of legislative items into two separate documents. The first document includes only the City's top legislative priorities, and is a document that the City can present to its legislative delegation. The second document contains the City's longer list of legislative items, and is an internal legislative agenda that gives direction to the City's staff and lobbyists. This allows the City to focus its legislative delegation on its top priorities

while keeping clear communication with staff. The City employed two documents during the last session for the same reasons and GTHGA recommends continuing this practice.

2. **Biennium Approach:** GTHGA recommends that the City develop legislative priorities for a biennium, and then amend the priorities for the second year of the legislative cycle. We recommend this for a couple of reasons:
 - This aligns the City's legislative agenda with the two-year legislative cycle, and recognizes that – with some exceptions – the opportunity to secure funding is limited to odd-numbered years.
 - For difficult policy issues, sometimes a 2-year strategy is more successful than trying to forward an issue during only one session (particularly a short session).
 - The agenda can be revised for the second year of the legislative session and will be revisited annually per usual City of SeaTac practice.

3. **Proactive Items Only:** GTHGA recommends that the City's legislative priorities include only proactive items; i.e., items where the City is taking a lead role in promoting the funding request or legislative change. GTHGA recommends moving items where the City is supporting other efforts to the internal legislative agenda or by adopting other associations' legislative agendas. Rather than listing all of those items, GTHGA recommends incorporating those organization's legislative agendas by reference. Those include AWC, WABO and WEDA. GTHGA also recommends removing items that indicate that the City is monitoring an issue. This has no effect on the work of the City's lobbyist, as GTHGA monitors all legislation that could impact the City.

<INSERT SEATAC LETTERHEAD>

CITY OF SEATAC

2013-15 LEGISLATIVE BIENNIUM PRIORITIES

• **Transportation Funding:**

- **Fund SR 509 Extension to I-5:** SeaTac respectfully requests that the state fund extending SR 509 to I-5. Completing the SR 509 extension project will improve the movement of people and goods throughout Southwest King County and to/from Sea-Tac International Airport and promote economic development. The City supports tolling, public-private partnerships, and other new revenue options to fund the project.
- **Fund Portion of SR 509 Bridged by South 28th/South 24th Ave:** Seatac respectfully requests funding be allocated in the WSDOT budget to design and construct the portion of SR 509 that will be bridged by the City's South 28th/South 24th Avenue project. Without this early work, future SR 509 construction will partially close the City of SeaTac's new South 28th/24th Avenue connection.
- **Funding for Local Transportation Project:** SeaTac requests financial support for the 28th/24th Avenue South project to complete a principal arterial corridor. The City has received a Freight Mobility Strategic Investment Board grant to proceed with design of the project and a commitment from Sound Transit to support the project with mitigation funds tied to the 200th Street station. An estimated \$15 million remains unfunded for the approximately \$20 million project currently under design.
- **Local Transportation Funding:** The City of SeaTac supports a new transportation revenue package and believes that any proposal should include a significant share of funding to assist cities.

• **Capital Funding:** *(Being held for possible request for retrofit of City Hall windows.)*

- **Infrastructure** – SeaTac supports funding and improving local infrastructure programs including, restored, permanent, and expanded funding for the Local Revitalization Financing Program (LRF); and restored funding for the Community Economic Revitalization Board (CERB), Public Works Trust Fund (PWTF), Transportation Improvement Board (TIB), and the Model Toxic Control Account (MTCA).
- **Reform the Public Records Act** – SeaTac supports reforming the Public Records Act to address harassing public records requests. In approaching this reform, the City will seek to maintain an open and transparent government, and access to public records.

The City of SeaTac supports the legislative agendas of the Association of Washington Cities, the Washington Association of Building Officials, and the Washington Economic Development Association.

City of SeaTac
2013-2015 Internal Legislative Agenda:
(Additional direction to City officials, staff and lobbyists)

- **Cannabis:** While the City understands that the possession of cannabis is a violation of current federal law, the State needs to provide clear direction and parameters to local government regarding both cannabis collectives and medical marijuana dispensaries and the siting and licensing of such. The City has currently imposed a moratorium and the Planning Commission is conducting research.
- **Drug Take-back:** Support legislation that creates a privately-funded pharmaceutical disposal program.
- **Dangerous Dogs:** SeaTac supports continuing the authority of cities to ban specific dog breeds and opposes reductions in the amount of liability insurance required of owners of potentially dangerous dogs.
- **Gang Prevention:** City of SeaTac supports legislation that will provide a comprehensive approach to the growing gang problem including increased prevention and intervention efforts and sentencing enhancements for some types of gang-related crime.
- **Human Services:** The City of SeaTac will encourage full participation by the state and counties in a comprehensive approach to complex social issues such as public health, mental health, substance abuse, health care, emergency and transitional housing, at-risk youth and immigration.
- **Initiative Process:** The legislature should consider limiting the consecutive filing of identical petitions without some mandated intervening time period.
- **SeaTac's Light Rail Station Area Development** - SeaTac supports any legislation that encourages or assists the development of the City's light rail station areas, including funding for location of state facilities and grant programs targeting transit-oriented development.
- **Lodging Tax and Tourism Promotion Area Administration:** SeaTac will work through the legislature to ensure that our City receives compensation for priority projects and programs in lieu of local government's authority to direct funding of Lodging Tax after 2021 when King Dome and Safeco Field bonds are retired. The City will also work to protect local government's option - after a petition by the local lodging industry - to assess additional room night fees for Tourism Promotion Areas.
- **Mobile Home Parks:** SeaTac supports funding of relocation assistance for displaced residents of redeveloped mobile home parks.
- **Telecommunications:** SeaTac opposes bills that restrict local authority to franchise cable television providers.
- **Unfunded Mandates:** The City of SeaTac recognizes that jurisdictions have limited fiscal capacity and opposes unfunded and under-funded mandates.

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CITY OF SEATAC

2013-142 LEGISLATIVE BIENNIUM PRIORITIES AGENDA

ADOPTED DECEMBER 13, 2011

Annually, City staff presents the City of SeaTac Legislative Agenda to the City Council in order to gain confirmation of items to be supported through the efforts of staff and contracted lobbyists. As issues emerge that are not contained in the City's Legislative Agenda, staff will vet items with the Mayor and City Council.

The City of SeaTac supports the Association of Washington Cities 2012 Legislative Priorities which have not been repeated here unless they are of particular significance to our City.

Comment [b1]: The legislative priorities are separated from the list of legislative items to monitor. The list of legislative priorities should be in a form that can be presented to the City's legislative delegation. Putting the document on letterhead, removing the staff remarks, and changing some of the wording are an attempt to tailor the document to a legislative audience.

Comment [b2]: GTHGA recommends that the City adopt a legislative biennium agenda, rather than an agenda for each legislative session. This aligns the City's legislative agenda with the two-year legislative cycle, and recognizes that the opportunity for funding is largely limited to odd-numbered years. Even with this two-year approach, the City will revise its agenda prior to each legislative session.

AGENDA

PRIMARY ISSUES (in priority order)

Transportation Funding:

Comment [b3]: This legislative agenda items has been broken into three subitems.

Fund SR 509 Extension to I-5: SeaTac respectfully requests that the state fund extending SR 509 to I-5. Completing the SR 509 will improve the movement of people and goods throughout SW King County and Sea-Tac International Airport and promote economic development, supports the work of the Connecting Washington Task Force and believes that any proposal should include a significant share of funding to assist cities. Providing funding for the extension of SR509 to I-5, through The City supports tolling, public-private partnerships, and other new revenue options to fund the project. is a major priority in order to improve the movement of people and goods throughout SW King County and Sea-Tac International Airport and promote economic development. Staff is working with neighboring communities to develop a comprehensive strategy for a regional advocacy effort.

Fund Portion of SR 509 Bridged by South 28th /South 24th Ave: Seatac respectfully requests funding be allocated in the WSDOT budget to design and construct the portion of SR 509 that will be bridged by the City's South 28th/South 24th Avenue project. Without this early work, future SR 509 construction will partially close the City of SeaTac's new South 28th/24th Avenue connection

Funding for Local Transportation Project: SeaTac requests financial support for the 28th/24th Avenue South project to complete a principal arterial corridor. The City has received a Freight Mobility Strategic Investment Board grant to proceed with design of the project and a commitment from Sound Transit to support the project with mitigation funds tied to the 200th Street station. An estimated \$15 million remains unfunded for the approximately \$20 million project currently under design.

Capital Funding: (Being held for possible request for retrofit of City Hall windows.)

Infrastructure: SeaTac, through AWC, supports implementation of improvements in state assistance programs for funding and improving local infrastructure programs, including for basic needs, and community and economic development. Examples include a new local option to implement a Street Maintenance Utility, Restored, Permanent, and Expanded Funding for the Local Revitalization Financing Program (LRF); and restored funding for the Community Economic Revitalization Board (CERB), Public Works Trust Fund (PWTF), Transportation Improvement Board (TIB), and the Model Toxic Control Account (MTCA).

Reform the Public Records Act: SeaTac supports reforming the Public Records Act to address harassing public records requests. In approaching this reform, the City will seek to maintain an open and transparent government, and access to public records

- ~~SeaTac's Light Rail Station Area Development~~ SeaTac supports any legislation that encourages or assists the development of our station areas, including funding for location of state facilities and grant programs targeting transit-oriented development. ~~I do not know if any serious attempts will be made to address transit-oriented development next session, will be monitoring.~~
- ~~National Pollutant Discharge Elimination System (NPDES) Stormwater Capacity Grants~~ SeaTac supports legislation that will continue and increase funding for NPDES Municipal Stormwater Permit requirements with an emphasis on non-competitive / pass-through grants

Comment [b4]: Because the City is not pursuing a proactive legislative change related to transit-oriented development, GTHGA recommends that this item be included on the list of internal legislative items, rather than a legislative priority.

The City of SeaTac supports the legislative agendas of the Association of Washington Cities, the Washington Association of Building Officials, and the Washington Economic Development Association.

Comment [b5]: The City included a number of items from the WABO and WEDA legislative agenda items on its internal legislative agenda. Rather than listing all of those items, GTHGA recommends incorporating those organization's legislative agendas by reference.

<SEPARATE DOCUMENT>

Internal Legislative Agenda: Additional direction to City staff and lobbyists. ADDITIONAL LEGISLATIVE ITEMS (in alphabetical order):

Comment [b6]: As noted on this document's first comment, the legislative priorities document is separated from the internal legislative agenda. The Legislative priorities is a document that the City can present to its legislative delegation; the internal legislative agenda is a document giving direction to the City's staff and lobbyists.

- ~~Affordable Housing: Monitor legislation as necessary.~~
- ~~Aging in place: City of SeaTac supports legislation and changes to the building codes to encourage development of housing that includes incentives that encourages accessibility to provide aging in place. A complying environment helps people remain as independent and safe as possible. It is recognized that the needs of an elderly disabled person are different than those of a younger person with disabilities and the City supports code changes that reflect those needs.~~
- ~~Best Available Science (BAS) SeaTac supports bills that provide discretion on how to apply BAS in the adoption of local critical area ordinances. SeaTac supports bills providing assistance by producing model ordinances to meet BAS requirements and provide some protection from appeal if adopted by a city.~~

Comment [b7]: MONITORING: As part of its service to the City, GTHGA monitors all legislation that could impact the City. Thus, those items that simply indicate that the City is monitoring an issue have been removed; all issues will be monitored.

Comment [b8]: This item is a monitor only item, see earlier comment.

Comment [b9]: This is a WABO legislative item; now incorporated by reference; see earlier comment.

- **Cannabis:** While the City understands that the possession of cannabis is a violation of current federal law, there remains a need for the State needs to provide clear direction and parameters to local government regarding both cannabis collectives and medical marijuana dispensaries and the associated issues regarding the siting and licensing of such. The City has currently imposed a moratorium and the Planning Commission is conducting research.

Comment [b10]: Legislation on this subject has not been introduced in recent years, and GTHGA does not anticipate any will be introduced this next year. In the event that it is introduced, then this item can be added to the list.

- ~~Climate Change: Monitor legislation as necessary.~~
- ~~Competency of Building Industry Professionals: City of SeaTac supports improving the competency of all building industry professionals and will work with stakeholders to reach an acceptable level of proficiency for those in the construction fields.~~

Comment [b11]: This item is a monitor only item, see earlier comment.

- **Drug Take-back:** Support legislation that creates a privately-funded Pharmaceutical Disposal Program.

Comment [b12]: This is a WABO legislative item, now incorporated by reference; see earlier comment.

- **Dangerous Dogs:** SeaTac supports continuing the authority of cities to ban specific dog breeds and opposes reductions in the amount of liability insurance required of owners of potentially dangerous dogs.

• ~~**Disaster Response:** SeaTac supports efforts to limit liability of private companies who provide emergency assistance to local governments during disaster response. Staff will watch for and oppose return of any bills which increase the burdens on local jurisdictions without adequate additional funding to the local agencies.~~

• ~~**Economic Development:** SeaTac will support legislation providing new tools for economic development useful to SeaTac's economic development programs, and oppose proposed legislation that will add to the costs of development for either the public or private sector. We will use the Washington Economic Development Association for analysis of bills and coordinate with Southwest King County Economic Development Initiative members.~~

Comment [b13]: This is a WEDA legislative item; now incorporated by reference; see earlier comment. The infrastructure item in the legislative priority document also covers this item.

• ~~**Emergency Management:** City of SeaTac supports legislation to establish a statewide building safety mutual aid agreement, which would allow jurisdictions to assist others with critical damage assessment and building inspections in the event of a disaster. This legislation will add building department personnel to the list of emergency responders authorized to participate in the Washington intrastate emergency management system, along with firefighters, police, and public works personnel.~~

Comment [b14]: This item and the one below are WABO legislative items; now incorporated by reference; see earlier comment.

• ~~**Emergency Response Plans for Long-term Care Facilities:** SeaTac supports improved emergency preparedness for care facilities but is concerned about the burden unfunded mandates could pose for both local governments and the care providers. SeaTac will watch and support legislation only if amended to provide relief for small facilities from costly new requirements.~~

• ~~**Energy Conservation and Interior Environment of Buildings:** City of SeaTac encourages public education toward the movement of building "green" and the continued improvement in energy conservation and building health. We support suggestions to increase these requirements and that they are referred to the State Building Code Council to address in their technical arena.~~

• ~~**Executive Sessions:** SeaTac opposes legislation that would require local governments to tape executive sessions but would support legislation that makes such measures a local option and which exempts recordings and minutes of executive sessions from disclosure.~~

Comment [b15]: Legislation on this subject has not been introduced in recent years, and GTHGA does not anticipate any will be introduced this next year. In the event that it is introduced, then this item can be added to the list.

• ~~**Fireworks:** SeaTac supports additional statewide fireworks restrictions to enhance City authority to regulate. Industry pressure is mounting to limit local jurisdiction authority.~~

Comment [b16]: Same as previous comment.

• ~~**Gambling:** SeaTac will watch for legislation on local authority to regulate and tax gambling establishments and will evaluate for impact on our City.~~

Comment [b17]: This is a monitor only item; see earlier comment.

• **Gang Prevention:** City of SeaTac supports legislation that will provide a comprehensive approach to the growing gang problem including increased prevention and intervention efforts and sentencing enhancements for some types of gang-related crime.

• **Human Services:** The City of SeaTac will encourage full participation by the state and counties in a comprehensive approach to complex social issues such as public health, mental health, substance abuse, health care, emergency and transitional housing, at-risk youth and immigration.

- **Initiative Process:** The legislature should consider limiting the consecutive filing of identical petitions without some mandated intervening time period.
- ~~**Land Use Planning:** SeaTac will actively track legislation that affects the City's ability to exercise local control and administration of land use planning including Growth Management, and will support or oppose these issues as required.~~
- ~~**SeaTac's Light Rail Station Area Development** - SeaTac supports any legislation that encourages or assists the development of our the City's light rail station areas, including funding for location of state facilities and grant programs targeting transit-oriented development. I do not know if any serious attempts will be made to address transit-oriented development next session, will be monitoring.~~
- **Lodging Tax and Tourism Promotion Area Administration:** SeaTac will work through the legislature to ensure that our City receives compensation for priority projects and programs in lieu of local government's authority to direct funding of Lodging Tax after 2021 when King Dome and Safeco Field bonds are retired. The City will also work to protect local government's option - after a petition by the local lodging industry - to assess additional room night fees for Tourism Promotion Areas.
- **Mobile Home Parks:** SeaTac supports funding of relocation assistance for displaced residents of redeveloped mobile home parks.
- ~~**Open Government:** SeaTac will support any legislation allowing cities to charge a reasonable amount for search and copy time when and/or creating low cost alternatives for resolution of Public Records Act (PRA) and Open Public Meeting Act (OPMA) disputes.~~
- ~~**Plumbing Code Issues:** City of SeaTac supports the statutory requirement of the State Building Code Council having jurisdiction over the adoption and amendments of the State Plumbing Code. Furthermore, we support an integrated family of codes, all of which are coordinated with each other to allow for ease in design and installation of plumbing systems.~~
- ~~**State Environmental Policy Act (SEPA):** Track proposed legislation and support regulatory streamlining of SEPA.~~
- ~~**Sustainability:** Monitor as necessary.~~
- **Telecommunications:** SeaTac opposes bills which restricts local authority to franchise cable television providers.
- ~~**Traffic Safety Cameras:** Monitor as necessary.~~
- **Unfunded Mandates:** The City of SeaTac recognizes that jurisdictions have limited fiscal capacity and opposes unfunded and under-funded mandates.

Comment [b18]: This is a monitor only item; see earlier comment.

Comment [b19]: GTHGA recommends moving this item from the legislative priorities document to the internal legislative agenda because the City is not pursuing proactive legislation.

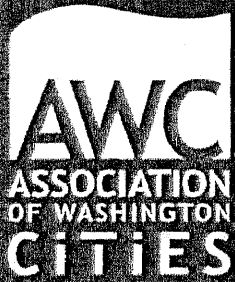
Comment [b20]: This item is removed because of the addition of the public records act reform efforts on the legislative priorities. Additionally, recent legislative efforts have focused on providing a solution to the harassing public records requests, rather than cost recovery. Cost recovery is not a feasible legislative solution in the current political environment.

Comment [b21]: This is a WABO legislative item; now incorporated by reference; see earlier comment.

Comment [b22]: The SEPA streamline legislation passed last year; DOE is now completing two-phases of rulemaking to implement the bill.

Comment [b23]: This is a monitor only item; see earlier comment.

Comment [b24]: This is a monitor only item; see earlier comment.



AWC's 2013 preliminary major priorities Fiscal sustainability, economic development, service provision

Ensure fiscal sustainability and flexibility

- Restore diverted liquor revenue and retain existing state-shared city revenues during these fiscally challenging times.
- Preserve current local revenue authorities like local business licensing taxes and seek to develop new options.

Foster and invest in infrastructure and economic development

- Collaborate with the state to increase multi-modal transportation funding and expand sustainable revenue options.
- Authorize tax increment financing and fine-tune other tools that help foster job creation and retention in cities.
- Keep funding for critical infrastructure programs like the Public Works Trust Fund and don't divert capital investment dollars to the general fund.

Enhance service provision

- Allow cities to be more flexible and responsive to fiscal challenges, such as managing personnel costs.
- Fund critical mandates like municipal stormwater and refrain from adding any new unfunded or underfunded mandates.
- Strengthen public records efforts by curbing abusive requests.

Details about how cities want these addressed are being worked out over the remainder of 2012, after which priorities will be affirmed and advanced.

AWC contact

Dave Williams

Director of State & Federal Relations

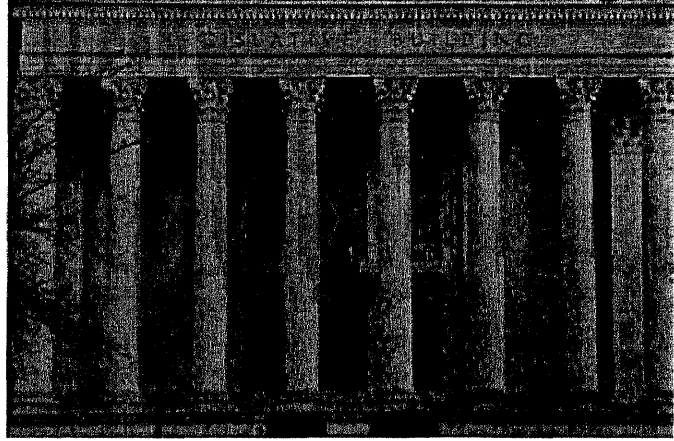
davew@awcnet.org

(360) 753-4137



Washington Association of Building Officials

2013 LEGISLATIVE POSITIONS



Electrical Code: WABO supports legislation that gives cities and counties a role in the development of the Washington State Electrical Code and allows cities and counties to enforce electrical codes.

Code Enforcement: WABO supports legislation that provides additional tools to local government to effectively administer and enforce building, fire, plumbing, mechanical, zoning, and other construction codes that are necessary for the protection of the public health, safety, and welfare. WABO also supports establishing strict penalties for assaulting code enforcement officers.

Better Access to State Code Adoption Processes WABO supports legislation that would improve code adoption meeting access at all levels. Legislation should promote the use of technology, improved participation and better communication among State staff in Olympia and all regions of the State for better state-wide representation in the process.

Unfunded Mandates: WABO recognizes that jurisdictions have limited fiscal capacity and opposes unfunded and under-funded mandates.

Encourage Local Economic Efficiencies: WABO supports legislation that allows local control of building code issues especially in the form of local flexibility to implement the State Building code in a way that support local and regional circumstances without jeopardizing minimum fire and life safety requirements. Such circumstances can include eliminating barriers to improving the economic development environment for small business, encouraging innovative ways of delivering permitting services, promoting community engagement, and supporting improved effectiveness of building code compliance thru clear concise code language.

Code Officials Apprenticeship and Training Fund: WABO supports the creation of the Code Officials Apprenticeship and Training fund to support the WABO apprenticeship program for building inspectors to provide on-the-job training as well as college classes for people who want to enter the profession. The fund will also be used to provide code

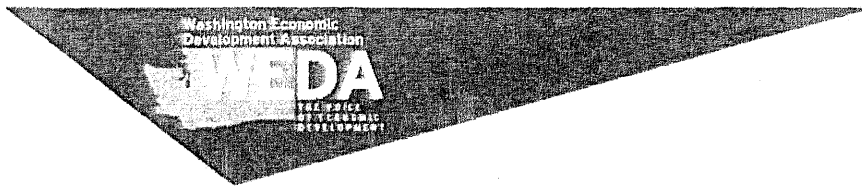
training for code officials around the state, which is especially important as the budgets for jurisdiction training have been greatly reduced.

Energy Conservation and Interior Environment of Buildings: WABO encourages continued improvements in energy conservation and building health. WABO supports energy code legislation that is enforceable and effective for all communities within Washington.

Nuisance Abatement Cost Recovery: WABO supports efforts to streamline cost recovery efforts of Washington counties to recover nuisance abatement costs in a manner consistent with what is currently available to Washington cities.

Plumbing Code Issues: WABO supports an integrated family of codes, all of which are coordinated with each other to allow for ease in design and installation of plumbing systems.

Competency of Building Industry Professionals: WABO supports improving the competency of all building industry professionals and will work with stakeholders to reach an acceptable level of proficiency for those in the construction fields.



WEDA LEGISLATIVE PRIORITIES FOR 2013

As Washington State's trade association for economic development, WEDA is committed to finding solutions to recruit jobs and private investment to our state, during these difficult economic times. To assist lawmakers with these goals, WEDA has adopted the following legislative priorities for 2013. These priorities focus on the most crucial actions that lawmakers can take to bring living-wage jobs, community revitalization and private investment to Washington State.

LEGISLATIVE PRIORITIES

1) Infrastructure Financing Tools

Washington lags behind other states that have more aggressive infrastructure financing tools (including the 48 states that have tax increment financing). Therefore, it is essential that Washington fully fund and continue to preserve the few tools that we have including CERB, LIFT, LRF, the Public Works Trust Fund and \$.09 Rural Economic Development Sales Tax Credit.

2) Maintain Vital State Programs

Washington has a few programs that significantly contribute to job recruitment, retention, placement and expansion. These essential programs, including Associate development Organization (ADO) funding, funding for Innovative Partnership Zones (IPZs), the Governor's Strategic Reserve Fund, the Jobs Skills Program and the Customized Training Program should be fully funded and held harmless from any budgetary cuts.

3) Tax Policy

Washington has some key tax policies that lead to job recruitment, retention and expansion including Business & Occupation (B&O) tax credits and aerospace incentives. These key tax policies should be maintained.



Highline
Public
Schools



2013 Economic Development Legislative Positions for Southwest King County

The combined memberships of the Southwest King County Economic Development Initiative (SKCEDI) and the Highline Forum endorse five economic development legislative positions for 2013 that increase job opportunities and income for Southwest King County residents and attract quality business investment and real estate development to the area.

In order to promote local economic development, drive job growth, and protect the quality of life of our communities in unprecedented challenging economic times, SKCEDI and the Highline Forum strongly support:

- **Funding the extension of SR509 to I-5**, through support of a new state transportation revenue package, tolling and public-private partnerships to improve the movement of people and goods throughout Southwest King County and to and from Seattle-Tacoma International Airport. The trade sector is a major source of jobs for our community and it must be supported.
- **Tax increment financing** as a tool for local jurisdictions to attract and incentivize partnerships with the private sector.
- **Restored and increased funding for infrastructure programs** that provide vital resources to local jurisdictions for job creating projects: the Community Economic Revitalization Board (CERB), the Public Works Trust Fund (PWTF), the Transportation Improvement Board (TIB), the Regional Mobility Grant Program, and the Model Toxic Control Account (MTCA).
- **Continued funding for worker retraining and economic development programs at community colleges** that contribute to economic revitalization and help sustain current businesses. Programs such as Worker Retraining, Centers of Excellence, and Small Business Development Centers get people back to work and create jobs.
- **Reforming K-12 funding formulas to provide adequate and equitable education** that prepares all students for college, career and citizenship. Funding must support the particular demographic needs of SW King County. The long-term vitality of our state is dependent on a skilled workforce.

The combined memberships of SKCEDI and the Highline Forum include the cities of Burien, Des Moines, Normandy Park, SeaTac and Tukwila, Highline Community College, the Port of Seattle and Highline Public Schools.



Community & Economic
Development Department

4800 South 188th Street
SeaTac, WA 98188-8605
Phone: 206.973.4750
Fax: 206.973.4809

Date: October 11, 2012

To: City Council Members

From: Gary Schenk, Interim Director, Department of Community & Economic Development

Re: Information for October 15th Special Council Workshop on Proposed City Center Park-and-Fly Code Amendments

In preparation for Monday's upcoming workshop on the proposed City Center Park-and-Fly code amendments, we would like to provide you with the following two items:

- 1) **Summary Table Comparing Existing Park-and-Fly Code with the Proposed Standards:** Please find attached the Summary Table document which compares the existing City Center park-and-fly code with the proposed standards which were developed by the Zoning Code Update Ad Hoc Committee.

(Please note that the City Council and Planning Commission participated in two joint workshops where these same standards were reviewed in July of 2011.)

- 2) **Link to Proposed Park-and-Fly Code Amendments:** The code amendment language for the proposed park-and-fly code amendments can be found in full on the City's web page at the following link:

<http://www.ci.seatac.wa.us/index.aspx?page=629>

(You could also do a web search for: "City Center Park-and-Fly Zoning Code Amendments", to get to the same web page.)

If you have any questions about this information, please feel free to contact me at 206.973.4750.

Proposed City Center Park-and-Fly Code Amendments: Summary Tables

Table 1: Development Standards: Comparison of Existing Code and Proposed Amendments

Existing Code		Proposed Code
Stalls	300 Base number	1000 Base number
Stalls	300 Base number	1000 Base number
Parking Structure Per Development Site	<ul style="list-style-type: none"> a) 1 per development site. b) No stand-alone parking structure permitted on development site created through commercial/industrial subdivision. 	<ul style="list-style-type: none"> a) No proposed change to standard b) Remove standard
Building Lot Coverage	75% building lot coverage	No proposed change to standard
Building Orientation	Front façade/s of primary building onsite shall be oriented toward the front property line/s, with the main pedestrian entrance located on this façade (SMC 15.35.310B)	No proposed change to standard
Vehicle Circulation	<p>If developer constructs a street, it is to be as per code requirements SMC 15.35.200</p> <p><u>Road Design</u></p> <ul style="list-style-type: none"> a) Connection to adjacent parcels required where possible b) 48' wide collector streets c) 60' minor arterials d) 400' maximum block length e) Co-ordination with adjacent property owners f) Avoid dead-end streets g) No enclosure of streets 	Remove standard and replace with SMC Title 11 Streets, Sidewalks, and Public Thoroughfares- (Existing citywide road standards which operate outside of the City Center and S. 154 th St. Station Area)

	Existing Code	Proposed Code
Pedestrian Circulation <i>(on site sidewalks)</i>	4' pedestrian sidewalks /pedestrian connections are required to connect pedestrians to off-site pedestrian walkways, as per code requirements SMC 15.35.220	<i>No proposed change to standard</i>
Public Open Space - Amount of Open Space	<p>a) 10%: Minimum of 10% of net site area to be permanent outdoor useable open space.</p> <p><u>Open Space Design</u></p> <p>b) Code has specific front yard open space requirements as to how open space is designed.</p> <p>I. 5 feet x length of street facing front façade is required as front yard open space (SMC 15.35.400s)</p> <p>II. 200 SF plaza, courtyard, pocket park with seating and focal point: art, water feature, transit stop, stage area, accessory site furnishing</p> <p>III. Multi purpose green space-grass pedestrian ways and seating</p> <p>IV. 5' decorative paving</p>	<p>a) <i>Reduce net site area from 10% to 5%</i></p> <p>b) <i>No proposed change to standard</i></p>
Landscaping	<p>a) Street Frontage: Front yard landscaping is superseded by open space requirement (SMC 15.14.020)</p> <p>b) 5' Building Façade: 5 feet (not required if there is weather protection which is required for ground floor commercial uses)-SMC 15.35.930 description of landscape strip contents</p> <p>10' Side/Rear: 10 feet</p> <p>buffer to non compatible zones: 20 feet</p>	<i>No proposed changes to standards</i>

Existing Code		Proposed Code
Streetscape Design	<p>Total - 12' wide pedestrian zone (SMC 15.35.335)</p> <ul style="list-style-type: none"> a) 8' Sidewalk Clear-Through Zone-8' along public and/or private street frontage b) 4' Street landscaping zone- 4' wide landscaping zone adjacent to street curb, including trees, landscaping, light poles, street furniture 	<i>No proposed change to standard</i>
Public Art	Currently public art is not required but is an option under the bonus incentive program.	<i>No proposed change to standard</i>
Ground Floor Depth Of Commercial Space	20' deep from exterior parking structure façade which can be averaged, with no less than 15'	<i>30' minimum depth</i>
Ground Floor Commercial Ceiling Height	10' minimum clear ceiling height for ground floor uses	<i>Remove standard. No minimum ceiling height is required</i>
International Boulevard Façade Treatment of Second Story	No Standard	<i>The first two stories of the building are to have the appearance of a retail/commercial/office building</i>
Transparency (Windows)	<ul style="list-style-type: none"> a) 60%: Windows to cover 60% of public street facing ground floor building area to finished ceiling height, b) begin 12" -30" above finished grade c) Applicability: Transparency applied to buildings with ground floor retail/commercial uses including portion of buildings where ground floor uses are convertible (SMC 15.35.510) 	<i>No proposed change to standard</i>
Weather Protection	<ul style="list-style-type: none"> a) Weather protection along at least the length of the façade of ground floor retail/commercial uses (SMC 15.35.570) b) 4' minimum depth c) 8' maximum or 75% of distance to curb face d) Architecturally integrated e) 8'6" minimum height 	<i>No proposed change to standard</i>

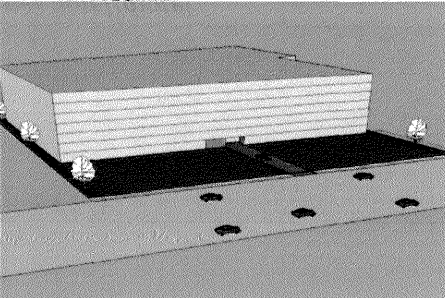
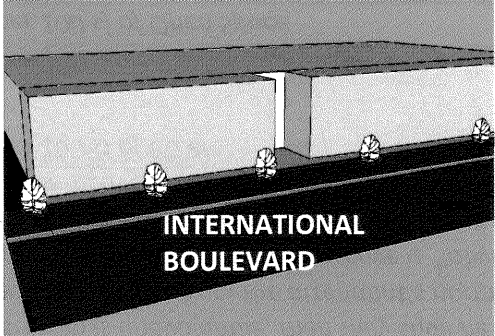
Existing Code		Proposed Code
Building Height	CB-C Zone: FAA regulated	<i>No proposed changes to maximum building heights. Change proposed to require one story structures to be a minimum of 18 feet and have the appearance of two story structures.</i>
Vertical Façade Treatments	<p>Applicability: All street facing and non street facing facades over 150' in length</p> <p>Vertical Façade Changes: Choose 1 (min): Required every 80' such as:</p> <ol style="list-style-type: none"> 1. variation of garage floor openings, 2. changes in architectural materials, 3. projecting forward or recessing façade elements (SMC 15.35.920) 	<i>Requirement reduced to every 40' for street facing facades. and no change in vertical façade treatments for non-street facing facades</i>
Horizontal Façade Treatments	<p>Applicability: All street facing and non street facing facades in length</p> <p>Horizontal Façade Changes: Choose 1 (min): Incorporate:</p> <ol style="list-style-type: none"> 1. upper floor step back, 2. material changes base and upper floors, 3. cornice line or weather protection (SMC 15.35.920) 	<p>Applicability: STREET FACING:</p> <p>Horizontal Façade Changes: Choose 1 (min): Incorporate:</p> <ol style="list-style-type: none"> 1. <i>No proposed change to standard</i> 2. <i>No proposed change to standard</i> 3. <i>another architectural element.</i> <p>Applicability: NON STREET FACING <i>Maintain existing standard EXCEPT applicability now applies only to facades greater than 150'.</i></p>
Architectural Focal Point on Front Façade	No standard	<p><i>Required on any building façade that can be seen from public view near the main activity areas, building entrances, pedestrian corners. Choose 1 of the following (4) options:</i></p> <ol style="list-style-type: none"> 1. <i>unique materials</i> 2. <i>height differentiation</i> 3. <i>tower elements or roof lines to accentuate corner</i> 4. <i>variation in building massing</i>

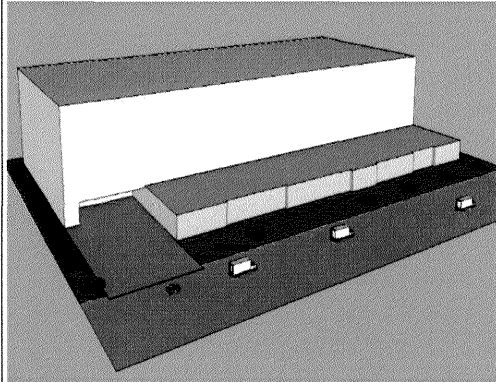
Existing Code		Proposed Code
Corner Lots: Architectural Focal Point on Front Facade	Corner Lots Orient both facades to both the corner and adjacent public and/or private streets to increase visibility and landmark status-choose 1: a) transparent glazing b) tower elements or roof lines to accentuate corner c) balconies or terraces at corner (SMC 15.35.320):	<i>Required on corner lots at intersections of I.B and non I.B streets. Choose 1 of the following (6) options:</i> 1. <i>orientation of the building</i> 2. <i>unique materials</i> 3. <i>architectural features</i> 4. <i>tower elements or roof lines to accentuate corner</i> 5. <i>height differentiation</i> 6. <i>variation in building massing</i>
Screening Of Parking Structure: At Grade	Facades facing a public street or pedestrian ways <u>Screening of at grade Parking:</u> a) Choose 1 method: 1) decorative trellis work and/or screening or 2) Glass window display cases (SMC 15.35.930) AND b) Parking must be completely enclosed or wholly screened through any combination of walls, decorate grilles, or trellis work with landscaping (SMC 15.35.940B)	<i>Completely enclosed or screened through any combination of walls, grilles, or transparent or opaque glazing.</i>
Screening Of Parking Structure: Upper Floors	Facades facing a public street or pedestrian ways <u>Screening of Upper Floor Parking:</u> choose 1 method: 1) planters integrated into upper floors, 2) decorative trellis work and/or screening or 3) design window like openings on facade (SMC 15.35.930)	<i>Facades facing a public street or pedestrian ways</i> <i>Screening of Upper Floor Parking: Incorporating a combination of decorative grilles, railings, the design of window like openings, and or/other screening materials.</i>
Prohibited Screening Materials	No standard	<i>Prohibit reflective materials, corrugated fiberglass and chain link fencing</i>
Roofline Variation	Parking Structure Top Floor Wall Design-Choose 1: a) Top floor wall with architectural focal point b) wall line variation-projecting cornice c) articulated parapet –angled, curved or detail elements(SMC 15.35.910D)	<i>No proposed change to standard</i>

Existing Code		Proposed Code
Building Materials	No standard	<i>Quality durable materials shall be used. Predominant materials shall include any combination of brick, wood, stone, and or tinted/textured concrete</i>
Blank Wall	<p>a) 50' or 20% of façade: Blank walls not to exceed 50' in length or 20% of length of street facing façade, whichever is less.</p> <p>b) Required to select 1 (of a choice of 3) or more design treatments for the ground floor: 1)trellis work, 2)decorative masonry pattern, 3)small setbacks and projections. (SMC 15.35.530)</p>	<i>No proposed change to standard</i>
Pedestrian Building Entrance	<p>Primary entrance shall be no more than 3' and clearly visible through: choose 2 or more:</p> <p>a) Canopies, awnings, entry overhangs</p> <p>b) Variation in building footprint, roof form, transparent glazing</p> <p>c) Lighting less than 16' height</p> <p>d) Focal point landscaping</p>	<i>No proposed change to standard</i>
Parking Entrances	Garage entrance less prominent than pedestrian entrance (SMC 15.35.940A)	<i>No proposed change to standard</i>
CPTED Design Requirements	<p>Total of 10 standards listed and are based on the IESNA Handbook. (17.28.030)</p> <p>a) Recommended stairs and elevators located adjacent to street</p> <p>b) Walkways elevated</p> <p>c) Hiding spaces below stairs closed off</p> <p>d) Directional arrows required</p> <p>e) Exterior stairway doors one way locks – exit but not enter</p> <p>f) Pedestrian entrances centralized to one portal</p> <p>g) Ground level pedestrian exits to non secure areas – emergency exit only</p> <p>h) CCTV and emergency phones recommended</p> <p>i) Fencing used only for security. 6' black chain linked fence</p>	<p><i>Maintain existing standards with following changes and additions:</i></p> <p>a) <i>Remove Standard: CPTED requirements exempt for developments where “attendants park cars”. Remove this standard and apply to all development. (Police recommendation)</i></p> <p>b) <i>Stairwells: Recommended stairs and elevators shall be located adjacent to street and 100% transparent from the street (police recommendation)</i></p> <p>c) <i>Elevators: shall be located at the exterior of the building, preferably on street side, and oriented so elevator lobby visible from street at each level. Back of elevator cab and shaft shall be made of glass to allow for maximum surveillance</i></p> <p>d) <i>Restrooms: In parking garages without staffing, public restrooms should be avoided. If the inclusion of a public</i></p>

Existing Code		Proposed Code
	<p>j) Landscaping not located within 3' of permitted curbing of permitted of parking lot</p> <p>k) Lighting requirements</p>	<p><i>restroom is unavoidable, then they shall be placed so that the doors are visible from the attendant's normal working position. The bathrooms shall have a "labyrinth" entrance that allows cries for assistance to be heard. Panic alarms and motion-activated lighting shall also be installed.</i></p>
Right Of Way (ROW)	<p>1 stall per 150 sf</p> <p>Dedicated public right of way (ROW) in accordance with City Center vehicular and pedestrian access plan</p>	<p><i>1 stall per 100 sf of ROW</i></p>
Open Space	<p>1 stall per 150 sf</p> <p>Publicly accessible open space in excess of required 10%. Contributions to open space fund can also be accepted in lieu of open space</p>	<p><i>1 stall per 100 sf of Open Space</i></p>
Commercial/Service/Residential Space	<p>1 stall per 250 sf</p> <p>Provide additional retail/commercial/services/residential space (excluding hotel/motel uses) in addition to code required commercial space, included at the time of construction</p>	<p><i>1 stall per 25 sf</i></p>
Hotel/Motel Unit	<p>0.5 stall per hotel/motel unit</p> <p>Provide a hotel/motel unit in addition to minimum ground floor retail/commercial space</p>	<p><i>1 stall per hotel/motel</i></p>
Water Feature/Public Art Display	<p>60 additional stalls</p> <p>1 water feature or public art display of equivalent value incorporated into open space. formulae identified in standard</p>	<p><i>60 stalls per art/water feature provided</i></p>

Table 2: Setbacks and Commercial Space Requirements: Comparison of Existing Code and Proposed Amendments

Setbacks and Commercial Space Requirements			
	Building Type	Existing Standard	Proposed Standard
Option 1	Building Type One – Fronting International Boulevard	100' setback to parking structure with 50% ground floor commercial to be provided as, or convertible to, retail/commercial/service space. 400 square feet of ground floor retail/commercial/service space must be provided at occupancy (not to be used for park-and-fly office uses)	<p><i>The amount of commercial space is reduced due to economic considerations of accommodating a 100' setback.</i></p> <p><i>100' setback to parking structure with 400 sf commercial space (which can be used for park-and-fly office uses)</i></p> 
Option 2	Building Type Two – Fronting International Boulevard	0'-20' setback (for at least 50% of the buildings front façade) to commercial development and no setback to parking structure with full height commercial building to screen parking structure	<p><i>No proposed change to standard.</i></p> 

Setbacks and Commercial Space Requirements			
	Building Type	Existing Standard	Proposed Standard
Option 3	Building Type Three– Fronting International Boulevard	0'-20' setback (for at least 50% of the buildings front façade) to commercial development; 100' setback to parking structure; 50% ground floor commercial be provided as, or convertible to, retail/commercial/service space. 400 square feet of ground floor retail/commercial/service space must be provided at occupancy (not to be used for -fly office uses)	<p><i>The setback to the commercial space is reduced and the amount of commercial space required has been increased.</i></p> <p><i>0'-20' setback to commercial development; 75' setback to parking structure; 75% ground floor commercial available at time of occupancy</i></p>
			
Option 4	Fronting A Non International Boulevard Street	0'-10' setback (for at least 50% of the buildings front façade) ; 50% ground floor commercial be provided as, or convertible to, retail/commercial/service space. 400 square feet of ground floor retail/commercial/service space must be provided at occupancy (not to be used for park-and-fly office uses)	<p><i>Maximum setback is removed and commercial space required has been reduced.</i></p> <p><i>10' min. setback to commercial development and parking structure; 15% (not to be less than 400 sf) ground floor commercial space required at time of occupancy</i></p>

Setbacks and Commercial Space Requirements			
	Building Type	Existing Standard	Proposed Standard
Option 5	Fronting a Non International Boulevard Street and is a Corner Lot with International Boulevard (I.B.).	<p>I.B Setback: 0'-20' setback (for at least 50% of the buildings front façade) to commercial development;</p> <p>I.B Commercial Space: 50% ground floor commercial be provided as, or convertible to, retail/commercial/service space. 400 square feet of ground floor retail/commercial/service space must be provided at occupancy (not to be used for park-and-fly office uses);</p> <p>Non I.B. Setback: 0'-10' setback (for at least 50% of the buildings front façade);</p> <p>Non I.B. Commercial Space: Commercial space required for the first 100' from I.B</p>	<p><i>Along I.B. the applicant selects a model from Option 1, 2 or 3.</i></p> <p><i>The non I.B. street maximum setback is removed and commercial space required has been reduced.</i></p> <p><i>I.B. Setback: applicant selects a setback and commercial space requirement from the three I.B. options available.</i></p> <p><i>Non-I.B. Setback:</i></p> <p><i>10' min. setback to commercial development and parking structure;</i></p> <p><i>20% (not to be less than 400 sf) ground floor commercial space required at time of occupancy</i></p>