




# MEMORANDUM

## COMMUNITY & ECONOMIC DEVELOPMENT

Date: May 31, 2013  
To: Planning Commission Members  
From: Steve Pilcher, AICP, Planning Manager   
Subject: Upcoming Meeting – Tuesday, June 4, 2013

Agenda items for Tuesday's meeting are as follows:

### 1) Approve Minutes of May 21, 2013 Planning Commission Meeting

*Background:*

Draft minutes of the previous meeting presented for approval.

*Exhibits Associated with this Item:*

Exhibit A: City of SeaTac Planning Commission, Draft Minutes, May 21, 2013 meeting

### 2) Review of Planning Commission Annual Work Plan Report to City Council

*Presenters:*

Joe Scorcio, AICP, Community and Economic Development Director  
Steve Pilcher, AICP, Planning Manager

*Background:*

SeaTac regulations require the Planning Commission's Annual Report and Work Plan to be submitted to the City Council by July 15, to assist the Council in establishing the budget. Staff have drafted an Annual Report and Proposed Work Plan for the Commission's review. Staff will facilitate discussion of the draft document

*Exhibits Associated with this Item:*

Exhibit B: Draft Annual Report and Proposed Work Plan

*Anticipated Schedule for this Item:*

June 18, 2013 Additional Planning Commission review, if needed  
June 21, 2013 Submittal to City Council at Council Retreat

### 3) Review of The Ten-Year Transportation Improvement Program (TIP) for 2014-2023

*Presenters:*

Susan Sanderson, City Engineer

*Background:*

Each year the Public Works Department prepares a Transportation Improvement Program (TIP), which lists the projects that the Department plans to construct or undertake over the next ten years, including estimates of each project's costs. Typically, the TIP is an update to the previous year's TIP. Ms. Sanderson will present the TIP for 2014 – 2023 and respond to any questions the Commission may have.

*Exhibits Associated with this Item:*

Exhibit C: Draft 2014 – 2023 Transportation Improvement Program

*Anticipated Schedule for this Item:*

June 25, 2013: City Council action (proposed)

**4) Update on the CED Work Plan**

*Presenter:*

Joe Scorcio, AICP, CED Director

*Background:*

Mr. Scorcio will update the commission on the status of the Community and Economic Development Department's work plan.

*Exhibits Associated with this Item:*

No Exhibit

*Anticipated Schedule for this Item:*

No Schedule at this time

If you have any questions or comments about Tuesday's meeting, please feel free to call me or Mike Scarey at (206) 973-4750.

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**Tuesday, June 4, 2013**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 6:50 p.m.**

**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of May 21, 2013 Planning Commission Meeting – 5:30 P.M.to 5:35 P.M.
3. Old Business – 5:35 – 6:00
  - a. Review of Planning Commission Annual Work Plan Report to City Council
4. New Business – 6:00 P.M. to 6:35
  - a. Review of “The Ten-Year Transportation Improvement Program (TIP) for 2014-2023”
  - b. Update on the CED Work Plan
5. Detailed Commission Liaisons’ Reports – 6:35 P.M. to 6:40 P.M.
6. Community & Economic Development Director’s Report – 6:40 P.M. to 6:45 P.M.
7. Planning Commission Comments (*including suggestions for next meeting’s agenda*) – 6:45 P.M. to 6:50 P.M.
8. Adjournment – 6:50 P.M.

CITY OF SEATAC  
PLANNING COMMISSION

DRAFT  
Minutes of May 21, 2013  
Regular Meeting

**Members Present:** Daryl Tapio, Chairman; Tom Dantzler; Joe Adamack; Jim Todd

Members Absent: Roxie Chapin (excused)

**Staff Present:** Joe Scorcio, AICP, Community and Economic Development Director; Steve Pilcher, AICP, Planning Manager; Gary Schenk, Building Services Manager; Jon Napier, Fire Marshal; Albert Torrico, Senior Planner

**1. Call to Order:**

Chairman Tapio called the meeting to order at 5:33 p.m.

**2. Approve Minutes of the May 7, 2013 Meeting:**

Daryl Tapio noted that under Item #7, his concern was the potential precedent of revoking the nonconforming status of the MasterPark even if the fee had been paid. He requested the minutes be corrected accordingly.

It was noted that at the end of each Map Amendment discussion, the note stating “the Commission had no questions or objections regarding this proposal” should be stricken.

Commissioner Adamack noted that he was not the individual who seconded the minutes.

Upon request of Earl Gipson, the minutes were corrected to note that Mr. Scarey had provided “information” as opposed to “clarification” to his question regarding the City Council endorsement process.

Moved (Tapio) and seconded (Dantzler) to approve the May 7, 2013 meeting minutes as corrected. Passed 4-0.

**3. Old Business: None**

**4. New Business:**

1. Review of Proposed Municipal Code Amendments Related to Buildings and Construction.

Joe Scorcio, CED Director, noted this item had been referred by the City Council for feedback from the Commission. The Council is scheduled to take action on this matter at their May 28<sup>th</sup> meeting. He suggested the Commission separate any issues that are not contained within these proposed code provisions so that they may be addressed at a later date. He noted that the State Building Code Council provides constraints as to how much a local jurisdiction may deviate from the statewide standard. The Fire Codes provide greater flexibility for local circumstances.

Gary Schenk, Building Services Manager, noted that the State Building Code Council holds its own public input process before the State Legislature eventually adopts the new set of I-Codes. Locally, it is possible to adopt more stringent standards (i.e., foundation drains). In response to a question regarding fire sprinklers in residential occupancies, Mr. Schenk noted that requirement is contained within an appendix to the main building code. Whether to adopt appendices is up to each local jurisdiction. Cities that have adopted these standards have to demonstrate unique conditions to the Building Code Council.

Mr. Schenk then highlighted some of the changes in the new I-Codes. He noted that the International Energy Code will now replace the State Energy Code. The exemption from obtaining a permit now applies to fences up to 7 feet in height. Greater requirements now exist for whole-house ventilation. In response to a question regarding the City's local grading regulations, he noted that a change is being made to the time limits established for allowing soil amendments to occur (page 39 of the amendment package).

Jon Napier, Fire Marshal, presented a PowerPoint presentation of the proposed Fire Code amendments. He noted that the changes also include restructuring the existing code (SMC 13.150). Regarding fire protection systems, he agreed that the City could adopt 6,000 sq. ft. as the threshold for when fire sprinklers are required, regardless of the combustibility of the building.

Rick Forschler, City Councilmember, expressed concern with repeated increases in requirements and the difficulty of having to adjust individual plans to meet Fire Dept. equipment requirements. He questioned the advisability of applying the International Codes to SeaTac.

Daryl Tapio stated the current code doesn't include a lot of numerical standards, but grants broad authority to the Fire Dept. He notes the new numerical standards are more strict than what has historically been applied in SeaTac (for example, road standards). He inquired whether these could be discussed at this point.

Joe Scorcio noted that the Commission has not been specifically charged with this task at this time. The Council sent these codes for the Commission's comments and wants those back by next week. All the I-Codes are to be adopted by July 1, 2013. Staff will carry forward any comments from the Commission to the Council.

Daryl Tapio asked what controls road improvement widths and standards: King County's standards or SeaTac's? Mr. Napier replied these are the City's Engineering/Public Works standards.

Mr. Tapio reviewed the history of the adoption of the City's Subdivision Code. He presented a 2009 draft of the Subdivision Code, which included a hammerhead turnaround detail which is less stringent than the one currently being discussed. At the time, the Commission and stakeholders' group had agreed that road standards should be contained with SMC 11.05. This item needs to be addressed in the future.

At the conclusion of reviewing the standards, Mr. Napier agreed the following changes will be made to the draft presented to the City Council (although he did not confirm being able to support all of them):

- The minimum threshold for requiring fire sprinklers will be 6,000 sq. ft.
- Removing the ability of the Fire Chief to require increased fire flows to protect exposures
- Clarify that 503.11 (2<sup>nd</sup> fire dept. access point) only applies to single family and duplex residential development exceeding 30 housing units

Moved (Dantzler) and seconded (Todd) to recommend the Council consider the above changes. Approved 4-0.

2. Planning Commission Recommendations about Establishing the 2013 Final Docket of Comprehensive Plan Amendments

Planning Manager Steve Pilcher noted that Mike Scarey was ill, so he and Senior Planner Al Torrico would be addressing this item with the Commission. Given that these items were just reviewed at the last meeting, Mr. Pilcher suggested the Commission direct staff to address any particular questions or concerns.

Moved (Dantzler), seconded (Todd) to recommend all amendments except Map Amendments A1 and A2 move forward with a recommendation to be included on the Final Docket. Passed 4-0.

*Map Amendment A1* was then addressed. Commissioner Adamack expressed concern that there has not been a change in conditions since last year, when this request was considered. The only difference appears to be that Map Amendment A2 (adjacent property to the east) has been suggested.

Chairman Tapio inquired as to the availability of crime statistics. Mr. Torrico replied that he was not sure if Mr. Scarey had received a response from the Police Department.

Moved (Dantzler), seconded (Todd) to recommend Map Amendment A1 move forward with a recommendation to be included on the Final Docket. Passed 3-1 (Adamack)

*Map Amendment A2* has a similar set of circumstances, except that it was not proposed last year.

Moved (Tapio), seconded (Dantzler) to recommend Map Amendment A2 move forward with a recommendation to be included on the Final Docket. Passed 3-0, with one abstention (Adamack).

3. Review of Planning Commission Annual Work Plan Report to City Council  
Mr. Scorcio noted that given the length of the meeting, he was recommending this item be considered at the Commission's next meeting on June 4<sup>th</sup>.

Chairman Tapio mentioned three items he would like to address in the upcoming year:

- Identification of and consideration of amendments to other areas with the SeaTac Municipal Code that affect development
- Review city road standards, with a consideration of low impact development and narrower streets
- Develop a better process to develop good land use policies and regulations

**5. Detailed Commission Liaison's Report:**

Commissioner Dantzler noted that the S. 200<sup>th</sup> ST. LLC and Sound Transit had come to an agreement.

Chairman Tapio noted he had attended last week's City Council Study Session regarding the I-Code adoption and that he had done a considerable amount of studying on the matter this past week. He was concerned with the lack of prior notice regarding this important issue.

**6. Community & Economic Development Director's Report:**

Mr. Scorcio commented that staff is working on developing a work program for the next year. He also noted that there is an internal process occurring with all City staff, with the goal of making internal improvements.

Mr. Scorcio also commented that it was a positive sign that the Council referred the I-Codes to the Commission. He asked that Commissioners reserved the afternoon of Friday June 21<sup>st</sup> for the next joint Council-Commission session.

Chairman Tapio noted that at the last Council meeting, City Manager Cutts stated that builders are being subsidized through low fees.

Mr. Scorcio noted that fees aren't covering the full costs of processing permits and land use applications. Staff has been asked to look at fees in relation to neighboring jurisdictions and bring forward any suggested changes to the City Council.

**7. Planning Commission Comments (including suggestions for next meeting's agenda)**

Chairman Tapio noted he had met with a Tukwila Councilmember re: the Tukwila International Blvd. Light Rail Station. Crime has become a big focus in this area and the City of Tukwila is allocating funds to buy up properties and tear down many of the hotels, pawn shops, etc. found nearby. They are also increasing their police presence.

Commissioner Adamack noted the Seattle Times had recently run a good story about Tukwila.

Mr. Scorcio reported that the ULI report on the Angle Lake Station won't be out until June 11<sup>th</sup>.

**8. Adjournment:**

By consensus of the Commission, the meeting was adjourned at 8:50 p.m.

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**CITY OF SEATAC**  
**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**PLANNING DIVISION**  
**DRAFT**

**ANNUAL REPORT AND PROPOSED WORK PLAN**

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**To:** **Members of the City Council**

**Reviewed by:** **SeaTac Planning Commission**  
**Joe Scorcio, AICP, Community and Economic Development Director**  
**Steve Pilcher, AICP, Planning Manager**  
**Michael Scarey, AICP, Senior Planner**

**Meeting Date:** **July 9, 2013**

**Requested Action:** **Council to receive the Proposed Annual Report**

The Planning Commission is required to submit a work plan to the City Council for the ensuing calendar year (SeaTac Municipal Code Section 2.15.135). The report is also to include information on the City's progress in implementing the goals and requirements of State law and on the status of land use policy and procedures.

This report includes three sections: 1) a summary of accomplishments either already or anticipated to be accomplished during 2013 towards the goals and requirements prescribed by State law; 2) goals identified by the City Council that are associated with the scope of authority and responsibilities of the Planning Commission; and 3) the proposed Planning Commission Work Plan for 2014.

The Planning Commission reviewed the proposed Annual Report and Work Plan at its May 21, June 4 and June 18, 2012 meetings.

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**PROGRESS MADE DURING 2013 TOWARDS IMPLEMENTATION OF THE GOALS AND REQUIREMENTS OF STATE LAW**

**A. 2013 Comprehensive Plan Amendments** - Reviewed and recommended action with regard to the 2013 Preliminary Docket of Comprehensive Plan map and text amendments. The following is a list of all 2013 text and map amendments:

*Map Amendment A-1*

Property located at 3050 S. 150<sup>th</sup> St. – Amend Comprehensive Plan designation from Residential Low Density to Residential Medium Density

*Map Amendment A-2*

Property located at 3054 S. 150<sup>th</sup> St. – Amend Comprehensive Plan designation from Residential Low Density to Residential Medium Density

*Map Amendment A-3*

Property located at 202xx 28<sup>th</sup> Ave. S – Amend Comprehensive Plan designation from Airport to Aviation Business Center (ABC)

*Map Amendment B-1*

Update “Existing Land Use Map” with current information (housekeeping)

*Map Amendment B-2*

Update Wetland, Stream and Shoreline Classifications Map with new information

*Text Amendment T-1*

Update existing Land Use information in Background Report, related to Map Amendment B-1

*Text Amendment T-2*

Annual update of 6-year Capital Facilities Plan

**B. Area Rezones** – None known or anticipated at this time.

**C. Status of Major Zoning Code Update Project**

This project has been on hold pending development of a process by the City Manager and City Council to move the project forward.

## **D. Status Of Land Use Policies And Procedures Within The City**

See A. Comprehensive Plan Amendments

1. Reviewed, held a Public Hearing and made recommendation regarding the Final Docket of 2012 Comprehensive Plan amendments;
2. Reviewed, held a Public Hearing and made recommendation regarding the City Center Park-and-Fly Code;
3. Reviewed, held a Public Hearing and made recommendation regarding a proposed amendment to Zoning Code Chapter 15.35 regarding hotels in the UH Zone;
4. Reviewed the City's Ten-Year Transportation Improvement Program, 2014 - 2023.

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### **CITY COUNCIL GOALS – 2013**

#### **Council Goal #1**

**Develop and implement programs and projects that help position SeaTac as a healthy community, thereby enhancing quality of life.**

Continue to support regulatory efforts to facilitate transit oriented development involving the 154<sup>th</sup> St, and Angle Lake Light Rail stations.

Support adoption of Municipal Code provisions that implement the Safe and Complete Streets policies and the Access to Corner Stores policies.

#### **Council Goal #2**

**Foster a positive business environment and aggressively pursue economic development opportunities to attract and retain businesses and jobs while maintaining reasonable laws and regulations**

Continue to recommend changes to codes in order to streamline the regulatory process.

Continue to develop and adopt a more user-friendly and updated Zoning Code. This may require additional resources.

Undertake the 2014 Comprehensive Plan update, which will include GMA-mandated update items required to be adopted by June 2015. This will be a more extensive update than the typical annual amendment process.

**Council Goal #3**

**In order to enhance quality of life and public image, enhance code compliance effectiveness within all neighborhoods and areas in the city.**

Support the Planning Division’s efforts to strengthen and streamline code compliance amendments.

**Council Goal #4**

**Plan and construct infrastructure improvements in the South 154<sup>th</sup> Street Light Rail Station Area that increase the viability of commercial development while also continuing to pursue development opportunities, incorporating input from SeaTac residents and adjacent businesses, as well as the development community.**

Participate in the ULI TAP in fall 2013.

**Council Goal #5**

**Plan and construct infrastructure improvements in the South 200<sup>th</sup> Street Light Rail Station Area that increase the viability of commercial development while also engaging in strategic urban planning efforts to determine the highest and best land uses in this area, incorporating input from SeaTac residents and adjacent businesses, as well as the development community**

Provide support to staff and participate in Angle Lake Station Area planning efforts, including the establishment of interim zoning controls.

Continue to support the completion of the 28<sup>th</sup>/24<sup>th</sup> Avenue Arterial.

**Council Goal #6**

**Energetically advocate for completion of SR 509 to I-5 in local, statewide and federal forums including support of public-private partnerships, grants and revenue options that will result in funding necessary for construction of the highway**

Support staff and Council’s advocacy efforts in this area.

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**PLANNING COMMISSION WORK PLAN FOR CALENDAR YEAR: 2014**

In accordance with SeaTac Municipal Code Section 2.15.135, the following items are required to be addressed in the annual report:

**A. A description of all anticipated amendments to the Comprehensive Plan.**

1. Review of amendments to be incorporated in the 2014 Comprehensive Plan Update. This amendment cycle will be more extensive than most, as the GMA requires a major update to be completed by June 2015.
  - a. Incorporating new growth forecasts for households and employment;
  - b. Update of the Transportation Element. This will be based on an analysis of the transportation network using the new growth forecasts for households and employment;
  - c. Update of the Utilities Element. This will also be based on the new growth forecasts for households and employment;
  - d. Update of the Housing element, including policies related to affordable housing;
  - e. Other elements as required by analysis of GMA requirements.
2. Review of additional amendments to be incorporated in the 2014 Major Comprehensive Plan Update, is anticipated to include:
  - a. Three new State requirements:
    - Specific policies related to reduction of greenhouse gas emissions
    - Include policies addressing adaptation to the effects of climate change
    - Include health provisions that address a) healthy environment, b) physical activity and well-being, and c) safety
  - b. Other elements as resources allow
3. Policies regarding Safe and Complete Streets and Access to Corner Stores

**B. Anticipated preparation of Subarea Plans**

Angle Lake Station Area Plan completed by fall 2014

**C. Area Rezones**

Establish interim zoning regulations for the Angle Lake Station area.

**D. Adoption or amendment of development regulations together with Public Hearings**

Continue to support efforts to complete the Major Zoning Code Update as resources allow.

Review, hold Public Hearings, and make recommendation on development regulations implementing the Safe and Complete Streets Plan and Access to Corner Stores Policies (once adopted)

**E. Any other studies and projects reasonably expected to be undertaken**

- Participate in ULI TAP for 154<sup>th</sup> Street Station Area;

Note: The following three items would affect areas of the Municipal Code other than those specified under SMC 2.15.120, authorizing the Planning Commission to make recommendations to the City Council regarding Chapter 16A.23 – Environmental Code; Title 14 – Subdivision Code; Title 15 – Zoning Code; and Title 16A – Development Review Code. As such, the Planning Commission may need to request authorization from the City Council to undertake work on these matters, per Section 4.10 of the Planning Commission Bylaws.

- Identification of and consideration of amendments to other areas within the SeaTac Municipal Code that affect development;
- Review city road standards, with a consideration of low impact development and narrower streets;
- Develop a better process to develop good land use policies and regulations.

**F. Estimated hours of staff liaison time to prepare for those projects and to attend meetings**

Total staff liaison hours to support the Planning Commission is estimated at 1.5 FTE (multiple staff are included) throughout the year. This includes work on technical preparation for meetings, minutes of the meeting, attendance at meetings and two special research projects related to the Comprehensive Plan Update.

# DRAFT



## 2014 - 2023 Transportation Improvement Program

D - DESIGN  
S - STUDY  
RW - RIGHT OF WAY  
C - CONSTRUCTION

Project No. and Priority

RES 13 -

Project No. and Priority	Project Title and Description	2014	2015	2016	2017-2019	2020-2023
MP-033	Commute Trip Reduction Annual Element					
<b>1</b>	Provide for review, approval and monitoring of the CTR programs for major employers within the City including the implementation of the City's CTR program.	(\$27,000 WSDOT)	(\$27,000 WSDOT)	(\$27,000 WSDOT)	(\$81,000 WSDOT)	(\$108,000 WSDOT)
<b>ST-131</b>	<b>Connecting 28th/24th Ave S (S 200th St to S 208th St)</b> Construct a five lane principal arterial roadway including curb, gutter, bicycle and pedestrian facilities, storm drainage, street lighting, signalization, channelization, landscaping, and utility extensions. This project will provide a connection between Des Moines' 24th Ave S improvements at S 208th St and the existing 26th Ave S at S 200th St. This project completes the gap in the overall 28th/24th Ave S corridor which extends from S 188th St and 28th Ave S to S 216th St and 24th Ave S.	\$1,800,000	\$1,260,000 C \$8,400,000 (FED \$2,000,000 TIB \$1,500,000 FMSIB \$1,500,000 ST \$2,140,000)	\$711,354 C \$7,000,000 (FED \$2,000,000 TIB \$1,500,000 FMSIB \$1,000,000 ST \$1,788,646)		
<b>ST-145</b>	<b>Connecting 28th/24th Ave S (S 208th St to S 216th St)</b>					
<b>Outside City Limits</b>	Des Moines will be improving 24th Ave S from S 208th St to S 204th St. This is the second phase of the Des Moines Gateway Project. Improvements include widening the existing roadway to a five lane urban arterial and provide a continuous center turn lane, sidewalks, bicycle lanes, transit stops, curb and gutter, and landscaping.	C Des Moines				
<b>ST-122</b>	<b>Military Road S Improvements (S 176th St to S 166th St)</b>	\$3,218,260				
<b>3</b>	Reconstruct roadway to include a continuous center turn lane, curb, gutter, sidewalk, bicycle lanes, storm drainage, landscaping, street lighting, traffic signal at S 170th Street, channelization, paving and undergrounding aerial utility lines.	C \$4,600,000 (TIB \$1,381,740)				
<b>ST-830</b>	<b>2013/14 Neighborhood Sidewalk Project - S 179th Street (Military Rd S to 42th Ave S)</b>	\$1,300,000				
<b>4</b>	This is the fifth project in the Neighborhood Sidewalk Program. Improvements include construction of approximately 0.75 miles of new sidewalk on both sides of the street, with curb and gutter, storm drainage, retaining walls, and fencing.	D \$100,000 C \$1,200,000				
<b>GE-037</b>	<b>Transportation Plan Update</b>	\$500,000	\$300,000			
<b>5</b>	Conduct Transportation Study to evaluate transportation network. Update transportation model. Identify operational and safety problems. Propose necessary mitigation projects. Estimate costs and propose funding measures.	S \$500,000	S \$300,000			
<b>ST-831</b>	<b>2014/15 Neighborhood Sidewalk Project</b>	\$250,000	\$1,440,000			
<b>6</b>	Annual project as part of the Neighborhood Sidewalk Program to construct twelve miles of sidewalks over twenty years. The project location will be considered from the Proposed Pedestrian Network map.	D \$250,000	C \$1,440,000			
<b>ST-884</b>	<b>2014 Annual Street Overlays</b>	\$400,000				

**EXHIBIT**  
**DATE** 6-4-13 **C**



**2014 - 2023 Transportation Improvement Program**

D - DESIGN  
S - STUDY  
RW - RIGHT OF WAY  
C - CONSTRUCTION

Project No.  
and  
Priority

RES 13 -

	Project Title and Description	2014	2015	2016	2017-2019	2020-2023
<b>7</b>	Maintain and preserve the integrity of the City's existing roadway surfaces through a combination of repair to major pavement failures, crack sealing of existing pavements to extend their usable life and overlaying pavements that are structurally declining.					
<b>ST-125</b>	<b>Military Road S (S 150th to S 152nd St) &amp; S 152th Street (Military Rd S to International Blvd)</b>	\$300,000	\$1,800,000	\$1,980,000		
<b>8</b>	Widen existing roadway, construct sidewalks, pavement overlay, street lighting, undergrounding of aerial utilities, landscaping, and storm drainage. Provide access and circulation improvements. Construct right turn lane on S 152nd St from Military Rd S to International Blvd. These improvements support redevelopment of the S 154th Street Station Area and facilitate potential Military Rd closure between S 152nd St and International Blvd.	D \$300,000	D \$300,000 ROW \$500,000 C \$1,000,000	C \$1,980,000		
<b>MP-065</b>	<b>S 216th Street (19th Ave S to 24th Ave S)</b>					
<b>Outside City Limits</b>	First of three phases of the Des Moines Gateway Project. Widen roadway to a five lane urban arterial and provide a continuous center turn lane, bicycle lanes, transit stops, curb and gutter, landscaping and sidewalks.	C Des Moines				
<b>MP-066</b>	<b>S 216th Street (24th Ave S to 29th Ave S)</b>					
<b>Outside City Limits</b>	Third and final phase of the Des Moines Gateway Project. Widen roadway to a five lane urban arterial and provide a continuous center turn lane, bicycle lanes, transit stops, curb and gutter, landscaping and sidewalks.	D Des Moines	C Des Moines	C Des Moines		
<b>ST-848</b>	<b>Lake to Sound Trail (DMMD - S 156th St to City Limit at SR 509)</b>					
<b>9</b>	This portion of the multi-jurisdictional Lake to Sound Trail project is located in SeaTac. A bicycle and pedestrian trail would be extended south from S 156th Street along Des Moines Memorial Drive to SR 509. The improvements are being designed by King County. The Lake to Sound Trail would provide a trail connection from Lake Washington to Puget Sound.	C King County				
<b>ST-849</b>	<b>Lake to Sound Trail, (DMMD - SR 509 to 8th Ave S)</b>					
<b>Outside City Limits</b>	This portion of the multi-jurisdictional Lakes to Sound Trail project is located in Burien. A bicycle/pedestrian trail would be extended south of SR 509 along Des Moines Memorial Drive to 8th Ave S. The improvements are being designed by King County. The Lakes to Sound Trail would provide a trail connection from Lake Washington to Puget Sound.	C Burien King County				
<b>MP-067</b>	<b>SR 518/Des Moines Memorial Drive Interchange Eastbound Off Ramp</b>					
<b>Burien WSDOT</b>	Burien is currently designing this first phase of improvements to the SR 518/Des Moines Memorial Drive interchange. This phase includes construction of an off ramp from eastbound SR 518 to Des Moines Memorial Drive	D Burien WSDOT	C Burien WSDOT			
<b>MP-068</b>	<b>SR 518/Des Moines Memorial Drive Interchange Westbound On Ramp</b>					





**2014 - 2023 Transportation Improvement Program**

D - DESIGN  
S - STUDY  
RW - RIGHT OF WAY  
C - CONSTRUCTION

RES 13 -

Project No.  
and  
Priority

Project Title and Description		2014	2015	2016	2017-2019	2020-2023
<b>Burien WSDOT</b>	This project is the second phase of improvements to the SR 518/Des Moines Memorial Drive Interchange. This phase includes construction of an on ramp from Des Moines Memorial Drive to westbound SR 518.			D Burien WSDOT	C Burien WSDOT	
<b>MP-025</b>	<b>South 200th St Link Extension (SeaTac/Airport Station to S 200th St)</b>					
<b>ST</b>	Construct 1.6 mile elevated guideway and new Angle Lake Station with a 700 parking stall garage, 400 surface parking stalls, and bus access.	C ST	C ST	C ST		
<b>MP-025</b>	<b>S 204th St Sidewalk Project (30th to 32nd Ave S)</b>					
<b>ST</b>	Constructed by Sound Transit to meet the City's High Capacity Transit Standards for the S 200th St Link Extension. Approximately 800 lineal feet of new sidewalk on the south side of S 204th St from 30th Ave S to approximately 100 feet east of 32nd Ave S. Improvements include sidewalk, curb, gutter, and storm drainage, driveway reconstruction, crosswalks, and ADA compliant curb ramps.	D Sound Transit	C Sound Transit			
<b>ST-056</b>	<b>Military Road S at S 200th St/I-5 SB Ramps</b>					
<b>ST WSDOT</b>	Widen I-5 south bound off ramp to provide for a left turn lane. Reconstruct west leg to provide left, thru and right turn lanes. Modify signal to facilitate lane changes.		WSDOT/ST \$2,000,000			
<b>MP-043</b>	<b>SR 509 Extension Phase I (Des Moines Memorial Dr. S to I-5)</b>					
<b>WSDOT</b>	Construct new, full access control freeway, with tolls, to connect the existing SR 509 freeway terminus with 28th/24th Ave S and I-5. Phase I includes one lane each way, with truck climbing lanes, between S 188th St and 28th/24th Ave S. Two lanes each way are planned between 28th/24th Ave S and I-5.	D WSDOT	D WSDOT	C WSDOT	C WSDOT	
<b>MP-064</b>	<b>I-5 Express Toll Lanes (I-90 to SR-16)</b>					
<b>WSDOT</b>	Convert the existing HOV lanes to express toll lanes from I-90 to SR-16.	D WSDOT	D WSDOT	C WSDOT	C WSDOT	
<b>ST-832</b>	<b>2015/16 Neighborhood Sidewalk Project</b>		\$250,000	\$1,440,000		
<b>10</b>	Annual project as part of the Neighborhood Sidewalk Program to construct twelve miles of sidewalks over twenty years. The project location will be considered from the Proposed Pedestrian Network map.		D \$250,000	C \$1,440,000		
<b>ST-885</b>	<b>2015 Annual Street Overlays</b>		\$400,000			
<b>11</b>	Maintain and preserve the integrity of the City's existing roadway surfaces through a combination of repair to major pavement failures, crack sealing of existing pavements to extend their usable life and overlay pavements that are structurally declining.					
<b>ST-833</b>	<b>2016/17 Neighborhood Sidewalk Project</b>			\$250,000	\$1,480,000	
<b>12</b>	Annual project as part of the Neighborhood Sidewalk Program to construct twelve miles of sidewalks over twenty years. The project location will be considered from the Proposed Pedestrian Network map			D \$250,000	C \$1,480,000	
<b>ST-886</b>	<b>2016 Annual Street Overlays</b>			\$450,000		



**2014 - 2023 Transportation Improvement Program**

D - DESIGN  
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<b>13</b>	Maintain and preserve the integrity of the City's existing roadway surfaces through a combination of repair to major pavement failures, crack sealing of existing pavements to extend their usable life and overlay pavements that are structurally declining.					
<b>ST-065</b>	<b>Des Moines Memorial Dr &amp; S 200th St Intersection Improvements</b>			<b>\$200,000</b>	<b>\$750,000</b>	
<b>14</b>	Widen to provide left turn lanes on all legs, and right turn lane on east leg. Construct traffic signal and channelization improvements. The improvements would be done in partnership with Des Moines.			D \$200,000	C \$1,100,000 (Des Moines \$350,000)	
<b>ST-126</b>	<b>S 152th Street Improvements (30th Ave. S. to Military Road S)</b>			<b>\$800,000</b>	<b>\$4,600,000</b>	
<b>15</b>	Widen existing roadway and construct sidewalks, street lighting, and storm drainage. Provide access and circulation improvements for vehicle and pedestrian movements in support of redevelopment.			D \$800,000	C \$4,600,000	
<b>ST-148</b>	<b>S 154th St Transit Station Area Improvements</b>			<b>\$1,000,000</b>	<b>\$6,500,000</b>	
<b>16</b>	Construct new streets as envisioned in the South 154th Street Station Area Plan. Improve and create pedestrian connections. Area generally bounded by S 152nd St, SR 518, 30th Ave S and International Blvd.			D \$1,000,000	C \$6,500,000	
<b>ST-834</b> <b>ST-835</b> <b>ST-836</b>	<b>Neighborhood Sidewalk Projects</b>				<b>\$5,380,000</b>	
<b>17</b>	Annual projects as part of the Neighborhood Sidewalk Program to construct twelve miles of sidewalks over twenty years. The project locations will be considered from the Proposed Pedestrian Network map.				D \$750,000 C \$4,630,000	
<b>ST-887</b> <b>ST-888</b> <b>ST-889</b>	<b>Annual Street Overlays</b>				<b>\$1,350,000</b>	
<b>18</b>	Maintain and preserve the integrity of the City's existing roadway surfaces through a combination of repair to major pavement failures, crack sealing of existing pavements to extend their usable life and overlaying pavements that are structurally declining.					
<b>ST-033</b>	<b>International Blvd. at SR 518</b>				<b>\$9,600,000</b>	<b>\$5,400,000</b>
<b>19</b>	Construct interchange improvements consistent with WSDOT's Route Development Plan. Elements may include modification to S 154th St exit ramp and new eastbound exit ramp to northbound International Blvd.				D \$2,000,000 ROW \$1,000,000 C \$6,600,000	C \$5,400,000
<b>ST-837</b> <b>ST-838</b> <b>ST-839</b> <b>ST-840</b>	<b>Neighborhood Sidewalk Projects</b>					<b>\$7,700,000</b>



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<b>20</b>	Annual projects as part of the Neighborhood Sidewalk Program to construct twelve miles of sidewalks over twenty years. The project locations will be considered from the Proposed Pedestrian Network map					D \$1,000,000 C \$6,700,000
ST-890 ST-891 ST-892 ST-893	<b>Annual Street Overlays</b>					<b>\$1,800,000</b>
<b>21</b>	Maintain and preserve the integrity of the City's existing roadway surfaces through a combination of repair to major pavement failures, crack sealing of existing pavements to extend their usable life and overlaying pavements that are structurally declining.					
ST-015	<b>34th Ave S Improvements (S 160th St to S 176th St)</b>					<b>\$7,100,000</b>
<b>22</b>	Reconstruct roadway to collector arterial standards. Construct drainage, curb, gutter, and sidewalks. Install traffic calming measures. Underground utility lines.					D \$900,000 C \$6,200,000
ST-022	<b>Military Rd S (S 128th St to S 150th St)</b>					<b>\$12,250,900</b>
<b>23</b>	Reconstruct and widen to provide for drainage, bicycle lanes and pedestrian facilities. Construct left turn lanes at high volume intersections.					D \$1,400,000 C \$10,850,900
ST-156	<b>S 154th Pedestrian Grade Separation</b>					<b>\$11,750,000</b>
<b>24</b>	Plan, design, construct a grade separated pedestrian crossing to directly link the S 154th St Station Area with the Tukwila International Boulevard Station.					D \$1,500,000 ROW \$250,000 C \$10,000,000
ST-157	<b>32nd Ave S Improvements (S 152th St to S 154th St)</b>					<b>\$1,600,000</b>
<b>25</b>	Reconstruct and widen roadway; install curb, gutter, storm drainage and sidewalk improvements.					D \$250,000 C \$1,350,000
ST-158	<b>30th Ave S Improvements (S 152th to S 154th St)</b>					<b>\$1,000,000</b>
<b>26</b>	Reconstruct and widen roadway; install curb, gutter, storm drainage and sidewalk improvements.					D \$150,000 C \$850,000
ST-024	<b>S 142nd S/S 144th St (Des Moines Memorial Dr S to 24th Ave S)</b>					<b>\$11,800,000</b>
<b>27</b>	Improve existing arterial roads to serve planned north end development. Provide sidewalks and non-motorized path. Signal improvements at S 144th/Des Moines Memorial Dr.					D \$1,840,000 ROW \$960,000 C \$10,000,000 (POS \$1,000,000)
ST-141	<b>32nd Ave S (S 170th St to S 176th St)</b>					<b>\$8,000,000</b>
<b>28</b>	Reconstruct roadway, install drainage, curb, gutter and sidewalks.					\$8,000,000
ST-116	<b>Military Rd S &amp; S 160th St (International Blvd to S 166th St)</b>					<b>\$7,400,000</b>
<b>29</b>	Reconstruct and widen to provide for drainage, bicycle lanes, pedestrian facilities, upgrade existing signals, channelization, street lighting, continuous left turn lane and underground overhead utilities.					D \$900,000 C \$6,500,000



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		2014	2015	2016	2017-2019	2020-2023
<b>ST-018</b>	<b>Military Road S (S 188th St to I-5 south of S 200th St)</b>					<b>\$5,858,200</b>
<b>30</b>	Reconstruct and widen to provide for drainage, bicycle lanes, pedestrian facilities, upgrade existing signals, channelization, street lighting, continuous left turn lane and underground overhead utilities.					D \$600,000 C \$5,258,200
<b>ST-112</b>	<b>Military Road S (S 200th St to S 208th St)</b>					<b>\$4,419,100</b>
<b>31</b>	Reconstruct and widen to provide for drainage, bicycle lanes, pedestrian facilities, upgrade existing signals, channelization, street lighting, and underground overhead utilities. Construct left turn lane as necessary.					D \$500,000 C \$3,919,100
<b>ST-047</b>	<b>Military Road S (S 208th St to S 216th St)</b>					<b>\$3,177,800</b>
<b>32</b>	Reconstruct and widen to provide for drainage, bicycle lanes, pedestrian facilities, upgrade existing signals, channelization, street lighting, and underground overhead utilities. Construct left turn lane as necessary.					D \$300,000 C \$2,877,800
<b>ST-031</b>	<b>Military Rd (South City Limits to S 216th St)</b>					<b>\$8,853,900</b>
<b>33</b>	Reconstruct and widen to provide for drainage, bicycle lanes, pedestrian facilities, upgrade existing signals, channelization, street lighting, and underground overhead utilities. Construct left turn lane as necessary.					D \$1,000,000 C \$7,853,900
<b>ST-072</b>	<b>Des Moines Memorial Dr. (S 136th St to SR 518)</b>					<b>\$6,256,000</b>
<b>34</b>	Reconstruct and widen road to include storm drainage, bicycle lanes, landscaping, street lighting, channelization, signal modification, paving and modify the overhead utility lines. Install curb, gutter and sidewalks (one side).					D \$700,000 C \$5,556,000
<b>ST-028</b>	<b>Des Moines Memorial Dr. (S 128th St to S 136th St)</b>					<b>\$4,175,600</b>
<b>35</b>	Reconstruct and widen road to include storm drainage, bicycle lanes, landscaping, street lighting, channelization, signal modification, paving and modify the overhead utility lines. Install curb, gutter and sidewalks (one side).					D \$333,800 RW \$841,800 C \$3,000,000
<b>ST-029</b>	<b>Des Moines Memorial Dr. (SR 518 to S 156th St)</b>					<b>\$4,352,400</b>
<b>36</b>	Reconstruct and widen road to include storm drainage, bicycle lanes, landscaping, street lighting, channelization, signal modification, paving and modify the overhead utility lines. Install curb, gutter and sidewalks (one side).					D \$500,000 C \$3,852,400
<b>ST-049</b>	<b>Des Moines Memorial Dr (S 156th St to Sea Tac City Limits/SR 509)</b>					<b>\$5,135,300</b>
<b>37</b>	Reconstruct and widen road to include storm drainage, bicycle lanes, landscaping, street lighting, channelization, signal modification, paving and modify the overhead utility lines. Install curb, gutter and sidewalks (one side).					D \$600,000 C \$4,535,300
<b>ST-051</b>	<b>Des Moines Memorial Dr. (S 194th St to S 208th St)</b>					<b>\$5,180,200</b>
<b>38</b>	Reconstruct and widen road to include storm drainage, bicycle lanes, landscaping, street lighting, channelization, signal modification, paving and modify the overhead utility lines. Install curb, gutter and sidewalks (one side).					D \$650,000 C \$4,530,200
<b>ST-079</b>	<b>S 144th St (24th Ave S to Military Rd S)</b>					<b>\$3,400,000</b>



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<b>39</b>	Reconstruct roadway to collector arterial standards. Improvements include curb, gutter, sidewalk, bike lanes, storm drainage, landscaping, street lighting, channelization, paving and undergrounding of utility lines.					D \$400,000 C \$3,000,000
<b>ST-041</b>	<b>S 170th St (Military Road S to 51st Ave S)</b>					<b>\$2,487,400</b>
<b>40</b>	Reconstruct roadway to collector arterial standards. Improvements include curb, gutter, sidewalk, bike lanes, storm drainage, landscaping, street lighting, channelization, paving and undergrounding of utility lines.					D \$400,000 C \$2,078,400
<b>ST-084</b>	<b>40th Ave S (S 176th St to S 166th St)</b>					<b>\$2,993,400</b>
<b>41</b>	Reconstruct roadway to provide for drainage and pedestrian facilities. Improvements could include curb, gutter, sidewalk, storm drainage, landscaping, street lighting, channelization, paving, signalization and undergrounding of utilities.					D \$500,000 C \$2,493,400
<b>ST-140</b>	<b>S 216th St (I-5 to 35th Ave S)</b>					<b>\$350,000</b>
<b>42</b>	Reconstruct roadway, install drainage, curb, gutter and sidewalks. Underground utility lines.					
<b>ST-139</b>	<b>16th Ave S (S 188th St to S 192nd St)</b>					<b>\$750,000</b>
<b>43</b>	Reconstruct roadway, install drainage, curb, gutter and sidewalks. Underground utility lines.					
<b>ST-150</b>	<b>8th Ave S (S 186th St to S 188th St)</b>					<b>\$800,000</b>
<b>44</b>	Reconstruct roadway, install drainage, curb, gutter and sidewalks. Underground utility lines.					
<b>ST-044</b>	<b>S 195th Street (International Blvd. to 28th/24th St)</b>					<b>\$1,734,100</b>
<b>45</b>	Construct a new three lane roadway to provide an additional access point to the Aviation Business Center.					D \$300,000 RW \$450,000 C \$984,100
<b>ST-069</b>	<b>S 208th Street (International Blvd. to 28th/24th St)</b>					<b>\$1,116,500</b>
<b>46</b>	Widen roadway to three to five lanes depending on the existing and proposed level of development in the Aviation Business Center.					D \$200,000 C \$916,500
<b>ST-136</b>	<b>32nd Ave S (S 200th St to S 204th St)</b>					<b>\$1,500,000</b>
<b>47</b>	This is a City project in conjunction with the SR 509 Extension. Install sidewalks and neighborhood traffic calming measures.					D \$200,000 C \$1,300,000
<b>ST-132</b>	<b>S 208th St (International Blvd to SR 509 &amp; SR 509 to 34th Ave S)</b>					
<b>WSDOT</b>	In conjunction with the extension of SR 509, terminate roadway either side of SR 509. Widen roadway to 28 feet and construct sidewalks both sides on eastern portion and west cul-de-sac.					\$1,000,000 WSDOT
<b>ST-004</b> <b>ST-077</b>	<b>S 200th St (International Blvd. to South Access and SR 509 Ramps to Des Moines Memorial Dr.)</b>					<b>\$5,500,000</b>



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<b>48</b>	Widen to a three to five lane urban arterial the areas of S. 200th Street outside the SR 509 Improvements with curb, gutter, sidewalk, bicycle lanes, associated intersection improvements, consolidation of driveways and possible undergrounding of overhead utility improvements.					D \$500,000 C \$5,000,000
<b>MP-013</b>	<b>South Access (Airport Drives to SR 509 Extension)</b>					<b>\$13,600,000</b>
<b>Port of Seattle</b>	Construct new arterial or limited access roadway to connect the south end of the Airport to the new SR 509 extension with at-grade intersection at S 200th St with the SR-509 Phase II Extension.					(POS) \$88,400,000
<b>ST-134</b>	<b>S 204th St (32nd Ave S to 34th Ave S)</b>					
<b>WSDOT</b>	In conjunction with SR 509 Extension, widen roadway to 28 feet. Construct sidewalks on both sides.					\$650,000 WSDOT
<b>ST-133</b>	<b>34th Ave S (S 204th St to S 211th St)</b>					
<b>WSDOT</b>	In conjunction with SR 509 Extension, construct new 28 foot wide roadway with sidewalk on one side.					\$4,500,000 WSDOT
<b>ST-052</b>	<b>Des Moines Memorial Dr. (S 208th St to Marine View Dr.)</b>					
<b>Outside City Limits</b>	Reconstruct and widen roadway to 36 feet to include storm drainage, bicycle lanes, landscaping, street lighting, channelization, paving, modification to overhead utility lines, curb, gutter and sidewalks (one side).					D \$824,000 R/W \$364,000 C \$4,553,000 Des Moines
<b>ST-050</b>	<b>Des Moines Mem. Dr. (Sea Tac City Limit to Normandy Park Rd)</b>					
<b>Outside City Limits</b>	Reconstruct and widen roadway to 36 feet to provide for drainage, bicycle and pedestrian facilities.					\$1,103,000 Burien
	<b>TOTAL</b>	<b>\$7,768,260</b>	<b>\$5,450,000</b>	<b>\$6,831,354</b>	<b>\$29,660,000</b>	<b>\$165,440,800</b>

POS  
TIB  
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TBD

PORT OF SEATTLE  
TRANSPORTATION IMPROVEMENT BOARD  
FEDERAL GRANT  
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION  
SOUND TRANSIT  
TO BE DETERMINED

Project adds Sidewalks in Residential Areas  
Amounts shown in bold are City's net costs

## Mike Scarey

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**From:** Rowe, Rich [Rich.Rowe@kingcounty.gov]  
**Sent:** Monday, May 20, 2013 6:21 AM  
**To:** Mike Scarey  
**Subject:** Crime info

**EXHIBIT** D  
**DATE** 6-4-13

Mike,

As we discussed the other morning I really don't see any negative impacts to the surrounding neighborhoods. It is difficult to measure what, if any impact the development of a 24 unit apartment building will have as it relates to crime. The city has had 2 smaller unit apartment buildings developed in the past 5 years and as of today they have had little to no effect on crime in the areas for which they are located. The buildings positive or negative impact on the surrounding neighborhoods will be a direct result of its design, security, long term maintenance and good management as always.

The idea of smaller apartment buildings being developed in traditionally single family residential areas has worked in many areas in the past. This type of development works far better than larger complexes in the same areas for several reasons, which I noted above. The Housing Authority of Snohomish County first began building 15-25 unit complexes throughout the county (placing them in residential neighborhoods) in hopes of better incorporating families into the surrounding neighborhoods with minimal impact. By doing so, the neighboring residents adapted to and more easily accepted the change. Those who moved into the properties had an easier time integrating themselves into the neighborhood and being an active stakeholder.

I believe it could be done with minimal impact, again as it relates to crime as long as the property is well maintained and managed.

I hope this helps,

**Rich Rowe/ Crime Prevention Officer**

King County Sheriff's Office  
City of SeaTac Police  
4800 S 188 ST  
SeaTac, WA 98188  
206/973-4904  
Cell 206/396-0714

[Rich.rowe@kingcounty.gov](mailto:Rich.rowe@kingcounty.gov)

*Always be kind, for everyone is fighting a hard battle.*

