

Second Amendment Development and Transit Way Agreement

South Link Extension Project

City of SeaTac and Sound Transit

**Public Hearing
October 8, 2013**



Goals

- Project Overview
- Development Agreement Background
- Second Amendment Summary
- Schedule & Next Steps

South Link Project Overview

- 1.6 miles extension
- Elevated station spanning South 200th Street
- Park and ride facility
 - 700 garage stalls (permanent)
 - 350-400 addt'l stalls (interim)
- Roadway and non-motorized improvements
- Operational September 2016



Project Overview – Aerial View to NE



Project Overview – Crossing S. 200th Street



Project Overview – From the Platform





Development Agreement Background

Development Agreement (2012)

- Mitigates project impacts
- Grants departures from standards that will enhance public benefits resulting from the Project
- Provides Sound Transit with greater certainty in managing the project

First Amendment (June 2013)

- Identifies 28th/24th Ave. S. arterial extension as an alternative traffic mitigation project
- Identifies Sound Transit's financial contribution to the 28th/24th extension



Second Amendment Summary

Purpose: Define additional code departures that will maximize the benefits accruing to the City (public benefit) and Sound Transit (certainty in managing project)

Departure	Public Benefit
Parking	
Allow permanent surface parking under guideway south of station	<ul style="list-style-type: none">• No structures can be built under guideway, so parking close to station entry is highest and best use
Extend interim surface parking boundary to include properties acquired from the Port and Hattaway's	<ul style="list-style-type: none">• Consistent with DA intent to avoid building more parking than will be needed once extend further south• Limits impact to other adjacent properties

Term Sheet Summary



Shaded areas depict permanent and Interim parking location

Second Amendment Summary

Departure	Public Benefit
Landscaping	
Extend departure from landscaping requirements under guideway to new permanent surface parking under guideway (low survival rates)	<ul style="list-style-type: none"> • Provide sight-obscuring fencing/barrier at eastern and western boundaries of Sound Transit’s property to block glare of car headlights
No landscape buffer required between Sound Transit’s garage and PSE substation	<ul style="list-style-type: none"> • Avoids dead zone which could attract undesirable activities and pose fire hazard • Increases land available for beneficial uses including parking garage, public plaza, retail, redevelopment pads, etc.
Provide 5’ type II landscaping for entire perimeter of triangle (S. 200 th , 26 th Ave. S., 28 th Ave. S.)	<ul style="list-style-type: none"> • Increases land available for beneficial uses including parking garage, public plaza, retail, redevelopment pads, etc.

Second Amendment Summary

Departure	Public Benefit
Traffic Circulation	
New traffic signal to be located at S. 200 th St./28 th Ave. S. intersection	<ul style="list-style-type: none"> • Facilitates access/egress for proposed parking garage and passenger drop-off/area • Improves performance of station area traffic network
Limit vehicle access on S. 200th to no more than once curb cut	<ul style="list-style-type: none"> • Protects pedestrian environment by limiting sidewalk interruptions • Reduces areas of potential pedestrian/vehicle conflict • Assures safe sight distances
Not applicable	<ul style="list-style-type: none"> • Sound Transit’s parking facilities will not preclude City’s development of a potential future roundabout at 28th Ave. S./26th Ave. S. intersection

Second Amendment Summary

Departure	Public Benefit
Retail	
Retail space can be constructed detached from garage	<ul style="list-style-type: none"> • Retail space to be located to optimize pedestrian activation of plaza
Sound Transit to provide 2,500 square feet of convertible core and shell, plus service/storage and restrooms	<ul style="list-style-type: none"> • Retail sized for what market can support to better ensure space will be leased
Not applicable	<ul style="list-style-type: none"> • 12' ceiling height to provide flexibility for tenant build-out, positive customer experience
Not applicable	<ul style="list-style-type: none"> • 10 parking stalls in garage (as per code)

Second Amendment Summary

Departure	Public Benefit
Plaza	
Not applicable	<ul style="list-style-type: none"> • Provide adequate space for transit circulation and community gathering
Not applicable	<ul style="list-style-type: none"> • Provide space and utility hookups to support programming (e.g., 2-4 food trucks, farmer’s market, etc.)
Not applicable	<ul style="list-style-type: none"> • Include outdoor seating, pedestrian scale lighting, landscaping, public art and access to sun/natural lighting and weather protection
Not applicable	<ul style="list-style-type: none"> • Plaza programming/event-related maintenance to be addressed in future agreement



Second Amendment Summary

Departure	Public Benefit
Area Topography	
Not applicable	<ul style="list-style-type: none">• Plaza area will be visually and physically connected to bus zone via ADA-compliant route• Vertical surfaces (e.g., retaining walls) facing public streets will receive architectural treatment and/or be softened with landscaping



Schedule & Next Steps

- City Council Public hearing – Oct. 8, 2013
- Request for Council action – Oct. 22, 2013
- Sound Transit Receives Proposal(s) – Oct. 2013
- Sound Transit Issues notice of intent to Award – Nov. 2013
- Board Action to Award Contract(s) – Feb. 2014



End of Presentation