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Date: July 18, 2016

To: Robert Benner
Smart Growth America

From: Joseph Scorcio, AICP
Acting City Manager

Re: Six Month Progress Report

City of SeaTac staff was pleased to host the two-day SGA event in October 2015 and is looking forward to the opening of the last light rail station to serve the community in late September. The purpose of this memo is to report on actions the City has taken since the last report (submitted in March of this year), regarding moving forward with facilitating Transit Oriented Development in the three light rail station areas that serve the city.

1. Angle Lake Station area

As noted above, Sound Transit's Angle Lake Light Rail Station is scheduled to open for service in late September of this year. Planning staff worked with the City Planning Commission throughout the first half of this year to develop implementing regulations for the Angle Lake Station area. These regulations built upon the Station District plan (adopted July 2015) and provide the framework for encouraging a more intensive, pedestrian-friendly environment as redevelopment occurs in the future. The City Council adopted the new regulations at the end of June 2016 and they are now in effect.

A 289-unit retirement apartment building, being constructed on a site within easy walking distance of the light rail station, is nearing completion. Pre-leasing is planned to begin in August 2016.

The City has also opened a new fire station on S. 200th St., east of the station. This frees up the former fire station site (located across the street), for future development. An appraisal of the property has been conducted and the City will begin actively marketing the site after the light rail station opens this fall.

2. S. 154th St. Station area

This area is served by the Tukwila/International Blvd. station. The City continues to work on assembling properties to add to its SeaTac Center site, in anticipation of soliciting redevelopment proposals later this year. In the meantime, staff is examining the existing development regulations that apply to this area in light of

both the SGA “Next Steps” memo and a report prepared by a recent Urban Land Institute Technical Advisory Panel. Commencement of work on this project has been delayed due to other issues arising in the Planning Division, but staff still intends to complete this task before the end of this year.

3. Light Rail extension

City staff remains actively engaged with Sound Transit regarding plans to extend light rail service south of the Angle Lake Station to the vicinity of Highline College, 3.5 miles to the south. Initial extension plans have been delivered for review and input and the process of negotiating a Development Agreement with Sound Transit will begin soon. SeaTac staff will continue to share its knowledge and experience with other jurisdictions that are working with Sound Transit on their own light rail projects.

4. Possible TOD Implementation Steps identified in the “Next Steps” memo
The actions identified in the memo are expected to occur over a period of years. This section will address those steps for which we have reportable activities.

2) *Develop clear messaging about SeaTac for the development community.*
The developer of the new, 289-unit retirement apartment adjacent to the Angle Lake Station recently made a presentation to the City Council, noting the positive development experience they enjoyed here in SeaTac. The City continues to actively reach out to potential developers who may be interested in T.O.D.

3) *Identify specific catalytic City investments for each station area.*
The “Next Steps” memo recognizes that we are already doing this to some extent, particularly in the S. 154th St. Station Area. There, the City has acquired the SeaTac Center property and is pursuing environmental clean-up and purchase of other properties in order to create a larger parcel that can be marketed to potential developers interested in a TOD project. The City anticipates taking the property to market later this year.

The City will be actively marketing the former fire station site and is communicating with adjacent property owners in an effort to create a larger development site.

9) *Start programming activities and events for the station area plaza*
Staff continues to have discussions with Sound Transit staff regarding future activities that will occur on the plaza at the new Angle Lake light rail station. An interlocal agreement will finalize the decision.

The most immediate activity is planning for the “Grand Opening” celebration of light rail service arriving at the Angle Lake Station.

The City of SeaTac looks forward to leveraging light rail service to stimulate development in the areas surrounding the three light rail stations, consistent with the City's adopted plans and those of the region.