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Date: March 17, 2017

To: Brian J. Lutenegger  
Smart Growth America

From: Joseph Scorcio, AICP   
City Manager

Re: One Year Progress Report

City of SeaTac staff was pleased to host the two-day SGA event in October 2015. The purpose of this memo is to report on actions the City has taken since the last report (submitted in July 2016), regarding moving forward with facilitating Transit Oriented Development at the three light rail station areas that serve the city. Per the terms of our agreement with SGA, this will be the last report filed by the City.

1. Angle Lake Station area

Sound Transit's Angle Lake Light Rail Station opened for service on September 24, 2016. The station is now fully operational and SeaTac staff has been working with Sound Transit on their planned extension of light rail service to the south and beyond the city limits. Our staff also continues discussion with Sound Transit regarding use of the station plaza for community events and also on their plans for marketing an adjacent T.O.D. site

A 289-unit retirement apartment building, known as The Reserve, had its grand opening on February 1, 2017. This new housing project is within easy walking distance of the light rail station and is a positive signal that multifamily housing is a viable use in the station area.

The City opened a new fire station on S. 200<sup>th</sup> 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 soon begin actively marketing the site.

City staff also continues to respond to inquiries from a variety of developers that are interested in constructing projects within the station area.

2. S. 154<sup>th</sup> St. Station area

This area is served by the Tukwila/International Blvd. station, which is actually located within the City of Tukwila. The City continues to work on assembling properties to add to its SeaTac Center site, in anticipation of soliciting

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redevelopment proposals later this year. The City secured a \$1.25 million appropriation from the State of Washington to incorporate an international plaza to the redevelopment.

In the meantime, staff has been re-evaluating the existing development regulations that apply to this area in light of both the SGA “Next Steps” memo and a report prepared by an Urban Land Institute Technical Advisory Panel. We are currently actively working with the City Planning Commission on proposed revisions to the regulations, with an anticipated completion mid-2017. The intent of these efforts is to streamline and simplify the standards, in order to better accommodate potential development consistent with the station area plan.

City staff also participated in the kick-off for the City of Tukwila’s planning efforts for their portion of the station area. This event featured the assistance of the Congress for New Urbanism.

### 3. Light Rail extension

As noted, 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, and the City of Federal Way. This past fall, Sound Transit’s ST3 bond initiative was passed by the voters. Approval of that funding will allow the extension south to Federal Way to occur one year earlier than initially anticipated, in 2024.

City staff continues to work with Sound Transit on project plan review and is negotiating both Funding and Development Agreements.

### 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 Reserve (the new, 289-unit retirement apartment adjacent to the Angle Lake Station) continues to provide positive comments to both elected officials and the development community regarding their positive experience working with City staff. Their comments have been echoed by the developer of a new Residence Inn hotel, which is under construction at the north end of the Angle Lake Station Area. 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. 154<sup>th</sup> 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 T.O.D. project. The City has a letter of interest on file from a potential property purchaser.

The City will soon be actively marketing the former fire station site near the Angle Lake Station 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 is in final negotiations with Sound Transit staff regarding future activities that will occur on the plaza at the new Angle Lake light rail station. Regular events are anticipated to begin in May of this year.

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.

This is the last report required under the Memorandum of Understanding signed between the City and Smart Growth America. We thank you for an excellent workshop and your continued support of transit oriented development in our region and throughout the country.