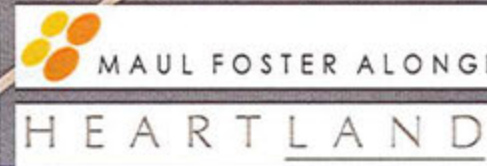




# South 154<sup>th</sup> Street Transit-Oriented Development

Integrated Planning Project  
City of SeaTac, Washington





## South 154<sup>th</sup> Street Station Area Concept Plan





City of SeaTac, South 154th Street Transit-Oriented Development



100 50 0 100 Feet

Date Prepared: April 8, 2013

Photo Taken: 2012

S 154th Street Station Area  
Current City-Owned Property



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# CONTEXT

## Property Facts

- Address: 15201- 15215 Military Road South
- Parcel: 00430000020
- Size: 0.43 acre
- Zoning: CB-C  
(Community Business-Urban Center)



## CONTEXT

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- Commercial property containing six distinct, small businesses
- Primary uses: diner and dry cleaner
- Similar uses since 1959
- Majority of site covered with impervious surfaces
- Missing piece in South 154<sup>th</sup> Street Station Area concept plan

Adjacent 4.5 acres owned by City

Proximity to TOD with 3,000 anticipated people to pass through light rail station daily by 2020



# ENVIRONMENTAL CONCERNS

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- Location of dry cleaner and other businesses since 1959
- Presence of PCE contamination in groundwater, soil, and soil vapor resulting from dry cleaning operation
- Presence of AST as environmental and asbestos concern
- Possibility of inactive, underground oil tank on property related to diner
- Risk of off-site impacts
- Extent of contamination has not been delineated



## GOALS OF TOD

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- ❑ Catalyze remediation and redevelopment of Property
- ❑ Encourage infill development
- ❑ Stimulate economic activity at key transportation node
- ❑ Maximize commercial, residential, and open space within vicinity of light rail station
- ❑ Decrease car dependency
- ❑ Promote economic stability and high quality of life through sustainable urban form
- ❑ Attract development interest

# OBJECTIVES OF TOD

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## **Environmental**

- Address on-site contamination in soil, soil vapor, and groundwater
- Protect groundwater quality and minimize off-site impacts
- Reduce car dependency and GHG emissions through TOD

## **Economic**

- Revitalize property and replace dilapidated structures
- Increase the value of neighboring properties
- Increase employment opportunities
- Increase state and local tax revenues

## **Community**

- Enhance public transportation and related services
- Reactivate site and address community eyesore
- Increase public open space and local housing stock
- Improve walkability and pedestrian safety.



## ISSUES TO ADDRESS UNDER IPG

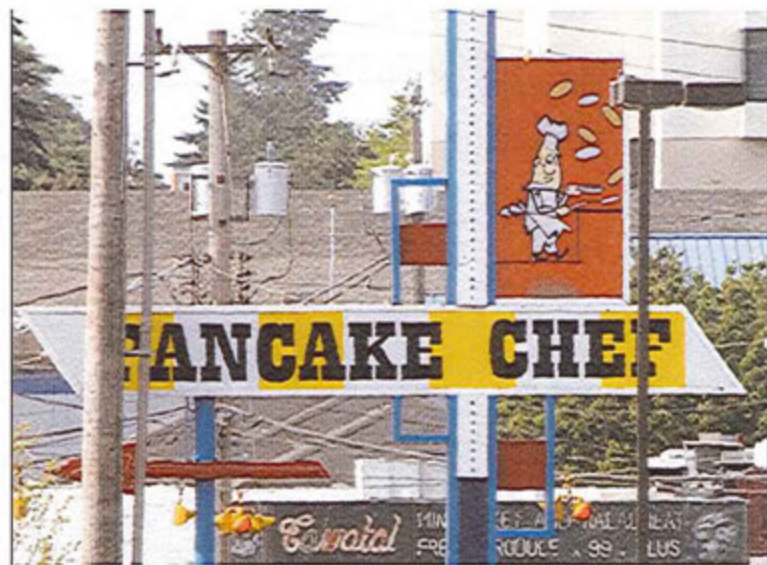
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- Understand potential groundwater, soil, and soil vapor contamination.
- Potential off-site impacts
- Site configuration and redevelopment alternatives
- Risk assessment and strategy
- Property acquisition
- Funding cleanup and redevelopment
- Assessing demand for TOD commercial and retail development.
- Property assembly and relationship to Military Road and Triangle Properties

# REDEVELOPMENT

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- ❑ Encourage high density infill
- ❑ Stimulate economic activity at key transportation node
- ❑ Create jobs and increase residential units adjacent to transit
- ❑ Understand market feasibility and demand
- ❑ Transaction of property
- ❑ Solicit input from community and key stakeholders
- ❑ Consideration of cleanup alternatives and integrated redevelopment plan
- ❑ Retrofit existing concept plan as needed





# SCOPE OF WORK

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- Environmental Assessment

- Soil, vapor, and groundwater sampling
- Cleanup options

- Redevelopment Planning

- Community involvement
- Development strategy
- Site design

- Implementation Strategy

- Financing
- Risk management
- Operation/administration (i.e. PPPs, development recruitment)
- Environmental remediation through redevelopment

# WORK PLAN

## CITY OF SEATAC SOUTH 154<sup>TH</sup> STREET TRANSIT-ORIENTED DEVELOPMENT

April

May

June

July

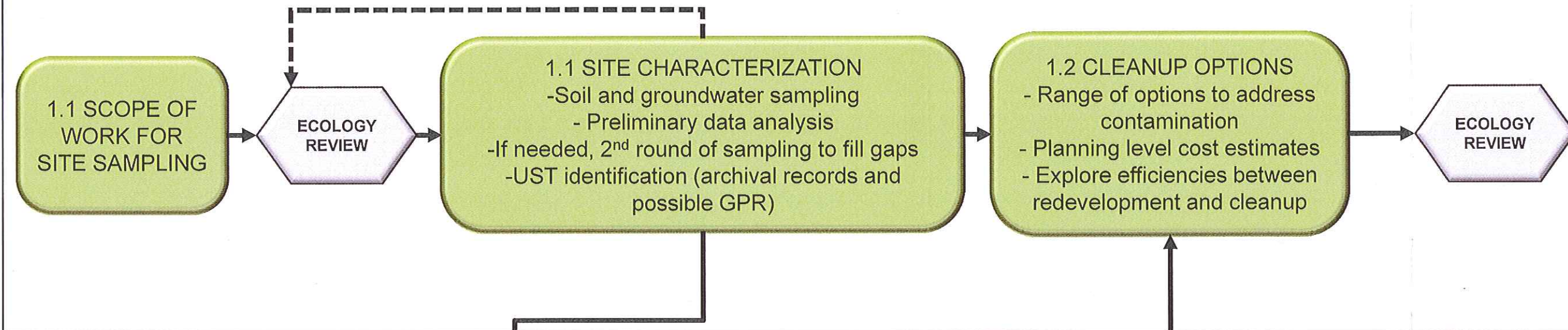
August

September

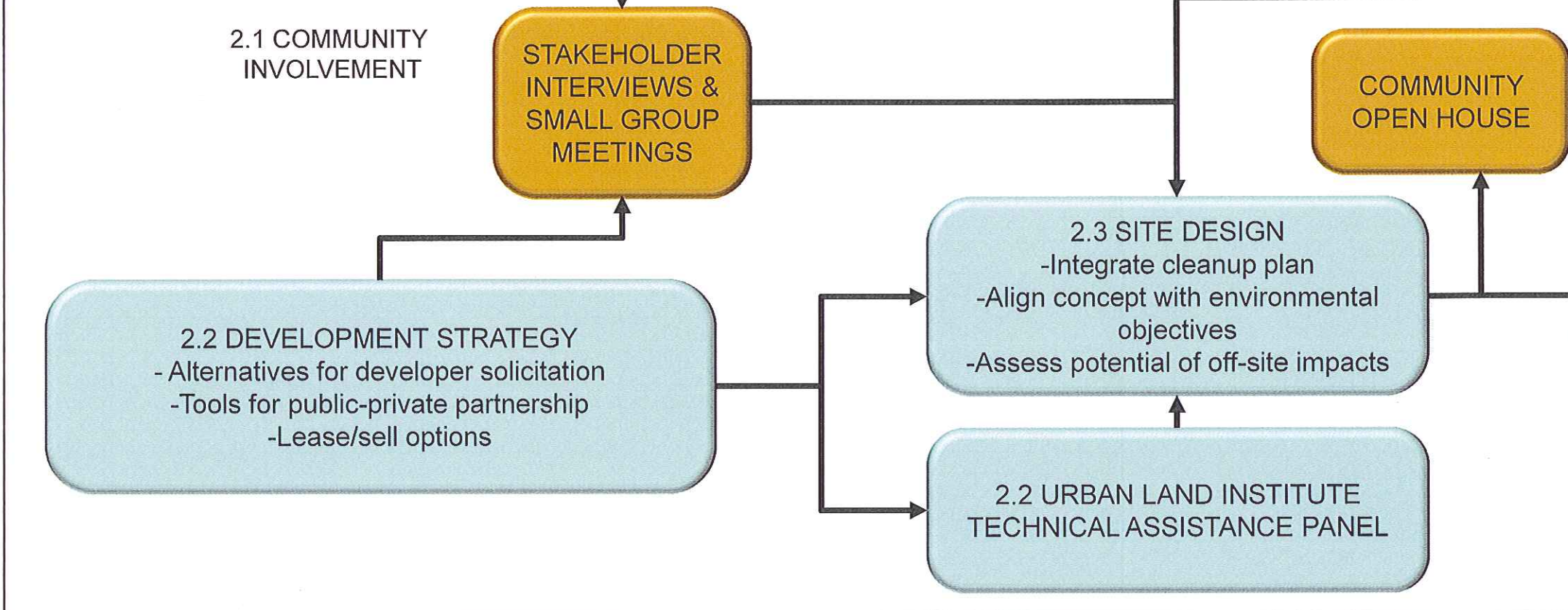
October

Nov/Dec

### Task 1: ENVIRONMENTAL ASSESSMENT



### Task 2: REDEVELOPMENT PLANNING



### Task 3: IMPLEMENTATION STRATEGY

