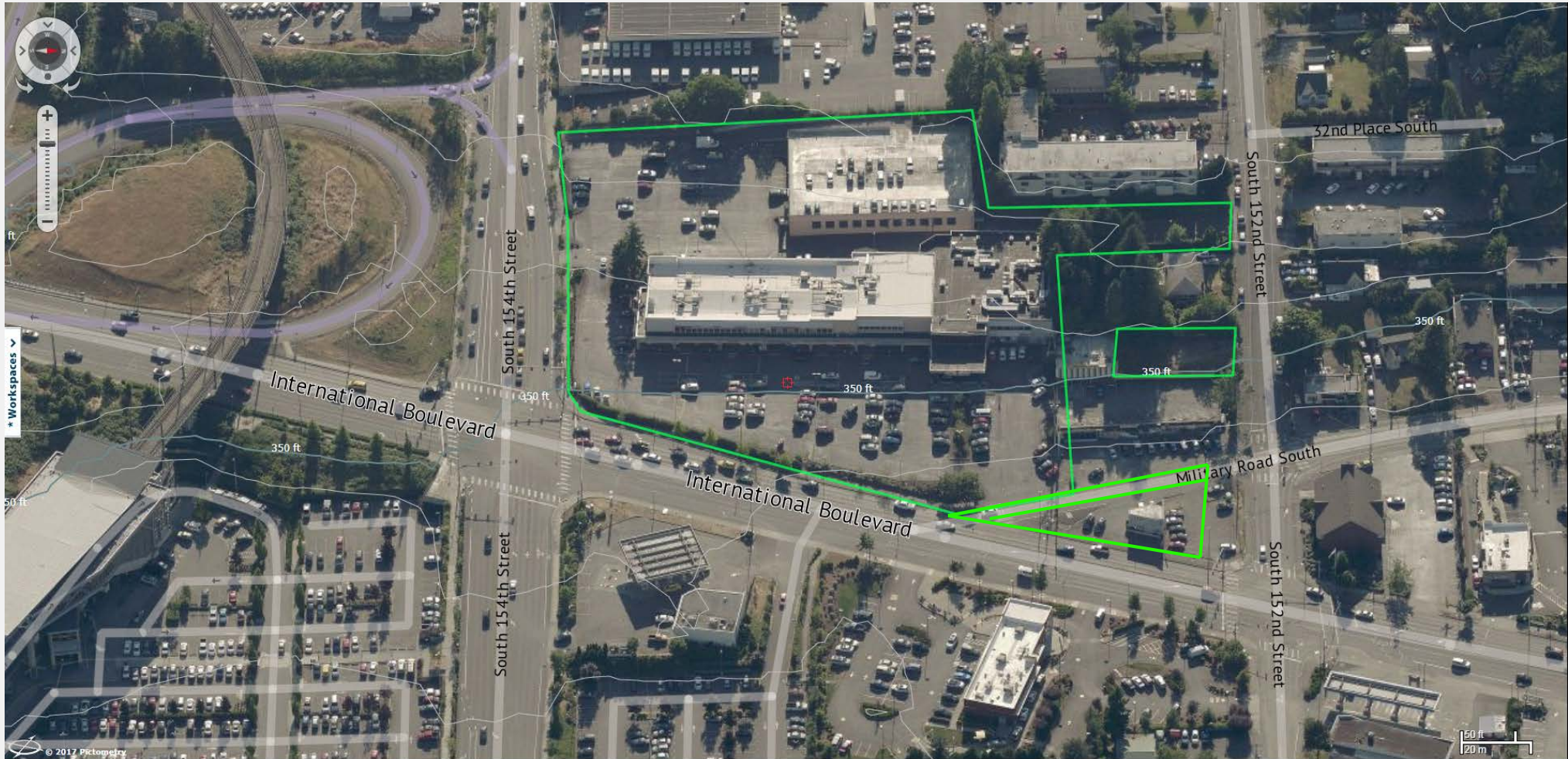


Request for Proposal SeaTac Center Purchase and Redevelopment (RFP)



Title: Request for Proposal SeaTac Center Purchase and Redevelopment (RFP)

RFP Issued: June 25, 2018

Responses Due: 3PM on August 31, 2018

Voluntary Site Tour: 9 AM – 11AM on August 10, 2018

City of SeaTac – Community and Economic Development www.CityofSeaTac.com

1. Executive Summary –

The City of SeaTac, Washington, issues this request for proposals (RFP) for the purchase, demolition and redevelopment of the entire SeaTac Center Property and two adjacent properties. The SeaTac Center site is currently built out with an approximately 65,000 SF commercial building and a structured parking garage on about 183,878 square feet or 4.22 acres located at 15245 International Blvd S., SeaTac, WA 98188, between S 154th and S 152nd Streets. The additional two properties and partial Military Rd vacation total approximately 25,651 square feet, for an overall site of about 209,529 square feet or 4.81 acres. Proximity to the Tukwila International Blvd Light Rail Station makes the property an ideal Transit Oriented Development (T.O.D.) opportunity.

A. City Vision

SeaTac is a vibrant community, economically strong, environmentally sensitive, and people-oriented. The City envisions the South 154th Street Station Area to be attractive to existing and new residents and businesses, while preserving the present cultural and ethnic diversity. The Station Area already boasts a diverse existing economic base and a vibrant business community. The Station Area plan encourages transit- and pedestrian-friendly redevelopment with commercial mixed-use and residential projects. This site is entirely located within the Station Area and uniquely positioned to play a catalyst role within the neighborhood, surrounding development, and become a model for regional transit oriented development (South 154th Street Station Area Action Plan and City of SeaTac Comprehensive Plan).

B. City Goals

The City is working to promote and facilitate compatible commercial/ retail / multifamily development projects that complement the surrounding neighborhood mix of single family residential, multifamily, commercial and retail. Additionally, the redevelopment project will capitalize and leverage

the significant public and private investments made in, and around the Station Area. These investments include the construction of the Tukwila International Boulevard Light Rail Station, completion of S 154th Street improvement project, planned road improvements along Military Rd S and S 152nd Street, the City of Tukwila’s proposed Justice Center and Police Station.

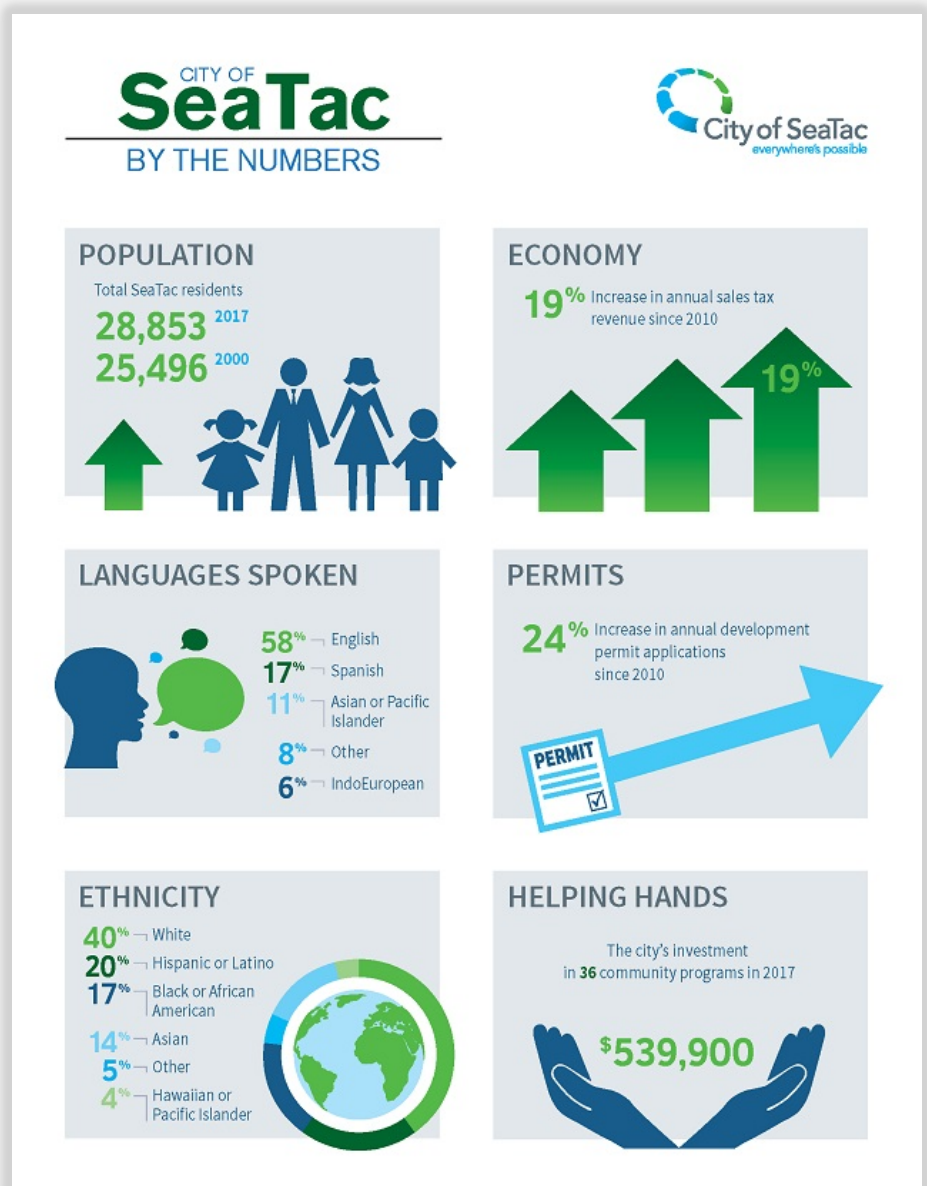
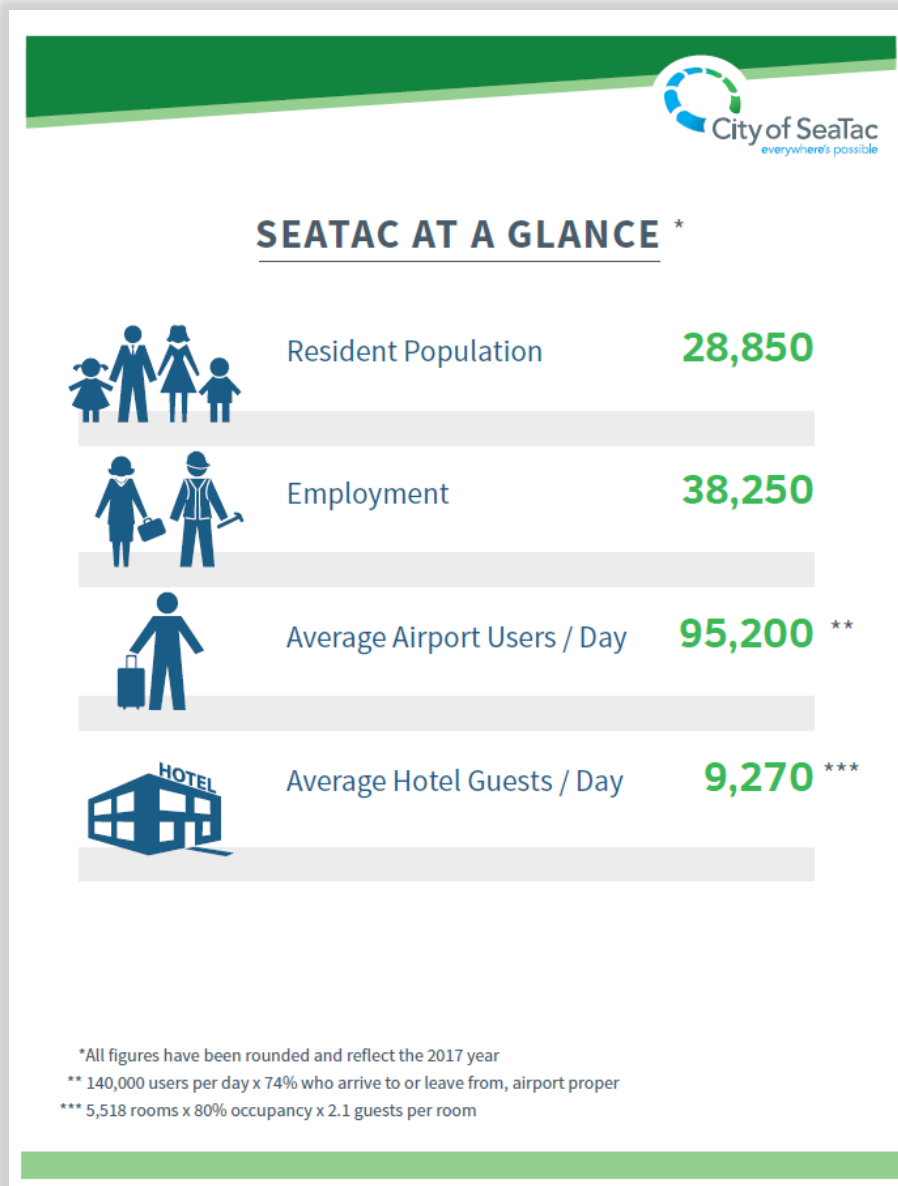
The City’s strategic goals include:

- Disposition of City owned property
- Promotion of economic development
- Promotion of high quality real estate development to increase supply of quality housing units
- Addition of quality commercial space, retail, office and job centers



The City of SeaTac (City) is seeking statements of qualifications and development concepts from qualified development teams for the purchase and redevelopment of the 4.81-acre site (Property). The RFP process and structure is designed to encourage a timely, effective and productive generation of detailed concepts. The City will evaluate all concepts against the “Community Goals and Development Objectives” listed in Section 5. Those interested in submitting a response to this RFP should address the Submittal Requirements outlined in Section 7 of this document. Once the City has selected a proposal, the qualified team will begin negotiations and enter into an agreement with the City to purchase and redevelop the Property. Proposals will be reviewed through the process described in Section 9.

Request for Proposal SeaTac Center Purchase and Redevelopment (RFP)



2. Overview – City of SeaTac

Overview

The South 154th Street Station Area Action Plan is designed to leverage proximity to the light rail station to develop new business opportunities, new services for SeaTac residents, and new housing opportunities, while maintaining the diversity that makes this area a special place. Proximity to the light rail station also provides residents and businesses access to the regional transit system, reducing their reliance on automobile for all of their daily travel needs. The original Station Area plan was adopted in December 2006 and updated in 2017 ([S. 154th St. Station Area Action Plan](#)) click on link or request copy for more information.

Demographics

The City of SeaTac is a thriving, culturally and economically diverse community of 28,853 residents. SeaTac’s community boasts representation of more than 80 nationalities speaking more than 70 languages. The growing population is culturally diverse and accounts for approximately 62% of the City’s total population. Over the next five years, population growth is projected at 5.06%. The city boasts a large selection of quality housing across a wide cost spectrum

Location

The City of SeaTac is conveniently located between the cities of Seattle and Tacoma in the western part of Washington State in the central Puget Sound region. It is bordered by the cities of Burien, Des Moines, Kent, Tukwila and unincorporated King County. Sea-Tac International Airport is located wholly within the City of SeaTac.



Transportation

SeaTac’s proximity to major highways, coupled with light rail access and the presence of Sea-Tac International Airport, makes the City a major transportation hub for the Puget Sound region.

The site is readily accessible to vehicular traffic via I-5 and SR-509, SR-518, and SR-99.

The City is served by three light rail stations, connecting SeaTac to downtown Seattle and the University of Washington, with additional expansion to the south underway.

Sea-Tac International Airport provides passenger and cargo connections throughout the nation and internationally.



3. Project Summary

Site maps and visuals are intended for reference only and attached as **EXHIBITS A – D.**

- 209,529 square feet or 4.81 acres optimally located with excellent visibility and access – Transit Oriented Development site
- The property is located in the South 154th Street Station Area Overlay District
- The City has completed and is in the process of making significant infrastructure investments in the area

	Former Fire Station 45 Site
Site Address	15221 - 15245 International Blvd S., SeaTac, WA 98188; 15201-15211 International Blvd S., SeaTac, WA 98188; 3261 S 152nd Street, SeaTac, WA 98188
Lot Size	Approximately 209,529 square feet or 4.81 acres
Tax Parcel Nos.	004300-0013, 004300-0015, 004300-0018, 004300-0019, 004300-0100; 004300-0093
Jurisdiction	SeaTac
Existing Use	Interim-use Shopping Center; Commercial Services; Vacant land
Legal Description	See King County Department of Assessment information
Zoning	Community Business in Urban Center (CB-C) Chapter 15.305 SOUTH 154TH STREET STATION AREA OVERLAY DISTRICT http://www.codepublishing.com/WA/SeaTac/?SeaTac15/SeaTac15205.html#15.205.010
Permitted Uses	Multifamily; Offices, Retail, Hospitality development <u>and</u> other uses specified in the 15.305.055 South 154th Street Station Area Overlay District Use Chart
Height Limit	No City Code Height Restrictions* *Limited by Federal Aviation Administration (FAA) standards Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) https://oeaaa.faa.gov/oeaaa/external/portal.jsp

With questions, please contact Aleksandr Yermeyev, Economic Development Strategist, City of SeaTac at 206-973-4843 or at ayeremeyev@ci.seatac.wa.us.

4. Community Goals and Development Objectives

Vision Statement

The City of SeaTac is envisioned to be economically strong, environmentally sensitive, visually pleasing, and people-oriented with a socially diverse and cohesive population and employment mix. These attributes create a positive identity and image for the community and contribute to a city of the future that works. The built aspects of this community—its residential and commercial structures, transportation network, park and recreation facilities, utility systems and other public and private facilities, as well as the natural environmental setting—are not considered as ends in themselves, but as means for enhancing the community’s quality of life.

For more details, please see the City of SeaTac’s current comprehensive plan at: <http://www.CityOfSeaTac.com/government/comprehensive-plan>

The City Serves the SeaTac Community

GOAL 1.1 As a public entity, serve the good of the SeaTac community.

Consistency and Coordination

GOAL 1.2 Ensure that SeaTac’s Comprehensive Plan is internally consistent and remains consistent with the State’s Growth Management Act and regional growth management plans and policies.

Community Design Element

GOAL 7.1 Provide residents and visitors with a positive, identifiable image of the City of SeaTac.

GOAL 7.2 Provide a well-designed, pedestrian-friendly, and community-oriented environment in the Urban Center.

GOAL 7.3 Enhance the character of residential areas and promote a range of well-designed housing types.

GOAL 7.4 Promote well-designed developments in the Industrial and Aviation Commercial zones that respect the natural environment.

GOAL 7.5 Strengthen the positive attributes of SeaTac International Airport’s presence in the City of SeaTac.

GOAL 7.6 Attract and encourage major institutions that are well designed and beneficial to the community.

Community & Economic Development

GOAL 8.1 Support the private sector through partnerships, plans, and monitoring.

GOAL 8.2 Review and reform regulations and taxing policies to develop a strong business climate and encourage entrepreneurial government.

GOAL 8.3 Promote and encourage quality job training and educational opportunities.

GOAL 8.4 Encourage economic diversity and a variety of jobs at various wage levels.

GOAL 8.5 Create an environment that spurs local food sector development to increase opportunities for economic self-sufficiency.

GOAL 8.6 Maintain and upgrade existing, and strategically locate new public infrastructure to provide capacity for economic growth.

GOAL 8.7 Enhance and utilize the City’s natural and built environment to increase the desirability of locating in SeaTac

5. Incentives

Property Tax Exemption

Multi Family Tax Exemption- Developers can qualify for an 8 or 12 year property tax exemption for new development in residential targeted areas. Eligible projects must meet the following requirements:

- Housing units must be located within the designated boundaries of the South 154th Street Station Area.
- Projects must include at least 20 dwelling units.
- Construction must be completed within three years of application approval.
- Other eligibility requirements and application instructions are included in the ordinance. 3.85.040 Tax exemption – Duration – Valuation – Exceptions. See details at: <http://www.codepublishing.com/WA/SeaTac/?SeaTac03/SeaTac0385.html#3.85.010>

International Market Place Plaza and Open Space Funds

Funding from a State appropriation may potentially be made available under certain conditions for the analysis, design, development, incorporation, and construction of an International Market Place Plaza and Open Space.

- Funds utilized for this purpose must be used on a portion of the overall development that will remain in City ownership (and leased to the developer) for a minimum of ten years.
- These funds could be used to support a portion of the public open space requirements for the planned development
- Parameters for the utilization of these funds would become a component of an anticipated development agreement associated with the project

6. Submittal Requirements for Responses to this RFP

All proposals must include the following information:

- a. **Project Narrative.** Prepare a narrative description of the proposed project that includes the following information:
 - i. *Development Concept.* A detailed narrative description and conceptual graphic depictions of the proposed project. This narrative should include any anticipated or proposed phasing including the type(s) of uses, proposed square footages and/or number of residential units, and, if applicable, any types of commercial tenants that are anticipated to occupy the project. (Retail/office/commercial)
 - ii. *City Vision & Economic Benefits.* A description of how the project will support the City's adopted vision and goals, as stated in this document, South 154th Street Station Area Action Plan, and the City's Comprehensive Plan (<http://www.ci.seatac.wa.us/government/city-departments/community-and-economic-development/planning-division>).

- b. **Project Team and Qualifications**
- c. **Project Milestones and Timeline**
- d. **Letter of Intent.** Provide a signed letter of intent on your firm’s letterhead that reflects your BEST offer to purchase and redevelop the SeaTac Center Property.
- e. **Financing.** Provide a letter/s and/or other evidence from your lender/s, financial partners, and/or other established financial source(s) attesting to your firm’s capacity to complete the proposed project in a timely manner.
- f. **Optional Additional Criteria** (*Optional - Additional points will be awarded to proposals that include this component*). The City welcomes proposals from developers that will commit to preserving the existing business ecosystem and phase or otherwise structure the project to provide the current tenants opportunity to occupy newly developed spaces at the time of completion. Additionally, please define the components of your project and strategies to increase the City’s stock of high quality attainable workforce housing to support the objectives of the comprehensive plan and further compliance with the State’s Growth Management Act.
- g. **References.** Provide three (3) development and three (3) financial references for comparable current or past projects. Contact information should include the name, title, entity, telephone number, email and any direct relationship to your firm.

7. Submittal Instructions, Site Visit, Request for Clarification and Changes to this RFP

Responses must be submitted to Aleksandr Yeremeyev by mail, email, or courier service. For email responses, please use the subject line: “SeaTac Center RFP: Respondent Organization Name.” The City has not set a specified page limit for responses; however, we expect to receive responses that are thorough, concise, without unnecessary content. The City expects all responders to use their best judgment in this regard. Emailed responses should not exceed five megabytes (5MB) in size. Responses that exceed this size should be printed and delivered to the City, also include electronic versions on a USB memory device.

A voluntary pre-submittal site visit for this RFP will be held on Friday, August 10, 2018 at 9AM-11AM (Pacific Time) at 15245 International Blvd S., SeaTac, WA 98188. Please meet at the Southwestern corner of the parking lot east of the adjacent United States Post Office building and close to the structured parking garage entrance. We encourage all attendees to sign in with City staff or provide a business card with contact information. Attendees will have an opportunity to tour the site, ask clarifying questions, and meet each other and City staff. The City may offer oral comments or responses to questions asked at the site visit, but such comments or responses will not modify the terms of the RFP. In the event the City determines that formal clarification or modification to the RFP is warranted, the City will issue a written Addendum to this RFP. Proposers are encouraged to bring a copy of this RFP to the pre-submittal site visit.

Questions about any matter contained in this RFP should be emailed to Aleksandr Yeremeyev at ayeremeyev@ci.seatac.wa.us. Please use the subject line: “SeaTac Center RFP: Respondent Organization Name; Nature of Enquiry.” Material changes or clarification of any matter contained in this RFP will be published in the form of a written addendum to this RFP at this location on the City’s website: www.ci.seatac.wa.us/propertyforsale. The City will make an effort to notify interested

parties that an addendum has been published, but the City is under no obligation to do so. As such, parties interested in this RFP should refer frequently to the website for this RFP. The City may also load supplemental information about this project to the RFP website.

Respondents must e-mail or otherwise deliver their proposal **by Friday, August 31, 2018 at 3:00 PM** to:

Aleksandr Yeremeyev

Economic Development Strategist | Community and Economic Development

City of SeaTac | 4800 South 188th Street | SeaTac WA 98188 | 3rd Floor or at 206-973-4843 | ayeremeyev@ci.seatac.wa.us

8. Evaluation & Selection of Proposals

An evaluation panel will assess the overall strength of each proposal and will select the strongest proposal for negotiation of a purchase and sale agreement and development based on the strength of the response to the submittal requirements and reference checks.

The following scoring will be used during the evaluation process:

	ITEM	POINTS
1.	Project Narrative	15
2.	Design Concepts	15
3.	Letter of Intent and Offer	15
4.	Project Milestones and Timeline	15
5.	Project Team, Experience and Qualifications	20
6.	Project Financing	15
	Subtotal	95
7.	(Optional)	5
	MAXIMUM TOTAL	100

In the event that a binding agreement is not finalized for the top ranked proposal, the City reserves the right, at its sole discretion, to enter into negotiations with the next highest-ranked proposal; call for new proposals, or discontinue this selection process. The City also reserves the right to research respondents as it deems necessary.

9. Terms of this RFP

General Terms

This RFP is not a contract or a commitment of any kind by the City and does not commit the City to enter into a Purchase and Sale agreement or to pay any cost incurred in the preparation of a proposal. The submission of a response to this RFP constitutes an invitation to negotiate with the City.

Upon receipt by the City, all proposals, including any and all attachments to the proposals, will become the property of the City. The City will have the right to copy, reproduce, and otherwise retain each proposal received in compliance with the public disclosure laws of the State of Washington (RCW 42.56). The City will be free to use as its own, without payment of any kind or liability therefore, any idea, concept, technique, suggestion, layout, or plan received during the procurement process.

Failure to provide any of the requested data within the specified submission period may cause the City, at its sole discretion, to reject the proposal or require the data to be promptly submitted.

All facts and opinions stated in this RFP and in all supporting documents and data, including but not limited to any statistical and economic data and projections, are based on available information from a variety of sources and should be independently verified. No representation or warranty is made with respect to this information.

In the interest of a fair and equitable selection process, the City retains the sole responsibility to determine the timing, arrangement and method for any presentations during the selection process. Prospective respondents and members of their team are cautioned not to undertake any activities or actions to promote or advertise their qualifications except in the course of City-sponsored presentations.

Rejection of Responses

The City, at its sole discretion, reserves the right: (i) to accept or reject, in whole or in any part, proposals to this RFP, (ii) to request new proposals, (iii)

to waive any immaterial defects and irregularities in the proposals, (iv) to reissue the RFP, or (v) to not proceed with any part of the procurement process. During the evaluation process, if the City determines that a particular requirement may be modified or waived, then the requirement(s) will be modified or waived for all respondents and all proposals will be re-evaluated in light of the change.

In the event that the City determines there is not an acceptable proposal, the City reserves the right to enter into direct negotiations with any party it chooses on such terms and conditions as shall then be acceptable to the City, notwithstanding any other provisions of this RFP.

Public Disclosure

All proposals are subject to disclosure upon receipt by the City. Respondents should be aware that the City is required by law to make its records available for public inspection, with certain exceptions (see RCW Chapter 42.56). If respondents wish to be notified of public records requests to which documents submitted by respondents may be responsive, respondents must clearly mark any information contained in their proposals that they consider proprietary with the words “proprietary information.” However, respondents are advised that even materials marked “proprietary information” may be subject to public inspection. In addition, marking all or nearly all of a proposal as proprietary may result in rejection of the proposal. Respondents shall be responsible for and bear the costs of taking legal action in any attempt to prevent disclosure of any information they deem proprietary.

Responsibility for Cost

All costs associated with the preparation of a proposal will be the responsibility of the respondents, including but not limited to costs of: delivery, express, parcel post, packing, cartage, insurance, license fees, permits, and bonds. The City shall not be liable for any costs incurred by respondents in the preparation or submission of a proposal or participation in the RFP process.

10. Background & Location Information

Business Climate and Advantages

Businesses thinking of locating in SeaTac can be assured of a business-friendly local government that offers the personal touch of a smaller city. Whether a prospective business or developer, the City of SeaTac offers substantial advantages at low costs compared with most of the Puget Sound region, making it a great value for any type of business.

With no local Business & Occupation tax or utility tax, yet all of the desired features of a larger city, SeaTac provides a competitive advantage to any business looking for the perfect location.

The City of SeaTac surrounds the Seattle-Tacoma International Airport. This proximity offers great opportunities for industries for which direct access to either air cargo or passenger flights is of paramount importance.

Easy Development Process

The City has a streamlined permitting process, which includes Pre-Application meetings with all departments to provide valuable feedback to the development team, ensuring a smooth progression of projects.

Airport Proximity, Opportunities and Impacts

Below is a summary of estimated economic impacts detailed in a Port of Seattle study completed by Community Attributes, Inc. (CAI) consultant team. With the extensive economic opportunities, some challenges exist as

well. One primary concern is the noise from the airport operations. The Noise Contours Map below provides insight on the areas impacted and the approximate noise levels per Federal Aviation Administration defined terms. It is clear from this map that the subject Property is not significantly impacted by the noise.



Airport Economic Impact Summary

• Air Passengers

- *U.S. rank by passenger numbers: #9 (2016 rank)*
- *World ranking by passenger numbers: #40*
- Approximately 74 percent of the airport's passengers originate and/or terminate their itinerary at Sea-Tac
- 46.9 million in 2017 (2.6 percent increase over 2016)
- Domestic passengers: 37,960,191 (+7.7 percent, 89.8 percent of total)
- International passengers: 4,380,346 (+11.1 percent, 10.2 percent of total)

Air Cargo

- 425,857 metric tons in 2017
- U.S. rank by air cargo volume: #19 in 2016

Air Carriers

- Twenty-eight airlines serve 87 nonstop domestic and 23 non-stop international cities.

Destinations

Top U.S. destinations ranked by scheduled flights:

- Bay Area, California 11 percent (San Francisco, Oakland, San Jose)
- Los Angeles 9.5 percent (LAX, Orange County, Burbank, Long Beach, Ontario)
- Portland 6.8 percent
- Anchorage 4.2 percent
- Denver 4 percent

Top international destinations ranked by scheduled flights:

- 66.63 percent Canada (Vancouver 29.3 percent, Calgary 12.3 percent, Victoria 8.91, Edmonton 5.28 percent, Kelowna 4.28 percent)
- 13.8 Asia (Seoul 4.7 percent, Tokyo 3.71 percent, Beijing 3.3 percent)
- 11.1 percent Europe (London 4.56 percent, Amsterdam 2.65 percent)
- 2.76 percent Middle East (Dubai)

More information at <https://www.portseattle.org/page/airport-basics>

SEATAC

Economic Activity Driven by Sea-Tac International Airport, 2017



Sources: Port of Seattle, 2017; Puget Sound Regional Council, 2017; Washington State Office of Financial Management, 2017; U.S. Census Bureau, 2017; Washington State Employment Security Department, 2017; U.S. Bureau of Economic Analysis, 2017; Community Attributes, 2017.

- 24,100**
Jobs in SeaTac
- \$6 billion**
Economic Activity
- \$2 billion**
Total Compensation
- 34%**
Estimated SeaTac GDP
- 1,050**
Estimated Airport Employees Live in SeaTac
- \$71 million**
State and Local Taxes

DIRECT IMPACTS OF SEA-TAC

Economic Impacts of Sea-Tac International Airport, 2017

Category	Jobs	Business Revenue (mils 2017 \$)	Wages (mils 2017 \$)	Compensation (incl. Benefits) (mils 2017 \$)
On-site Airport Activity	19,100	\$5,574.8	\$1,109.8	\$1,403.0
Passenger Airlines and Services	6,700	\$2,386.3	\$399.4	\$503.2
Airport Services and Vendors	7,500	\$1,575.4	\$412.5	\$519.4
Ground Transportation*	600	\$318.8	\$25.2	\$31.5
Contract Const. and Consulting	2,000	\$498.3	\$124.1	\$153.7
Air Cargo	2,300	\$796.0	\$148.6	\$195.1
Visitor Impacts	68,200	\$5,906.5	\$1,878.0	\$2,247.8
Total	87,300	\$11,481.3	\$2,987.8	\$3,650.8

Sources: Washington State Employment Security Department, 2017; Washington State Office of Financial Management, 2017; U.S. Bureau of Labor Statistics, 2017; Port of Seattle, 2017; Community Attributes Inc., 2017.

*The ground transportation direct estimates only include the impact of car rental activities as estimated from the 2017 Car Rental Gross Sales data. The impact of other forms of ground transportation to and from the Airport such as taxis are captured as part of the Visitor Impacts.

Real Estate Market Dynamics

All of this bustling activity supports an extensive and diverse global business community. According to a recent Business Outreach Survey, the City learned that more than 70% of business serve the local market, and close to 45% serve also the state, national and international markets from their City of SeaTac business locations. This diversification of markets served helps mitigate natural fluctuations in the economic environment. Conversely, this drives the demand for real estate space close to the airport and results in extremely low vacancy rates across all categories (Source: CoStar Analytics).

Retail: 2.6%

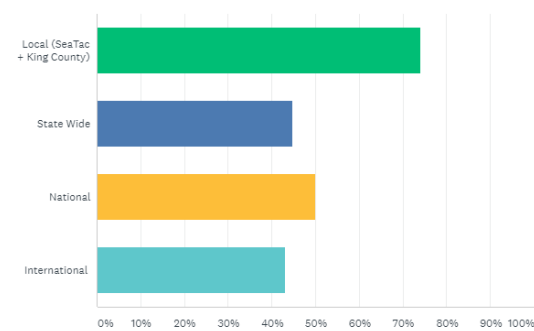
Office: 7.1%

Multifamily: 4.3%

Industrial: 1.7%

What market does your company serve? (check all that apply)

Answered: 58 Skipped: 1



ANSWER CHOICES	RESPONSES	
Local (Sea Tac + King County)	74.14%	43
State Wide	44.83%	26
National	50.00%	29
International	43.10%	25
Total Respondents: 58		

Light Rail Map Courtesy of Sound Transit



Airport Link/SeaTac

- Link light rail arrived to the City of SeaTac in 2009. Trains run all day from a new SeaTac/Airport Station to downtown Seattle and north to the University of Washington.

SeaTac/Airport Station – Average Weekday Boarding: 4,774

- Located just west of the corner of the intersection of S. 176th Street and International Boulevard (SR 99), near the northeast corner of the main airport parking garage.
- Offers approximately a 33-minute ride from the City of SeaTac to downtown Seattle – every time regardless of the weather or highway traffic.

Tukwila International Boulevard Station – Average Weekday Boarding: 2,721

- Elevated station with side platforms located at the intersection of International and Southcenter Boulevards/South 154th Street.
- A park-and-ride lot with 600 spaces is located at this station.
- Special urban design features at the entrance plazas to the Tukwila International Boulevard Station Park-and-Ride lot.
- Travel time to downtown Seattle around 31 minutes.

Angle Lake Station – Average Weekday Boarding: 3,559

- An elevated station spanning South 200th Street at 28th Avenue South
- An iconic 1,050 stall parking garage
- 10,000 square foot public plaza
- 36-minute ride to downtown Seattle



11. South 154th Street Station Area Action Plan

Background

In 2006 the City adopted the [South 154th Street Station Area Action Plan](#) (view the plan at the link: <http://www.ci.seatac.wa.us/home/showdocument?id=308>). This plan envisions new commercial and residential development in the area adjacent to Sound Transit's Tukwila International Blvd. (S. 154th St.) Link Light Rail station. The area covered by the Plan is shown on the map on the right.

Overview

The South 154th Street Station Area is approximately 42 acres and is located in the north-central section of SeaTac on its eastern border with the City of Tukwila. It is bounded on the east by International Boulevard, the City's corporate limit, on the south by SR 518, and on the west mostly by 30th Ave. S. The northern border follows parcel lines mid-way between S. 152nd St. and S. 150th St. International Blvd., a north/south regional arterial, separates the project area from the light rail station. The approximate distance from the station platform to the site is 500 feet.

The purpose of this Action Plan is to encourage transit- and pedestrian-friendly redevelopment of this station area by providing residents, business owners, property owners, Sound Transit, and the City with up-to-date market information, feasible land use alternatives, appropriate capital investments, and opportunities for joint public-private partnerships.

Development Standards

In 2007 the City adopted a new chapter in the Zoning Code to implement the Plan, putting in place the regulations to allow the Plan's vision to begin taking shape as new development occurs. Chapter 15.305 of the [SeaTac Municipal Code](#) (click on the link below to access the SMC) contains the Special Standards for the South 154th Street Station Area. The standards apply to the same area covered by the Plan, shown above. These standards were updated in 2017.



<http://www.codepublishing.com/WA/SeaTac/?SeaTac15/SeaTac15305.html#15.305.0>

*Image provided for illustrative purposes only as an example of concept

South 154th Street Station Area Concept Plan

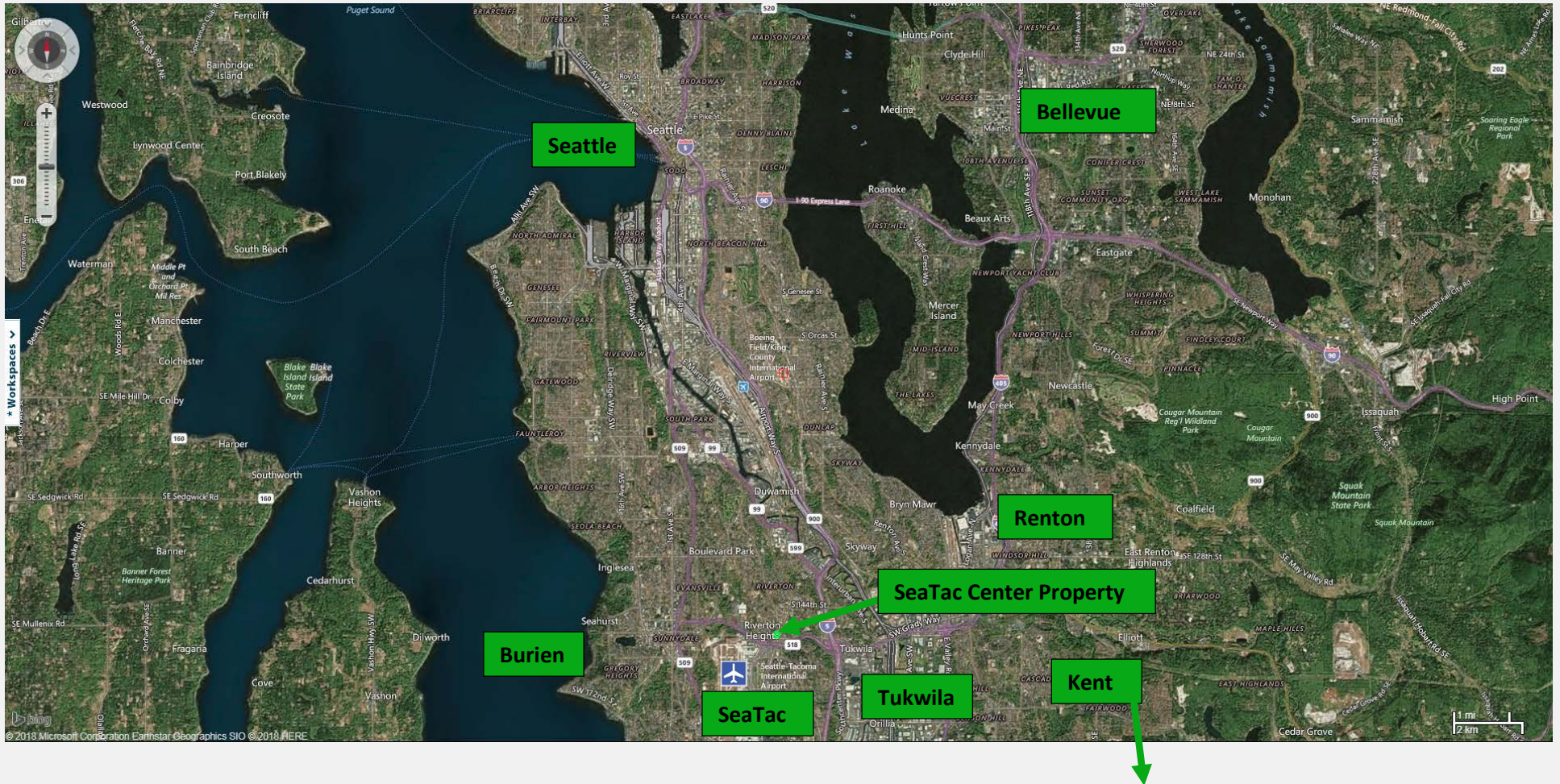


12. Appendix:

All information to be independently verified

EXHIBIT A – Aerial Site Map

Map 1 Regional Location



Map 2 Close-In Location

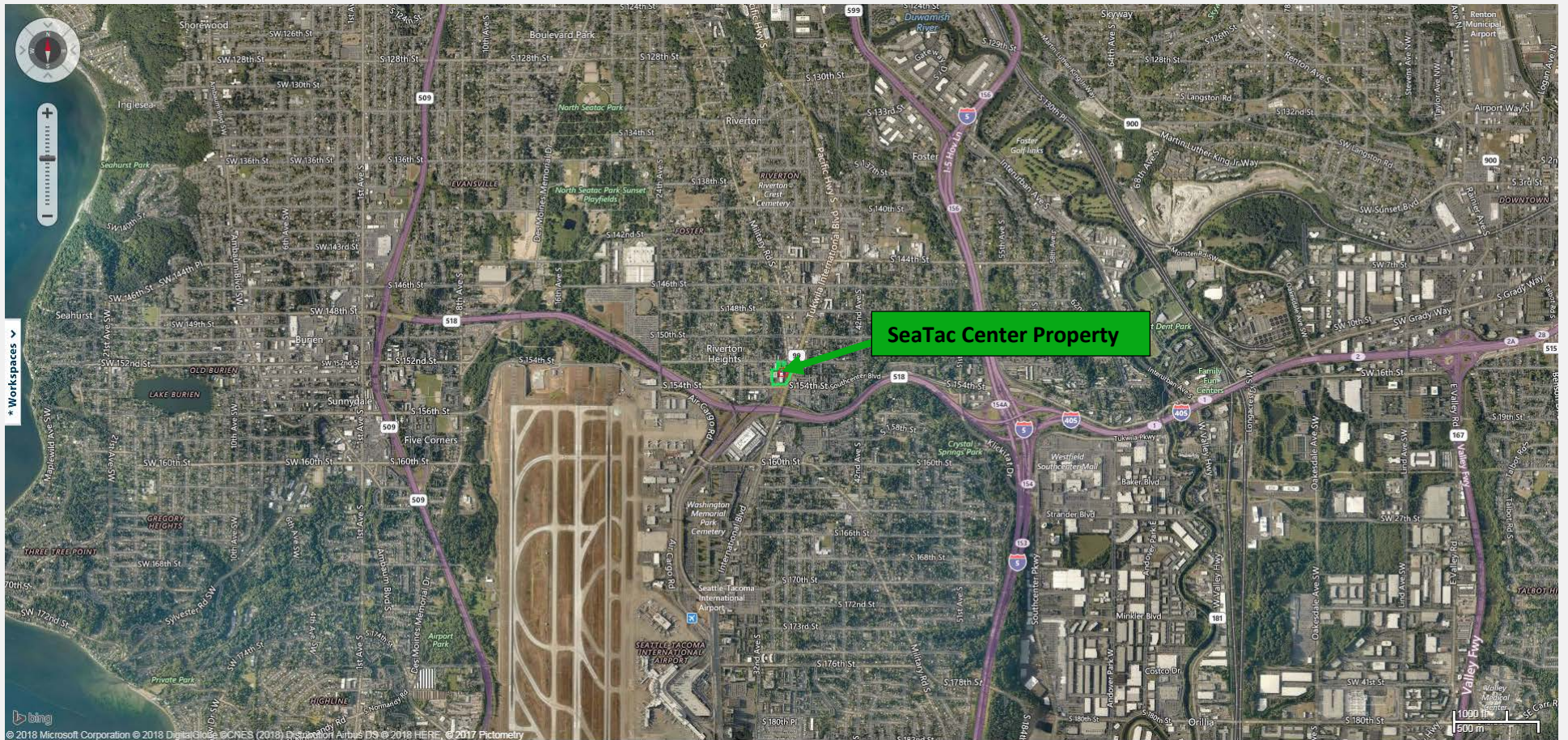


EXHIBIT B – Utility Map

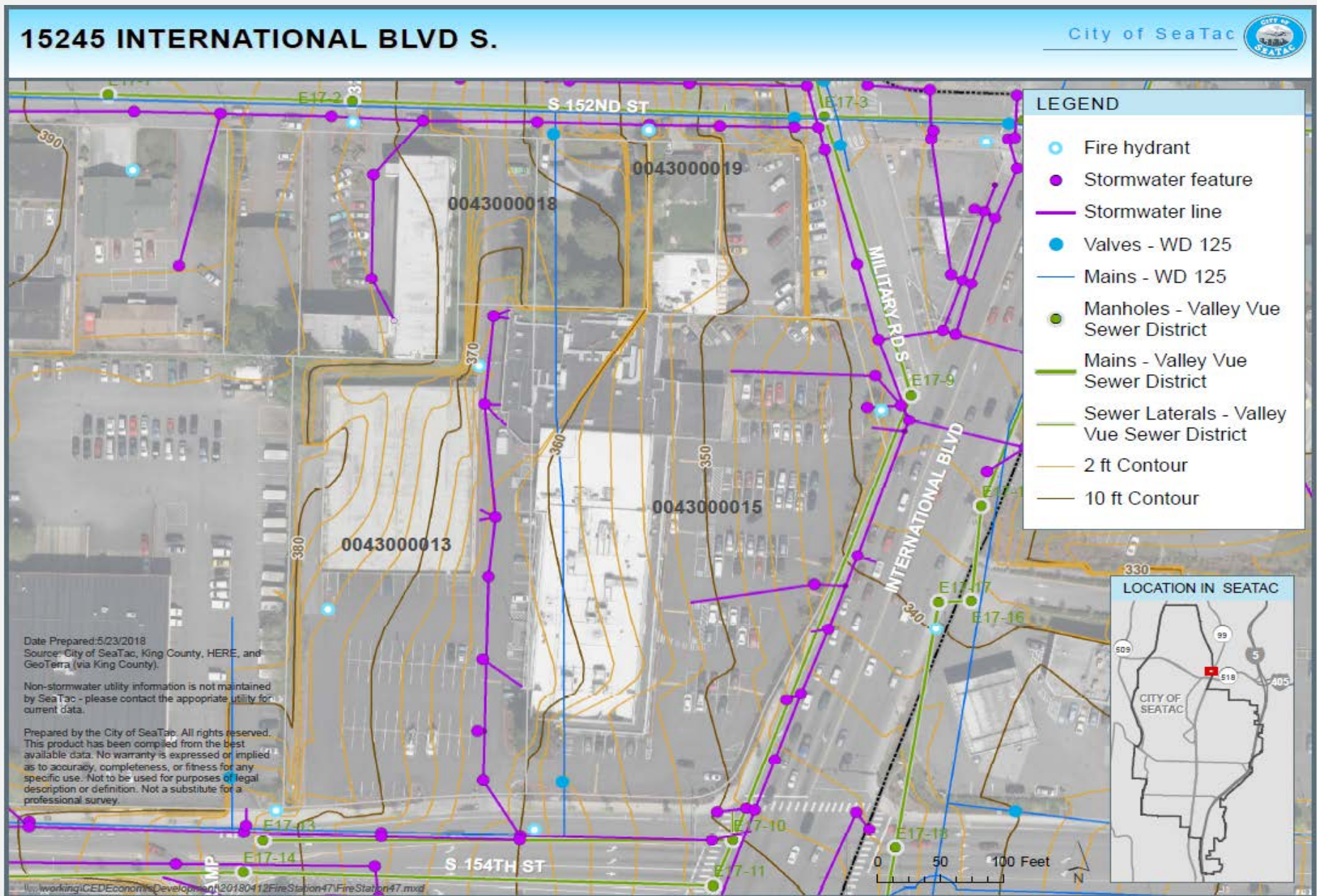
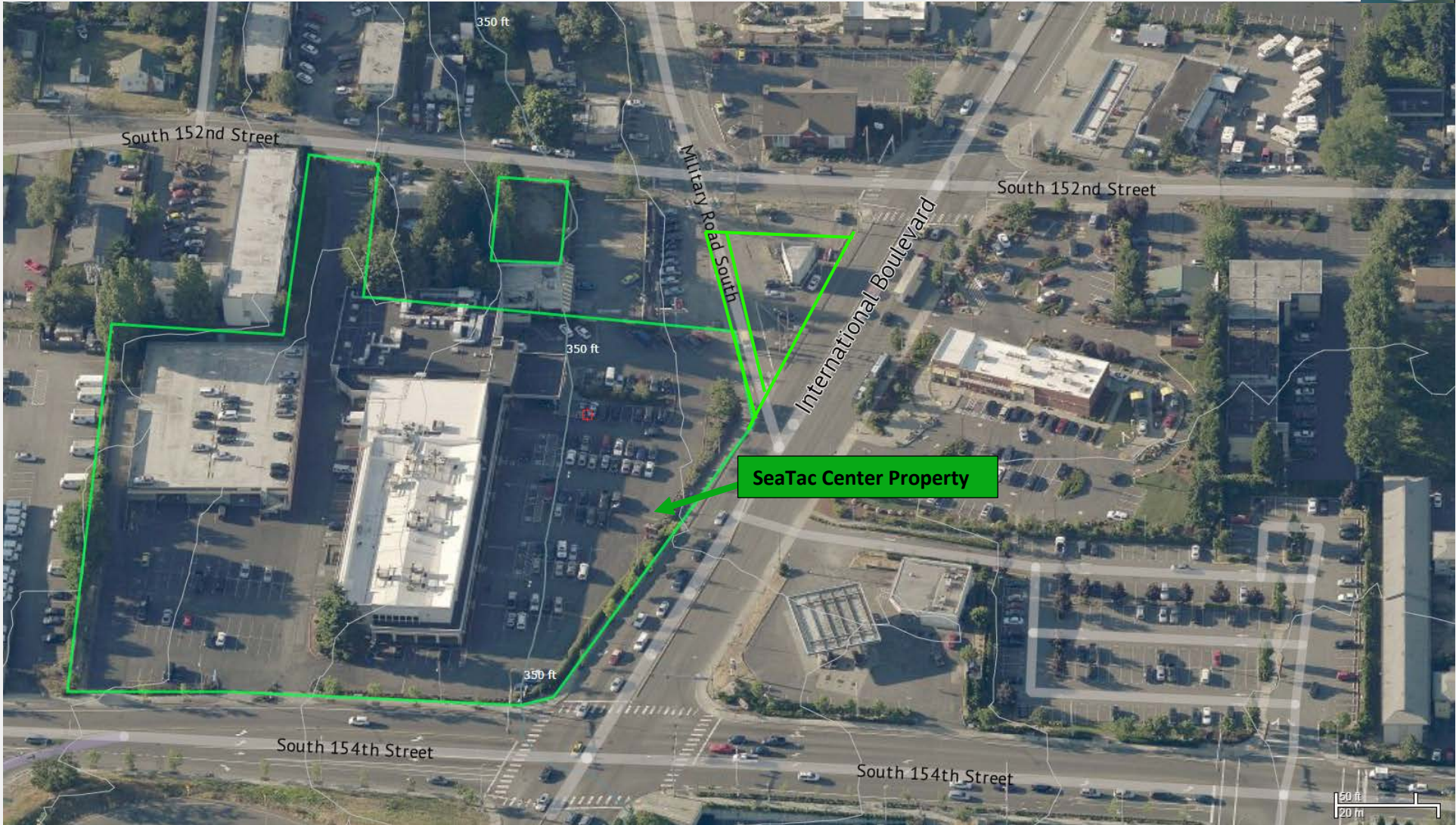


EXHIBIT C – Current Pictures of Site – 15245 International Blvd S., SeaTac, WA 98188



Aerial Picture 1



Aerial Picture 2 – Surrounding Facilities

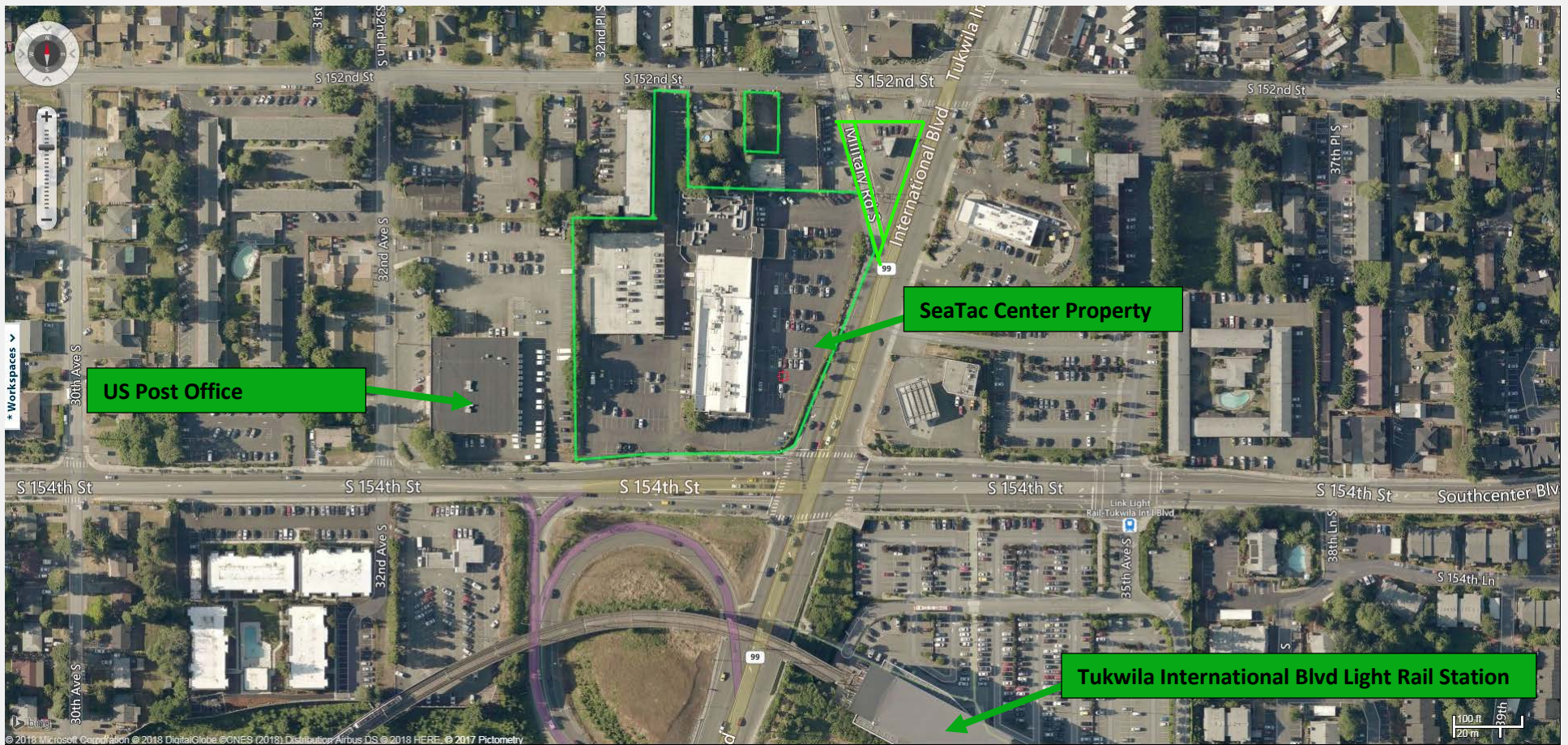
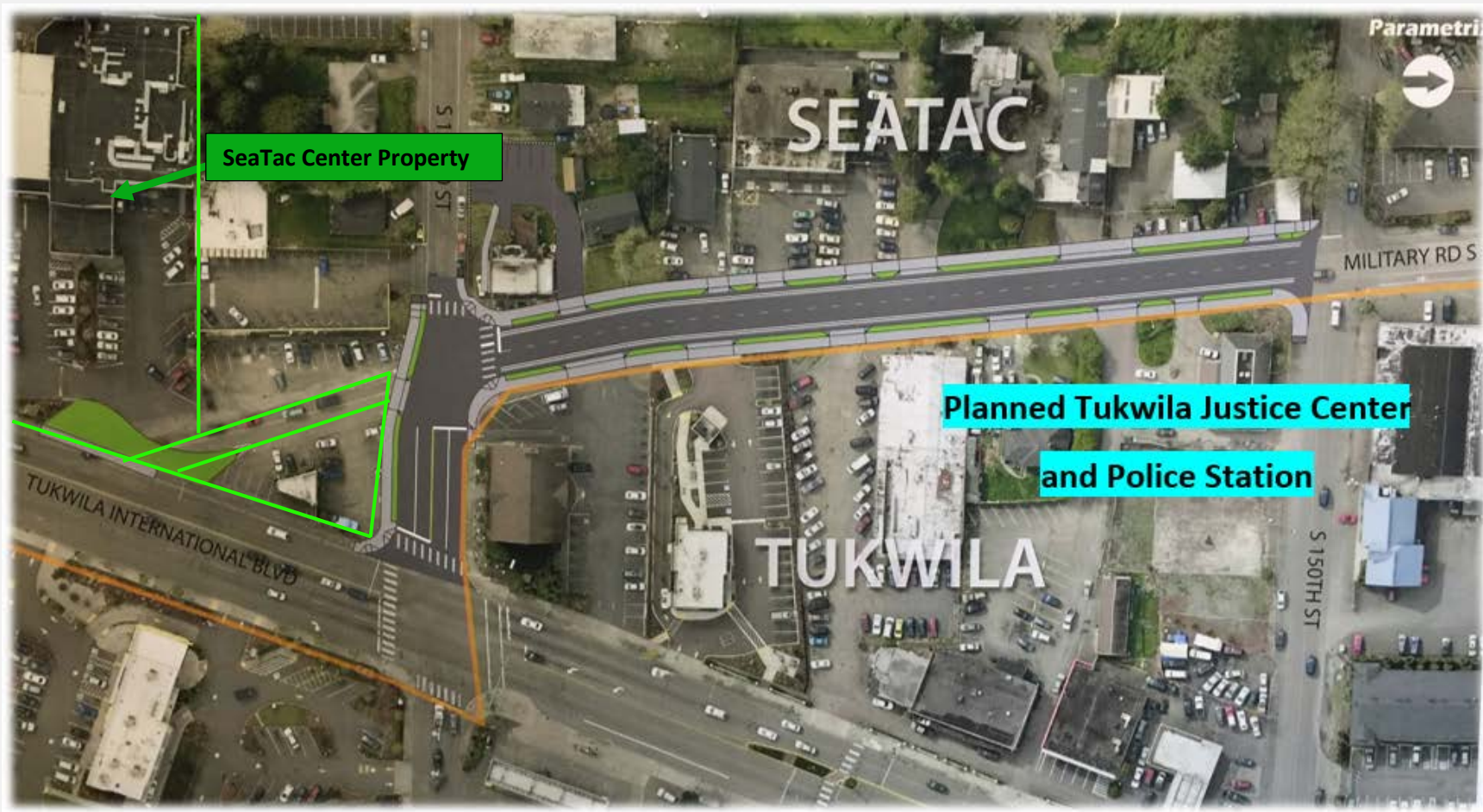


EXHIBIT D – Other Projects in the Area and additional Info

1. Project – South 152nd Street and Military Road, SeaTac, WA – Approximately \$4,634,430 Capital Improvement - PLANNED

Infrastructure Investment



Please note that the planned S 152nd Street and Military Rd S project will widen the S 152nd Street using a portion of the triangle-shaped property, and vacate the short stretch of Military Rd S as indicated above. Please reach out to discuss in further details or if you have any questions.

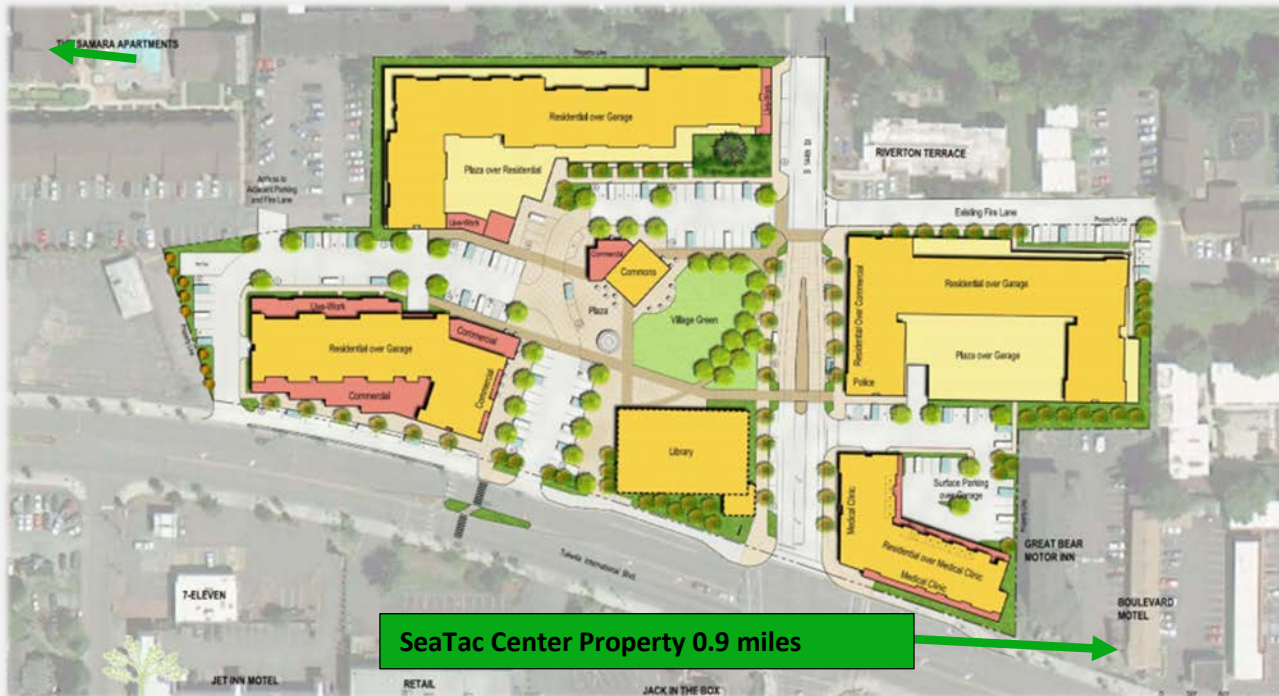
2. Planned Tukwila Justice Center and Police Station – South of S 150th St Between Tukwila International Blvd and Military Road S, Tukwila, WA
Basic Stats

Estimated Project Cost: \$68,536,343 Approx. Location: Tukwila International Boulevard at S 150th Street – Approximate address 15015 Tukwila International Blvd, Seattle, WA 98188. (←NORTH)



3. Tukwila Village – 14404 Tukwila International Boulevard and South 144th Street.

The City of Tukwila owns six acres in a prime location for a mixed-use, neighborhood center. Tukwila Village includes a branch of the nationally recognized King County Library System, the City’s neighborhood police resource center, a community meeting room, cafe, a plaza, 400 apartments (primarily for seniors), 4 live/work units, retail, and the headquarters of the Senior Housing Assistance Group (SHAG). Approximately \$60M over the three phases.

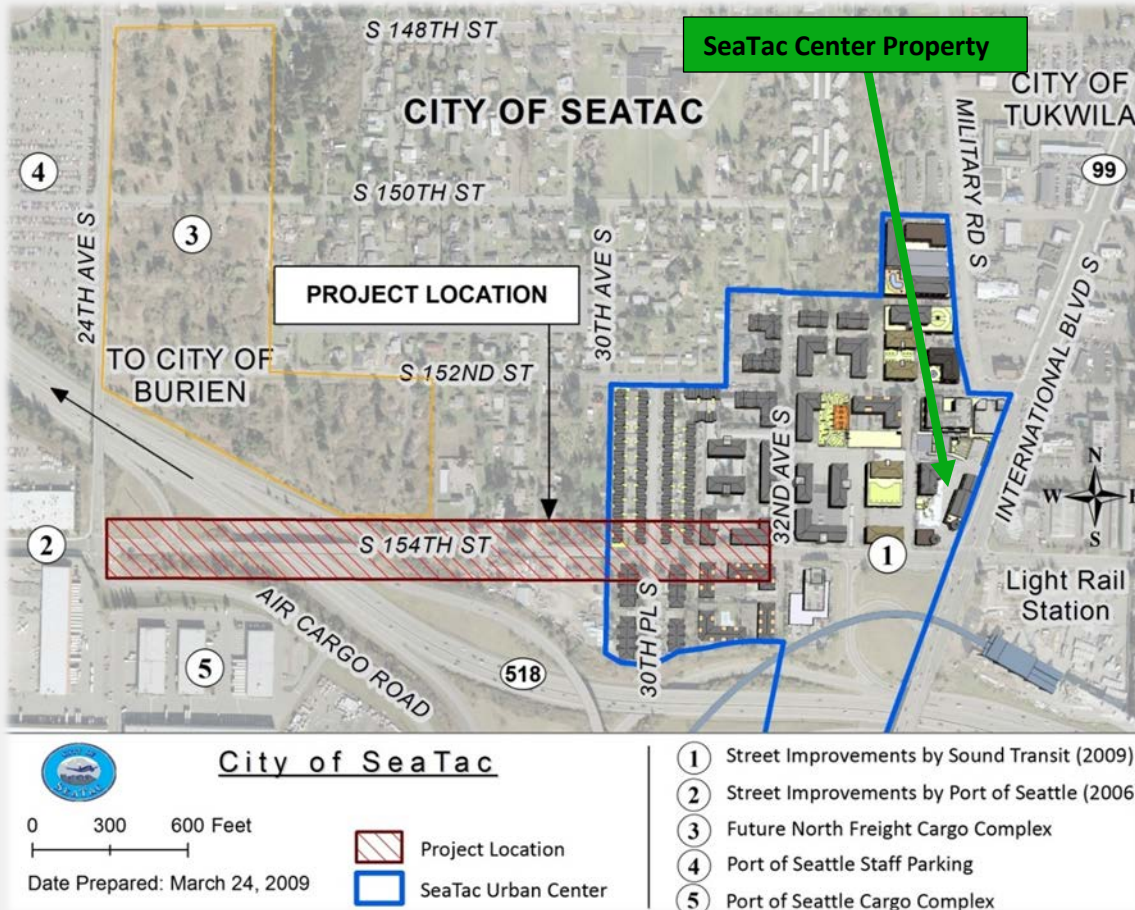


4. Riverton Heights Park Property Development Phase 1 – 3011 South 148th Street, SeaTac, WA



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5. Project – South 154th Street, SeaTac, WA – Looking East - \$5,194,509 Capital Improvement Infrastructure Investment



BEFORE



AFTER



6. City of SeaTac Development Pipeline

