



CITY OF SEATAC

PLANNING COMMISSION MEETING

City Council Chambers, SeaTac City Hall, 4800 S. 188th Street
March 20, 2018, 5:30 p.m.

MEETING AGENDA

- 1) Call to Order/Roll Call
- 2) Public Comment: Public comment will be accepted on items *not* scheduled for public hearing
- 3) Approval of the minutes of March 6, 2018 regular meeting (EXHIBIT A)
- 4) Public Hearing: Ground Floor Commercial requirements in Multifamily developments within Overlay Districts (EXHIBITS B & B-1)
- 5) Worksession: Sign Code amendments re: content neutrality (EXHIBIT C)
- 6) Briefing: City Center Plan update (EXHIBIT D)
- 7) CED Director's Report
- 8) Planning Commission Comments (including suggestions for next meeting agenda)
- 9) Adjournment

A quorum of the City Council may be present

The Planning Commission consists of seven members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.

All Commission meetings are open to the public and comments are welcome. Please be sure to be recognized by the Chair prior to speaking.

CITY OF SEATAC
PLANNING COMMISSION
Minutes of March 6, 2018
Regular Meeting

Members present: Tej Basra Roxie Chapin, Tom Dantzler, Pam Pollock, Brandon Pinto, and Stanley Tombs
Members absent: Jim Todd (excused)
Staff present: Jeff Robinson, CED Director; Steve Pilcher, Planning Manager

1. Call to Order

Vice-Chair Pollock called the meeting to order at 5:31 p.m.

2. Public Comment

None.

3. Approval of Minutes

Moved and seconded to approve the minutes of the February 20, 2018 meeting. **Passed 6-0.**

4. Worksession: Multifamily Housing Design Standards

Planning Manager Steve Pilcher noted that Senior Planner Al Torrico, who has been leading this project, will be leaving the City for a job in the private sector as of March 16th. Senior Planner Kate Kaehny will be taking this work over.

Mr. Pilcher then reviewed the architectural design standards that are under consideration. Commissioners raised the following concerns/ideas:

- Having to provide architectural detailing on all sides of buildings could be onerous; suggested only requiring on facades visible from a public street;
- Rather than a strict standard about windows being staggered from windows on other opposite-facing buildings, it was suggested to establish a distance (say, 25 ft.) where this would not be required;
- It was suggested to consider establishing a standard for “small projects,” which would not need to comply with all design standards. Even triplexes and fourplexes are considered “multifamily” per the Zoning Code and would thus be subject to these standards, some of which may not be appropriate for small developments.

The Commission concurred with the concept of referring back to overall parking structure design standards for the presumably rare instances where a stand-alone parking structure was included as part of a multifamily development.

Mr. Pilcher reviewed other topical areas to be discussed at future meetings.

5. Report on Aviation Noise and Emissions Symposium

Planning Manager Steve Pilcher provided a summary report of this symposium that he attended with the Mayor.

6. CED Director's Report

CED Director Jeff Robinson handed out copies of a presentation concerning the Sustainable Airport Master Plan, which was made by Port staff at a recent Port Commission meeting. He noted the planned schedule for various projects and highlighted that potential development of the South Airport Support Area (SASA) has been pushed out into the distant future.

Mr. Robinson also provided an update regarding Sound Transit's efforts to market the residual site west of the Angle Lake Light Rail Station parking garage. This site is targeted for affordable housing, per State law.

7. Commissioners' Report

The Commission had a general discussion about issues concerning homelessness and how best to approach this in SeaTac.

Commissioner Dantzler requested staff be sure that the Commission's meetings are appearing on the main web page of the City's.

8. Adjournment

Moved and seconded to adjourn. Motion passed 6-0. The meeting adjourned at 6:41 p.m.

PUBLIC HEARING:

Ground Floor Commercial Uses in Multi-Family Residential Projects: City Center & Angle Lake Station Area



Planning Commission

March 20, 2018

1) Project Goals

Complete mixed use/multi-family code updates started in 2017 per Council Request in order to:

- **Maximize potential for ground floor commercial/retail uses in multi-family projects** (****including retirement apartments*)
- **Refocus ground floor commercial requirements to locations where most likely to be successful**
- **Better implement City Center & Angle Lake Station Area plan goals to promote commercial, retail & residential uses**

2) Reviews to Date

Planning Commission:

- 2/6/2018
- 2/20/2018

Department of Commerce:

- 3/12/2018: Review completed




SEPA Environmental Review:

- Underway

3) Proposal: City Center Overlay District

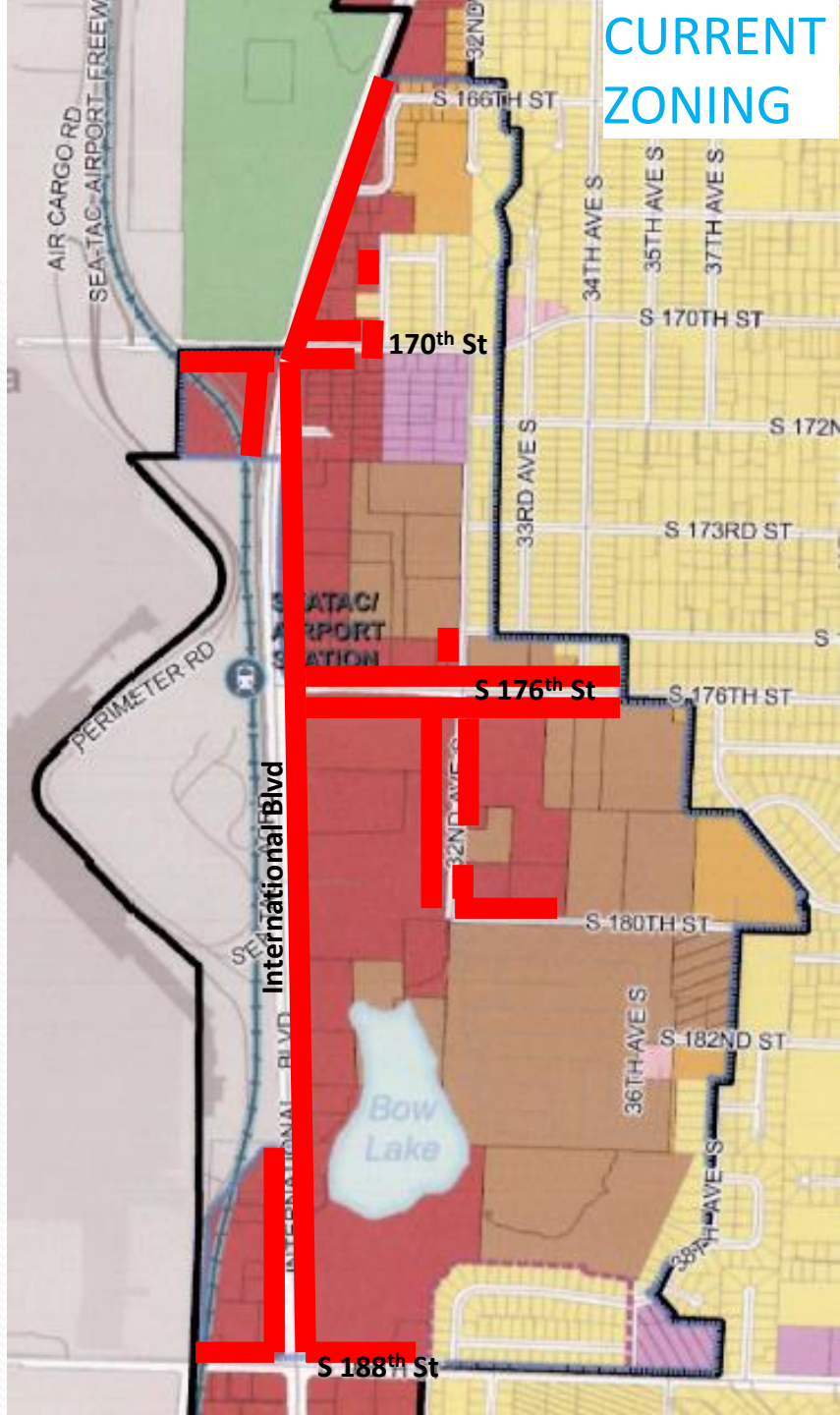
Current Requirements:
Multi-Family Projects

Minimum 50% ground floor commercial (in Commercial zones)

-  Office/Commercial/Mixed Use (O/C/MU)
-  Office/Commercial Medium (O/CM)
-  Community Business in Urban Center (CB-C)

Optional (in Urban High residential zones)

-  UH-1,800
-  UH-900
-  UH-UCR






CURRENT ZONING

Current Requirements: Retirement Apartments

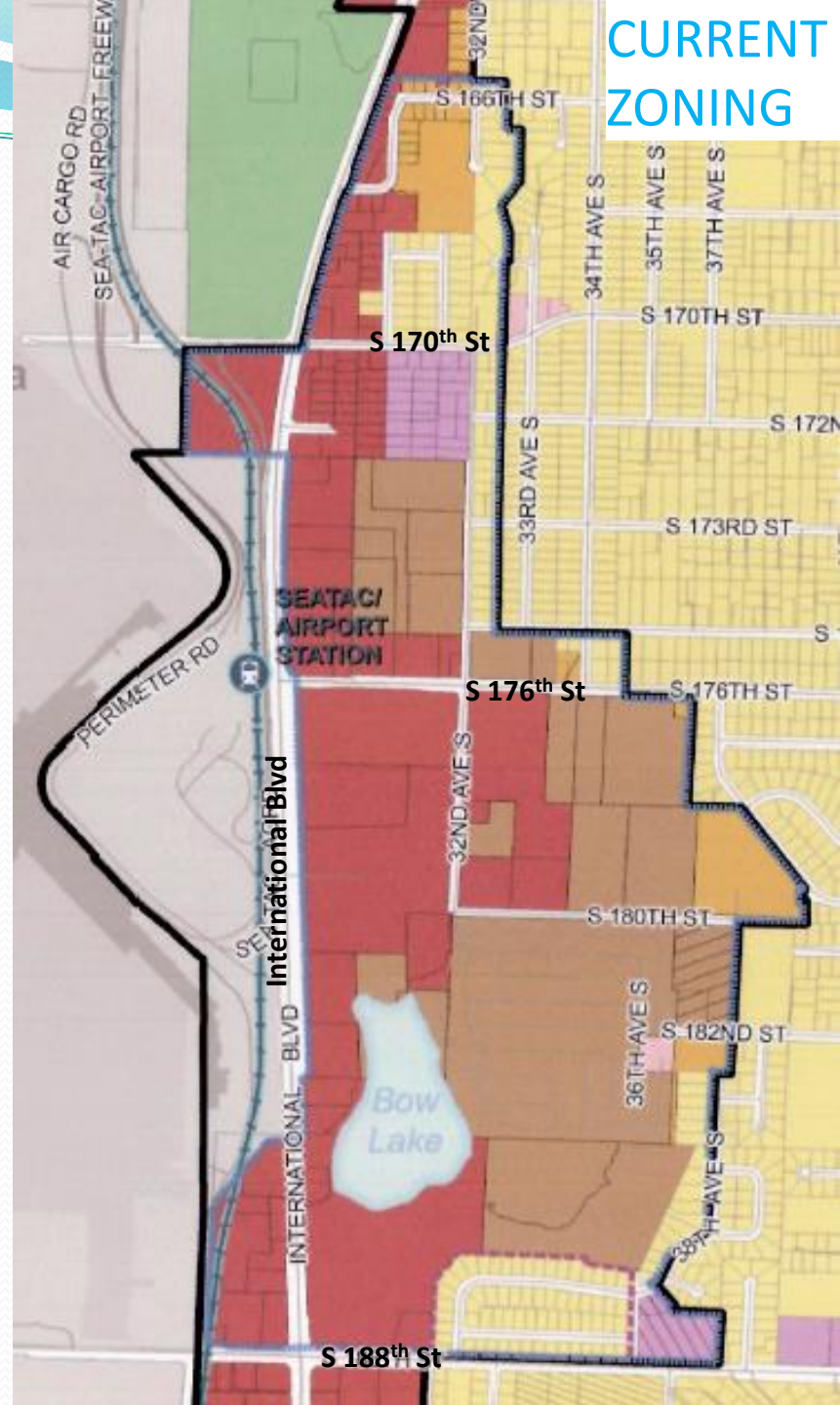
Ground floor commercial uses

Optional (in Commercial zones)

-  Office/Commercial/Mixed Use (O/C/MU)
-  Office/Commercial Medium (O/CM)
-  Community Business in Urban Center (CB-C)

Optional (in Urban High residential zones)

-  UH-1,800
-  UH-900
-  UH-UCR



CURRENT
ZONING

PROPOSED




City Center Overlay District

Proposal:

Minimum 50% ground floor commercial for multi-family & retirement apartment projects

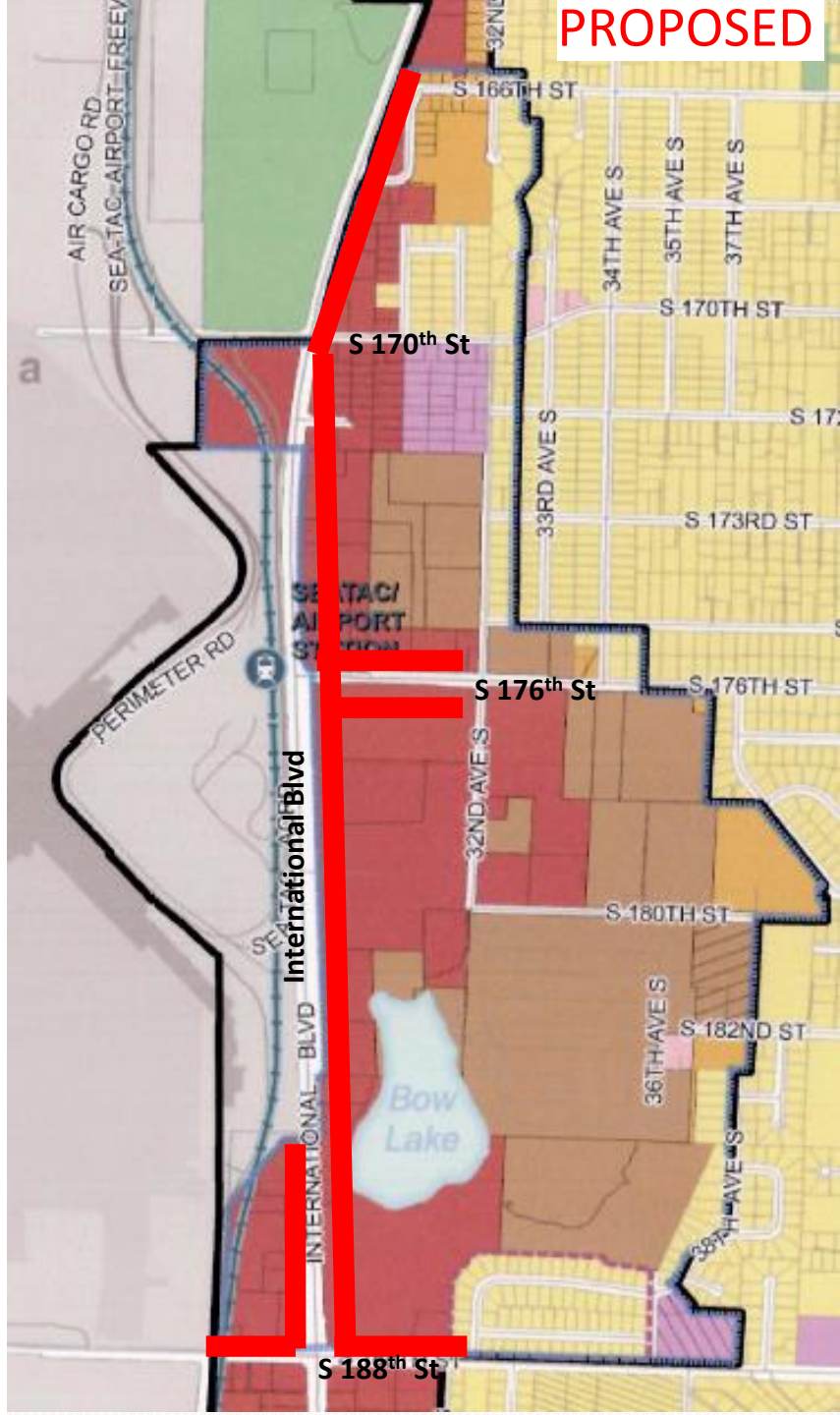
- *Only in CB-C Zone*
- *Only on high visibility streets*
- *Optional in other commercial & high density residential zones*

Commercial Zones

-  Office/Commercial/Mixed Use (O/C/MU)
-  Office/Commercial Medium (O/CM)
-  Community Business in Urban Center (CB-C)

High Density Residential Zones

-  UH-1,800
-  UH-900
-  UH-UCR



4) Proposal: Angle Lake Station Area Overlay District

Current Requirements:
Multi-Family Projects & Retirement Apartments

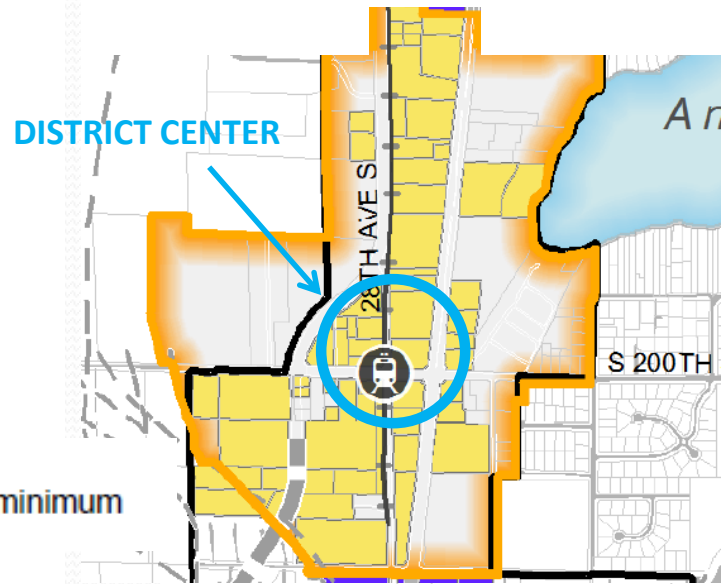
No minimum required/Optional in all zones

Commercial Zones

- Community Business in Urban Center (CB-C)
- Regional Business Mix (RBX)

High Density Residential Zones

- UH-1,800
- UH-900
- UH-UCR

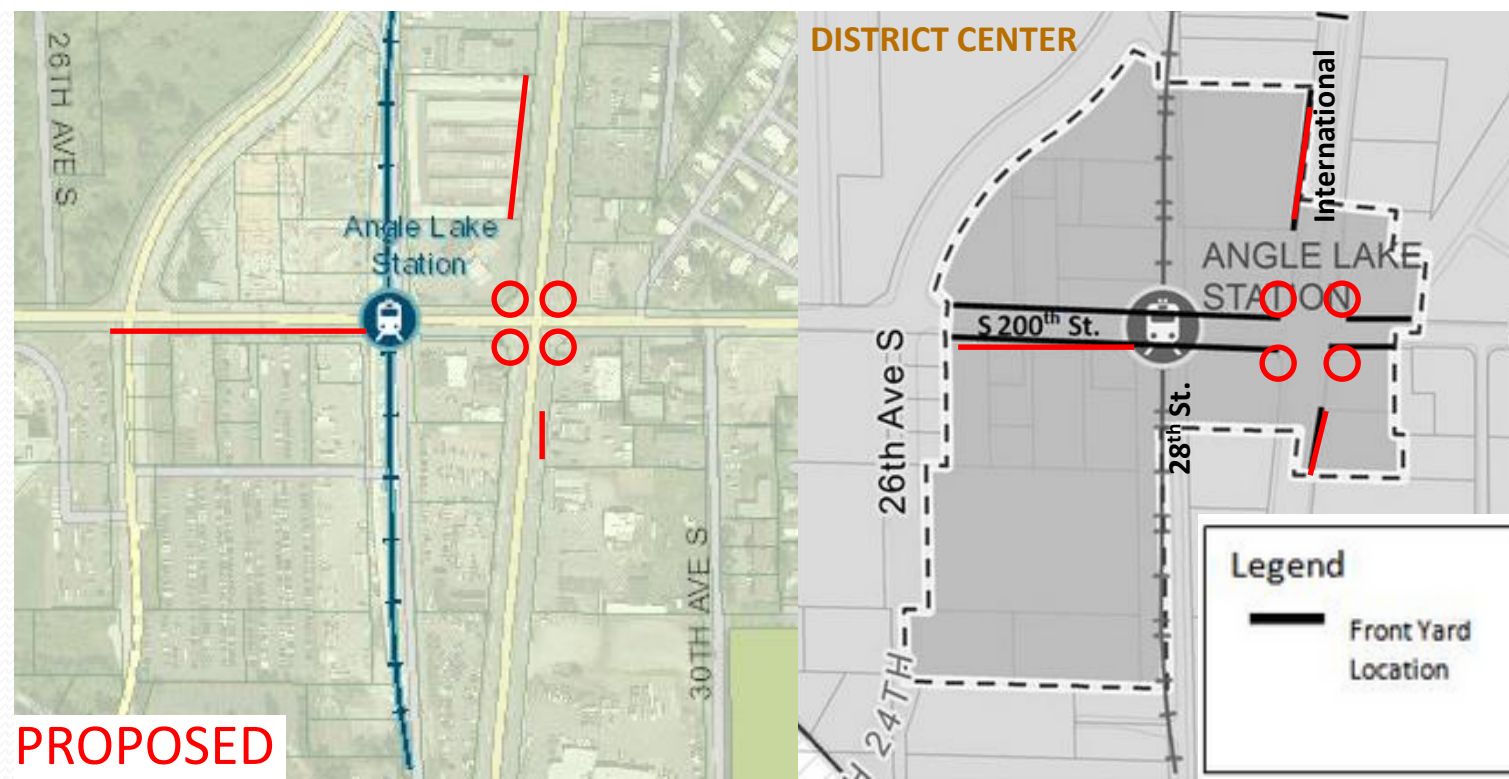


Current Ground Floor Commercial in Multi-Family Required (none)

Angle Lake Station Area Overlay District

Proposal for Multi-Family & Retirement Apartment Projects:

- Minimum 50% on designated streets in District Center
- **Corner Lots:** Can choose how to comply with standards as long as corner included



Angle Lake Station Area Overlay District:

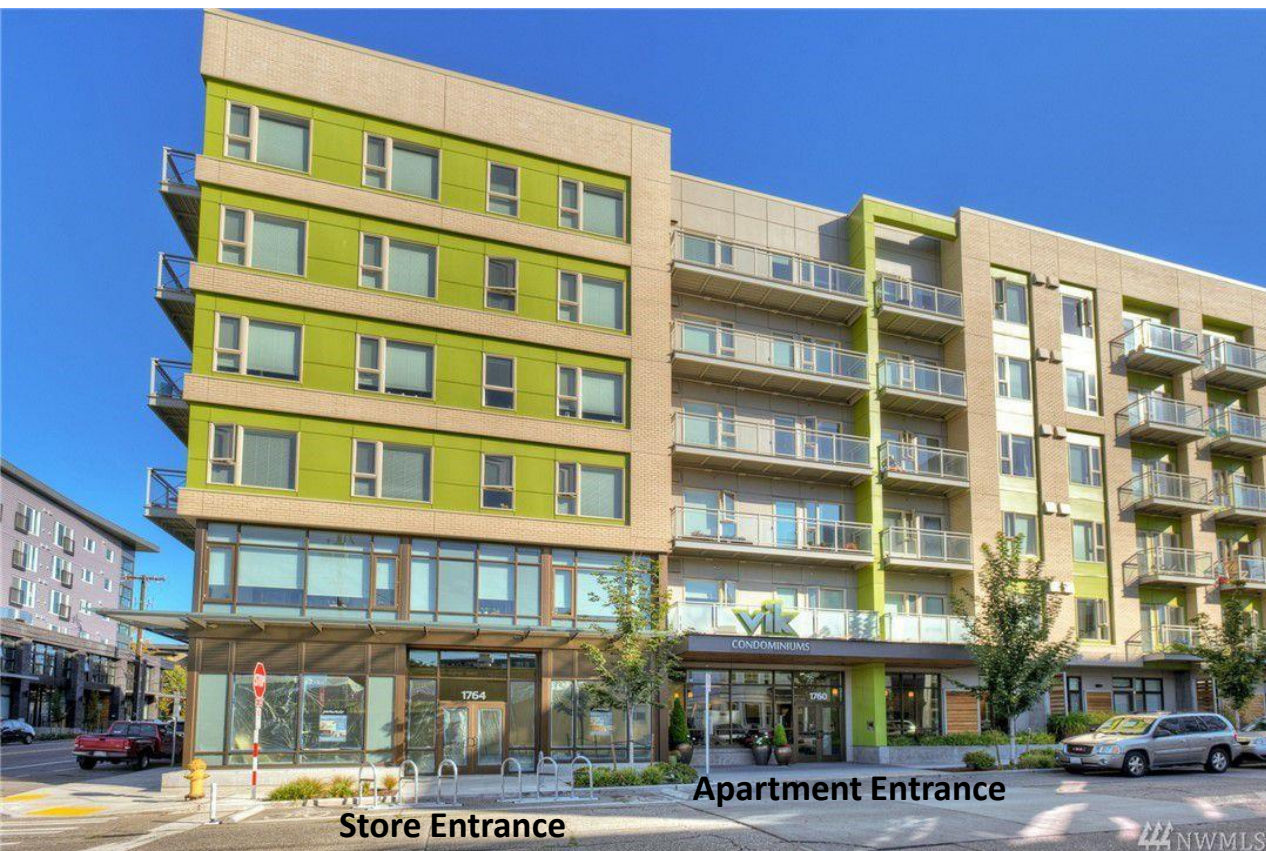
Proposal:

Add mixed use design standards

(consistent with all mixed use projects citywide)

Proposed mixed use standards include:

- *Clarifying type of retail, commercial & service uses allowed*
- *Differentiating commercial and residential architecture and entrances*



5) Next Steps

ANTICIPATED AMENDMENT SCHEDULE

March	3/20 3/20	<ul style="list-style-type: none">• Public Hearing• PC Recommendation – or 4/3
April	4/5	<ul style="list-style-type: none">• LUP Review & Recommendation
May	5/8	<ul style="list-style-type: none">• City Council Meeting

15.300.055 City Center Overlay District Use Chart

ZONES:

UM – Urban Medium

UH – Urban High

UH-UCR – Urban High-Urban Center Residential

NB – Neighborhood Business

CB-C – Community Business in the Urban Center

P – Permitted Use; C – Conditional Use Permit required

O/CM – Office/Commercial Medium

O/C/MU – Office/Commercial/Mixed Use

T – Townhouse

P – Park

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
RESIDENTIAL										
Multi-Family	P	P (1)	P (1)	C	P (2)	P (2)	P (2)			<p>(1) Ground floor retail/commercial or service uses, as described in SMC 15.300.730, Ground Floor Uses in Mixed Use Projects, are allowed, but not required in the UH and UH-UCR zones.</p> <p>(2) Permitted only as part of a mixed use development, For designated parcels fronting International Blvd, S 176th St, or S 188th St (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730. Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC 15.300.720, Definition of Mixed Use.</p>
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING										
Retirement Apartments	P	P	P	C	P (1)	P	P			<p>(1) For designated parcels fronting International Blvd, S 176th St, or S 188th St (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730.</p>

Ch. 15.300 City Center Overlay District

15.300.720 Definition of Mixed Use

Mixed use refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site in one (1) of the following ways:

- A. **Vertical Mixed Use.** A single structure with the above floors used for residential or office use and a portion of the ground floor for retail/commercial or service uses.
- B. **Horizontal Mixed Use – Attached.** A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential or office uses behind.
- C. **Horizontal Mixed Use – Detached.** Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.

15.300.730 Ground Floor Uses in Mixed Use Projects

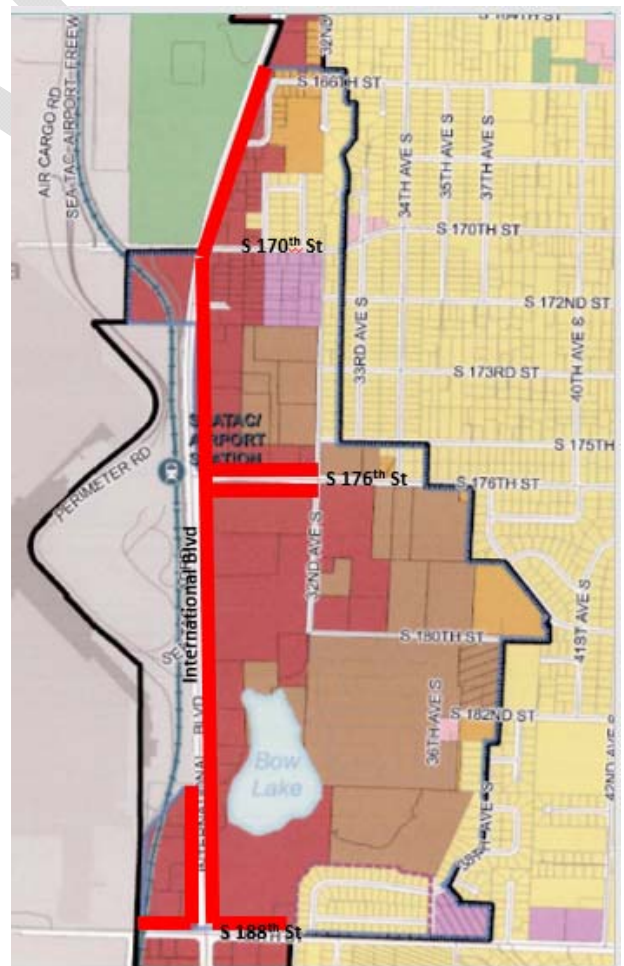
(For ground floor use requirements relative to parking structures, see SMC 15.300.460(D), Ground Floor Uses in Parking Structures.) (Editor’s Note: This requirement relocated to “E” of this section)

The following shall apply to vertically mixed use buildings, as well as structures in horizontal mixed use projects sited within the maximum front yard setback (see SMC 15.300.720, Definition of Mixed Use, for definitions of mixed use types):

- A. **Minimum Ground Floor Use Requirements.** A minimum of fifty percent (50%) of the length of the exterior ground floor facing the street(s), excluding vehicle entrances, exits, and alleys, shall be designed to be occupied by a retail/commercial or service use on street frontages identified in Figure 15.300.730A.

The leasable ground floor area shall extend in depth a minimum of thirty (30) feet from the exterior building facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet. (Editor’s Note: This requirement relocated to “C(1)” of this section.)

Figure 15.310.730A: Required Ground Floor Uses



Ground Floor Use Requirement

B. Permitted Retail/Commercial/Service Uses. A partial list of permitted retail/commercial or service uses are specified below (for a detailed listing of permitted uses, refer to the City Center use charts):

1. **Retail/Commercial.** Retail/commercial uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, hotels/motels, restaurants, and other retail/commercial uses that are not specifically auto-oriented in scale or nature.
2. **Services.** General offices, such as professional, financial, insurance and real estate services; or personal services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries and health clubs.

C. Design Requirements.

1. **Depth.** The leasable ground floor area shall extend in depth a minimum of thirty (30) feet from the exterior building facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet. *(Editor's Note: This is existing code relocated from 15.300.730(A))*
2. **Ceiling Heights.** The minimum clear interior ceiling height standard for the retail/commercial or service use portion of mixed use buildings shall be a minimum ten (10) feet for all street level building space.
3. **Architecture and Entrances.** Pedestrian-level commercial uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.

D. **Signs.** Ground floor businesses shall provide business identity signs that fit with the architectural character of the site and shall conform to all other applicable sign requirements identified in the SeaTac Municipal Code.

E. **Ground Floor Uses in Parking Structures.** For ground floor use requirements relative to parking structures, see SMC 15.300.460(D), Ground Floor Uses in Parking Structures. *(Editor's Note: This is existing code relocated from 15.300.730.)*

15.310.055 Angle Lake Station Area Overlay District Use Chart

ZONES:

UM – Urban Medium

UH – Urban High

UH-UCR – Urban High-Urban Center Residential

P – Permitted Use; C – Conditional Use Permit required

RBX – Regional Business Mix

CB-C – Community Business in the Urban Center

I – Industrial

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
RESIDENTIAL							
Multi-Family	P	P	P	P(1)	P(1)	P	(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building’s ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING							
Retirement Apartments	P	P	P	P(1)	P(1)	P	(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building’s ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.

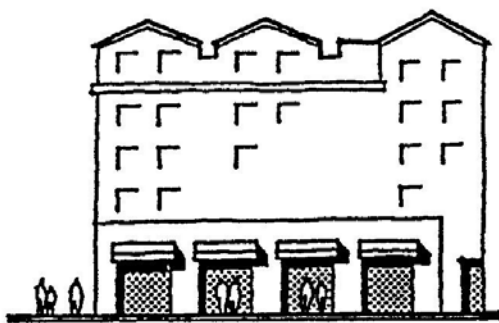
Ch. 15.310 Angle Lake Station Area Overlay District**15.310.700 Mixed Use and Multi-Family Development Standards****15.310.710 Mixed Use Development Standards**

Purpose: Incorporate a mixture of different types of uses in one (1) structure or in close proximity to encourage pedestrian circulation, maximize site development potential and create an active environment. Design ground floors to accommodate commercial uses that benefit from a high degree of pedestrian activity while upper floors are encouraged to be devoted to residential uses. The following regulations shall supersede the mixed use standards in SMC 15.520.300, Mixed Use in Residential Projects, and shall apply to Angle Lake developments proposing land uses specified as being part of a residential mixed use development in SMC 15.310.055, Angle Lake Station Area Overlay District Use Chart. (Ord. 16-1009 § 1)

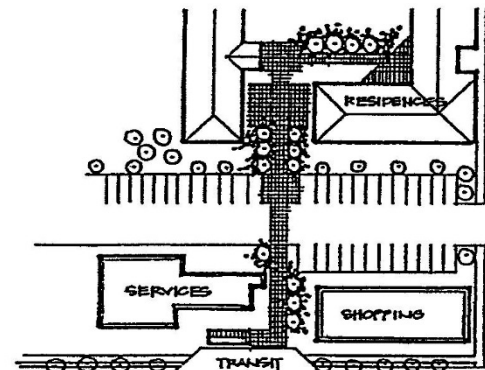
15.310.720 Definition of Mixed Use

“Mixed use” refers to the combining of retail/commercial and/or service uses located on the ground floor with residential use in the same building or on the same site in one (1) of the following ways:

- A. **Vertical Mixed Use.** A single structure with the above floors used for residential use and a portion of the ground floor for retail/commercial or service uses.
- B. **Horizontal Mixed Use – Attached.** A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential uses behind.
- C. **Horizontal Mixed Use – Detached.** Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential uses in separate structure(s) behind or to the side.



VERTICAL MIXED USE



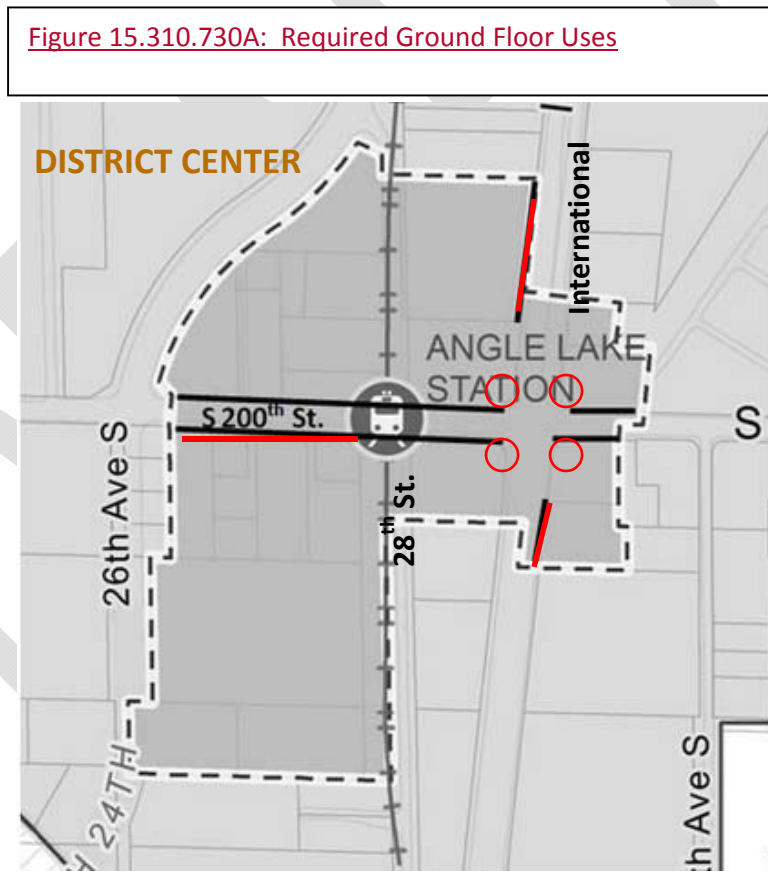
HORIZONTAL MIXED USE - DETACHED

15.310.730 Ground Floor Uses in Mixed Use Projects

The following shall apply to vertically mixed use buildings, as well as structures in horizontal mixed use projects sited within the maximum front yard setback (see SMC 15.310.720, Definition of Mixed Use, for definitions of mixed use types):

A. **Minimum Ground Floor Use Requirements.** A minimum of fifty percent (50%) of the length of the exterior ground floor facing the street, excluding vehicle entrances, exits, and alleys, shall be designed to be occupied by a retail/commercial or service use on street frontages identified in Figure 15.310.730A.

1. **Corner Lot Ground Floor Use Requirements.** For corner lots identified in Figure 15.310.730A, the 50% minimum retail/commercial/service use may be allocated to either or both streets adjacent to the designated corner, and must include the corner.



B. Permitted Retail/Commercial/Service Uses. A partial list of permitted retail/commercial or service uses are specified below (for a detailed listing of permitted uses, refer to the Angle Lake Station Area Overlay District use chart):

1. **Retail/Commercial.** Retail/commercial uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, hotels, restaurants, and other retail/commercial uses that are not specifically auto-oriented in scale or nature.
2. **Services.** General offices, such as professional, financial, insurance and real estate services; or personal services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries and health clubs.

C. Design Requirements.

1. **Minimum Depth and Ceiling Heights.** See 15.310.610(B), Minimum Depth and Ceiling Heights for Street Nonresidential Uses.
2. **Architecture and Entrances.** Pedestrian-level commercial uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.

D. Ground Floor Uses in Parking Structures. For ground floor use requirements relative to parking structures, see SMC 15.310.460(B), Ground Floor Uses in Parking Structures.

Sign Code: Content Neutrality

Temporary Signs In The Right of Way

Presented by:

Brianna Burroughs

Associate Planner

March 20, 2018



What Is The Issue?

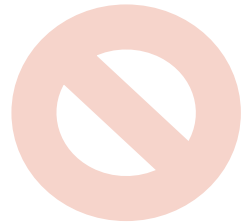
- Reed vs. Town of Gilbert

First Amendment, Free Speech & Signs

- June 18, 2015 Decision made
- June 2017 Jurisdictions start moving forward
- August 16, 2017 Ninth District Court of Appeals issues opinion on Commercial vs Noncommercial Speech (Determines Commercial and Noncommercial can still be treated differently)

What We've Learned

- Non-commercial signs cannot be regulated based on “content”
 - “If you have to read the sign to know if it is in compliance with code, then it is a content based sign regulation”
- **Don't base sign regulations on content!**



Current Standards

SeaTac's Current Code for Non-Commercial Signs

Churches, Schools & Community Uses	Non-Commercial Public Service Signs	Political Signs
15.600.020(A)&(C) General Sign Provisions	15.600.110(C) Exempt Signs or Displays	15.600.050(J) SFR Zone Classification Signs
15.600.040(A) MF Res. Zone Classification Signs		15.600.080 Political Signs
15.600.050(D)&(H) SFR Zone Classification Signs		
15.600.070(A)(1) Secondary Signage		
15.600.130(A)(1)(a) & (D) Electronic Signs		
Grand Opening/Special Event Signs		
15.600.060(J) SFR Zone Classification Signs		
15.600.070(E) Secondary Signage- Grand Opening/Special Events		
15.600.120(E) & (P) Prohibited Signs		

Definitions

SeaTac Code 15.600.015

- **Noncommercial Public Service Sign:**
 - Noncommercial signs devoted to religious, charitable, cultural, governmental or educational messages
- **Political Sign:**
 - Signs advertising a candidate or candidates for public elective office or a political party, or signs urging a particular vote on a public issue decided by ballot
- **Community Use:**
 - A public community center, library, museum, park, City Hall, fire station or other public use operated for the benefit of the community

***No definitions found for Grand Openings, Special Events, Churches or Schools**

Signs In The Right of Way

All Signs Currently Allowed In The ROW

Commercial Signs	Non-commercial Signs
Grand Opening/Special Event	Grand Opening/Special Event
Real Estate	Political
Garage & Yard Sales	

Non-Commercial Public Service Signs not explicitly allowed

Signs In The Right of Way

Non-Commercial Signs

Non-commercial Signs in the ROW	Code location
Grand Opening/Special Event	15.600.070(E) Secondary Signage- Grand Opening/Special Event
Political	15.600.080(D) Political Signs
*Non-Commercial Public Service signs	Not specified

Non-Commercial Signs in the ROW	Current Code Standards					
	Duration	Size		Height	Quantity	
Grand Opening/Special Event	28 days/14 days twice yearly, & only dawn to dusk	4SF		2FT	3	
Political	7 days after an election	8sf	4SF	Unspecified	2FT	Unspecified
*Non-Commercial Public Service signs	Unspecified	8SF		6FT	1 per street frontage	

*This sign type is not currently allowed in the ROW or considered temporary, but will be used to provide reference and guidance for the revised code

Non-Commercial Signs In The Right of Way

Sign Code Proposal

	Proposed Code Standards			
	Duration	Size	Height	Quantity
Non-commercial Signs in the ROW	180 Days	4SF	2FT	Unspecified

- Signs are allowed within the parking strip and installed in such a manor as to not constitute a traffic hazard
- Signs shall not encroach into a driveway, parking area, sidewalk, pedestrian pathway, vehicular travel lane, median or traffic island, and are at least four (4) feet from the outer pavement edge of a roadway when curb and gutter are not present
- No signs shall be posted, tacked, nailed, or in any manner affixed upon any utility pole, street sign, light pole, tree or public or private sign
- Sign projections shall not obstruct any access points as required in SMC [15.400.350](#), Sight Distance Requirements

Looking Forward

What's Next On The List?

- Non-Commercial Temporary Signs: On Private Property
- Non-Commercial Permanent Signs
- Complete Review of Non-Commercial Sign Code Changes
 - Including other minor sign code revisions (such as nonconforming signs)

EXHIBIT D
DATE: 03/20/18

City Center Plan Review Project Kick-Off



Planning Commission

March 20, 2018

City Center Plan Review

Purpose of Work Session: Informational

Briefing Items:

- 1) Project Introduction
- 2) City Center Plan Background
- 3) Summary of Plan Vision & Goals
- 4) Key Questions to Address
- 5) Anticipated Next Steps

Note: City Center Plan webpage can be accessed from:

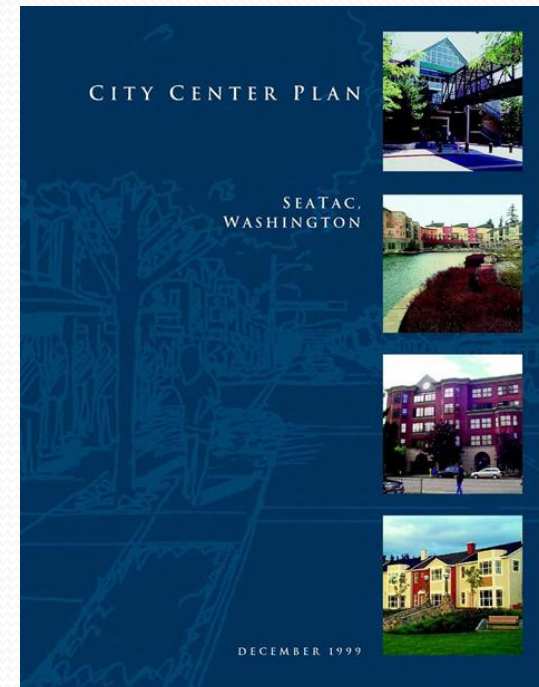
www.ci.seatac.wa.us/compplan

1) Project Introduction

Council Direction

As part of 2017 Comprehensive Plan amendment process, City Council adopted following policy:

Land Use Element, Policy 2.1A-1:
Review and potentially amend the City Center Plan in the near future.



Why Review City Plan Now?

- **Some reasons:**
 - **Plan's 20 year vision ends in 2019/2020.**
 - **Circumstances have changed since 1999** including:
 - *Anticipated Airport & Sound Transit plans for new facilities changed after 9/11/2001*
 - *New development has not occurred per Plan's assumptions*
 - **Opportunity to refresh Plan's vision, goals & implementation strategies**
- **Not initiated because of any concerns** raised with Plan or City Center development standards in zoning code.

2) Background

What is the City Center Plan?

- **Sub-Area Plan** of the SeaTac Comprehensive Plan (*so, it's officially part of the Comp Plan*), adopted in 1999
- **20-Year vision** identifying how the area should grow and change
- **Jointly funded project with Port** of Seattle per 1997 Inter-Local Agreement (*\$375,000, split between City & Port of Seattle*)
- **Result of significant planning effort** with robust community and stakeholder involvement, and extensive use of multiple technical consultants

Community Involvement:

- **Public Meetings**
- **Business Stakeholder Meetings**
- **Agency Briefings**

Technical Assistance Utilized for Plan Development:

- **Urban design & land use assessments**
- **Transportation analysis**
- **Market and financial feasibility analysis**

Why is there a City Center Plan?

Created to implement:

- **State Growth Management Act (GMA) & Regional Growth Policies**
 - Vision 2020 (PSRC): “Urban Center” goals to promote high density, transit/pedestrian oriented population & employment centers
 - Countywide Planning Policies: Population & Employment Growth Targets
- **1994 SeaTac Comprehensive Plan**
 - “Urban village” strategy to accommodate future growth in three areas of city near future light rail stations, especially within “city center”

3) Summary: City Center Plan Vision & Goals

City Center Location:

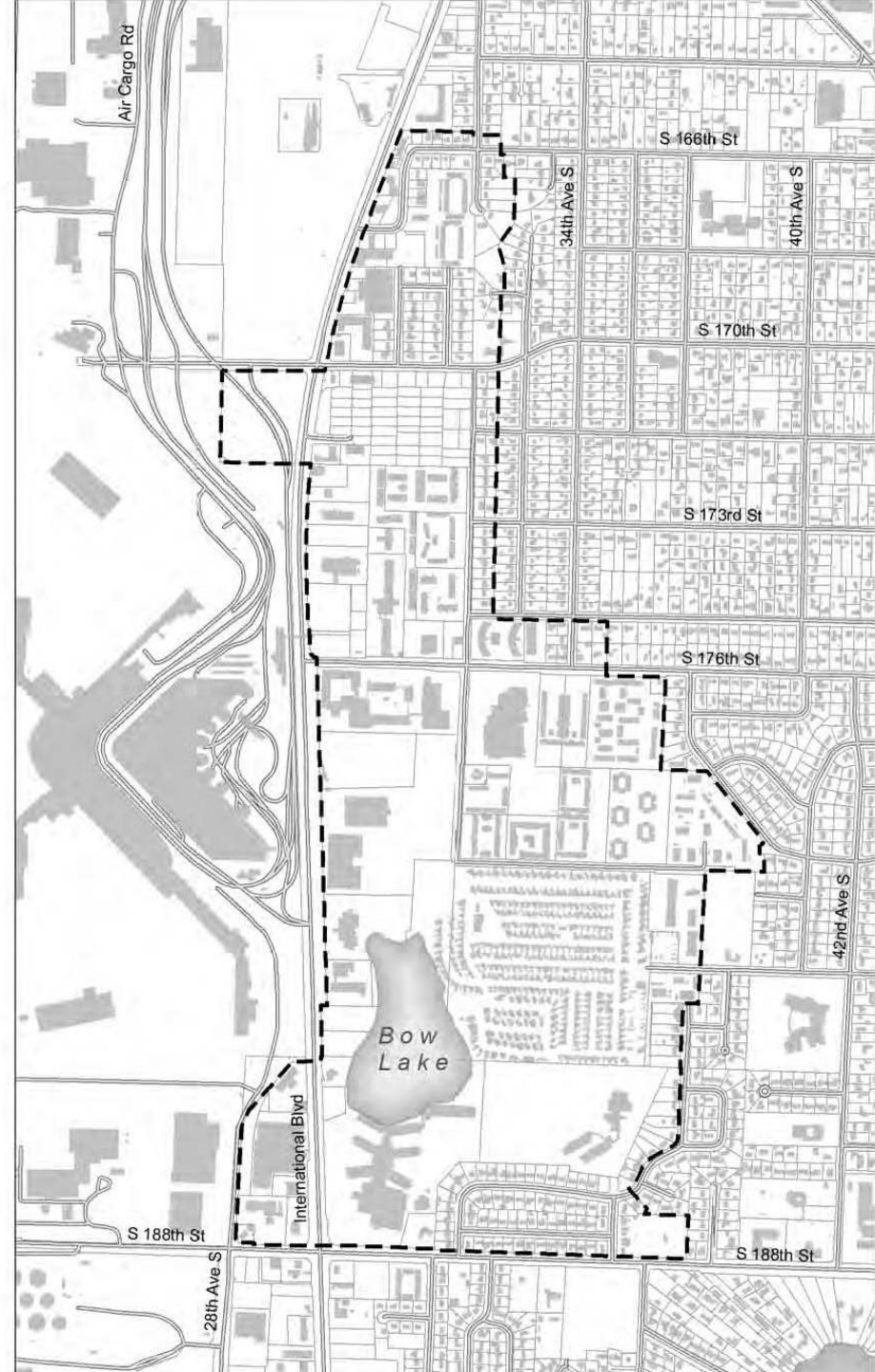
- Middle of City's designated "Urban Center" growth boundary
- Approximately 350 acres



City Center Plan: 1.2 Purpose and Objectives

TRANSFORMATION

“**transformation** of the existing auto-oriented, low intensity development pattern into a higher density development pattern with a more pedestrian scale...”



- “The **primary objectives of the City Center Plan** are to **focus growth in the City Center** and promote integrated development, pedestrian-oriented design, diversity of uses within close proximity. Link open spaces to the residential areas, and **create a centerpiece; a Civic Center focal point for community identity.**”
- “This Plan identifies how the City can direct an **incremental evolution from the existing suburban auto-oriented development to a more traditional urban city center** with blocks, a mix of uses, a hierarchy of streets and activities, public amenities, and a higher density of development.”

Vision: A **densely developed, mixed-use area**...with pedestrian-oriented retail activity, new civic spaces, public transit facilities and pedestrian connections to the Airport terminal.



City Center: What would it look like?

Two Main Streets with Multi-Story Buildings

- Regional main street on International Blvd with hotels and park & fly garages
- Community main street on 32nd Ave S with 3-5 story apartments with ground floor shops & restaurants

New Streets, Sidewalks & Pedestrian Corridors

- New road frontage for offices, shops & restaurants
- More connected internally & to neighborhood
- Easier/faster to walk or drive

New Plazas & Park Spaces

- Open space for residents & visitors

City Center Plan: Development Concept

WEST CITY CENTER:

Regional commercial
uses adjacent to I.B.



EAST CITY CENTER:

32nd St as main retail
street for residents

“The City Center Plan seeks to **provide a traditional downtown retail street for residents** directly adjacent to regional hotels and offices along International Boulevard.”

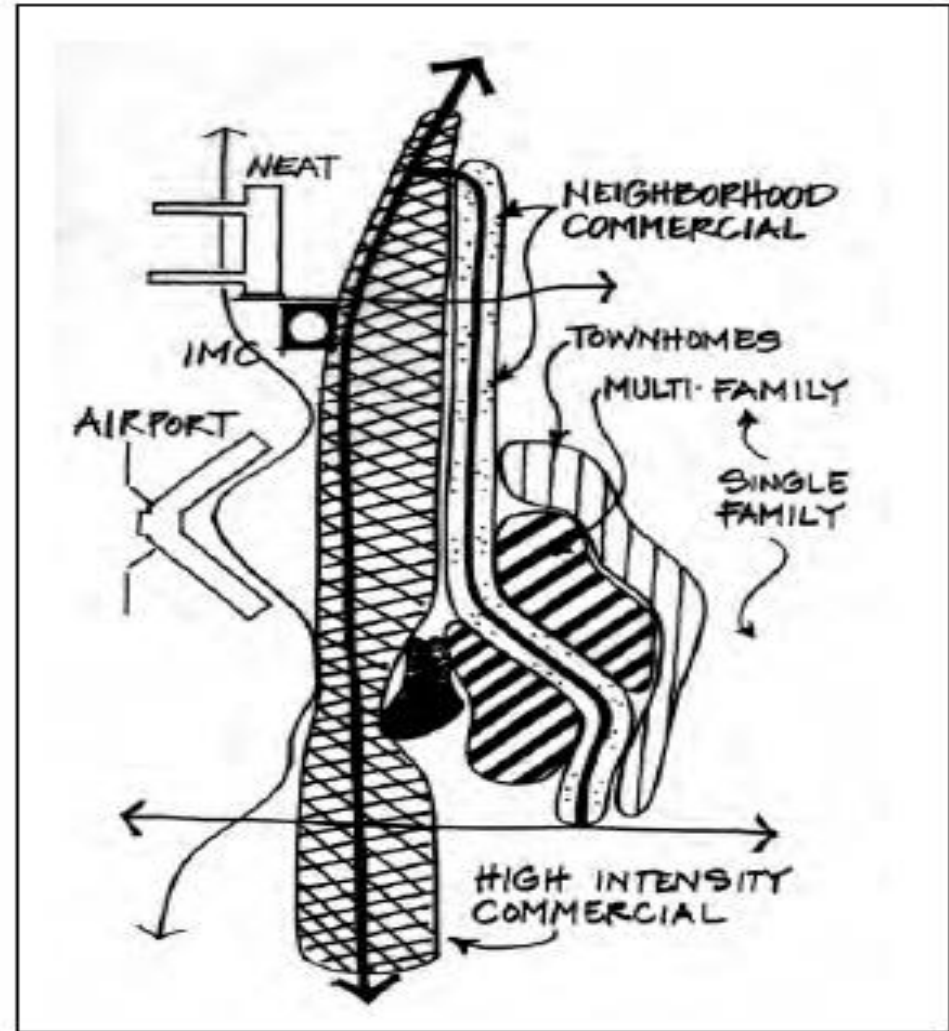
City Center Plan: Development Concept (cont.)

“Encourage high-intensity commercial uses to locate along/near International Boulevard with more community-oriented uses to be located in the eastern portions of the City Center.”



City Center Plan: Development Concept (cont.)

“The area along International Boulevard should continue to serve as a regional commercial area catering to high intensity Airport needs.”

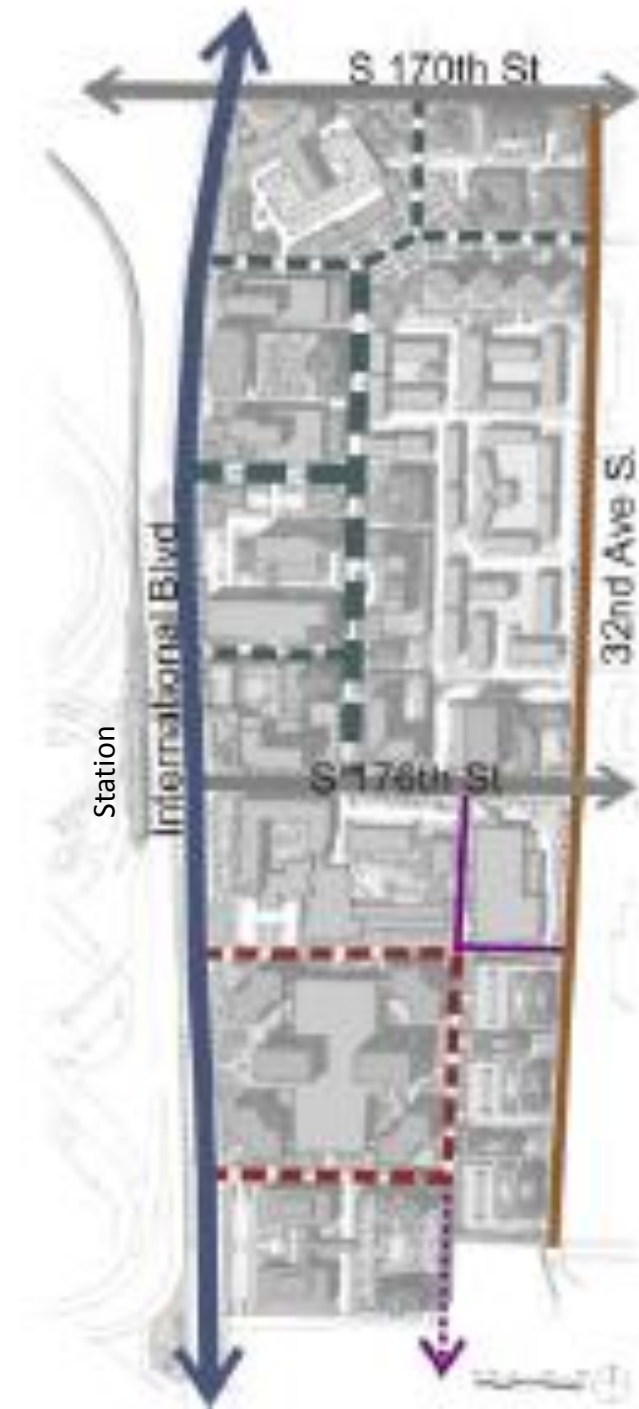


City Center Plan Updates/ Amendments

2006: SeaTac/Airport Station Area Plan (Rescinded 2010)

Key Components:

- Focused on smaller area within City Center, adjacent to station
- Proposed new street grid splitting “mega-blocks” instead of Main Street on 32nd
- Promoted “Entertainment District” development concept (*focus on hotels/restaurants*)



Station Area Plan Implementation History:

- City proposed “Catalyst Project”
 - Attempted public/private partnership
 - Evolved into City project to develop public parking garage & new City-funded streets to help spur commercial & residential development
 - Included potential condemnation of private property (never completed)*
 - Significant property owner opposition*

Why Rescinded:

- City Council decided against “Catalyst Project” & overall plan concept

City Center Plan Updates/ Amendments (cont.)

2010 Amendment Summary

Property Owner Initiated:

- Removed proposed locations of new streets from maps

City Staff Initiated:

- Updated policies for new development to provide adequate vehicular and pedestrian access and circulation
- Prohibited new park-and-fly developments unless located in parking structures

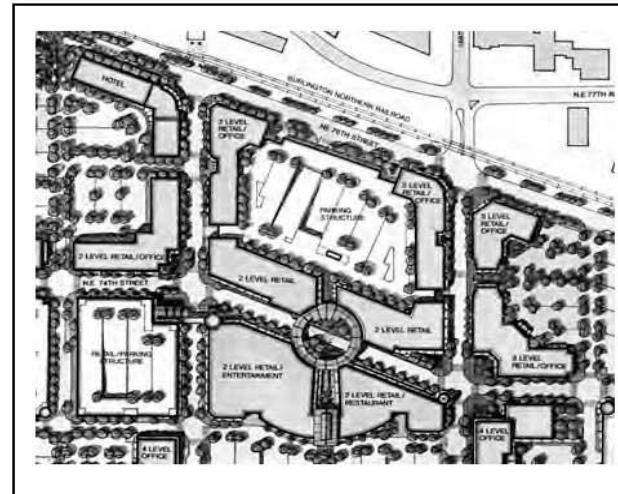
How was City Center Plan to be Implemented?

“Strategic Action Plan”: Priority Actions Identified in Plan

“In order to encourage future City Center development, move away from segregated land uses and congested roadways, and move towards a more integrated street network and pedestrian friendly community, the City will need to take some deliberate actions.”

Categories:

- Interagency Cooperation
- Public Private Partnerships
- City Actions



Strategic Action Plan

INTERAGENCY COOPERATION (“Potential Actions”)

City & Port of Seattle

1. Collaborate on Airport employee services
2. Manage traffic
3. Improve landscaping at gateways to the Airport and City
4. Link Airport & Sound Transit facilities to City Center via Automated People Mover or trolley system
5. Control air quality and reduce noise
6. Support efforts to create and improve the stock of housing in a manner consistent with airport functions
7. Define and reasonably share future parking and commercial uses between the City Center and Airport properties

PUBLIC/PRIVATE PARTNERSHIPS (“Potential Actions”)

“Public and private interests should develop partnerships to enhance the pedestrian and built environment.”

1. Balance amenities with density (*created design standards*)
2. Link capital improvements to rezones and improved quality of development
3. Develop a cooperative Park-&-Fly strategy
4. Marketing campaign
5. Leverage community benefits from construction
6. Create prototype developments
7. Create recreational attractions
8. Explore creation of a Conference/Community Center

CITY ACTIONS (“Potential Actions”)

“The City should invest in public amenities to attract private redevelopment in the City Center.”

- 1. Require Park-&-Fly uses to be located in garages**
- 2. Build new arterial streets**

“The construction of Main Street may require the City to purchase some additional right-of-way and construct new roads. These public investments and related actions to rezone adjacent properties will show the City’s commitment to the redevelopment of the City Center. These will be expensive improvements but they will have the largest impact on the scale and character of future development.”

CITY ACTIONS (cont.)

3. **Develop pedestrian crossings** (*at major intersections*)
4. **Define gateways** (*at major intersections*)
5. **Improve Bow Lake** (*develop trails to & around lake or wetlands*)
6. **Provide plazas, parks, trails and open spaces** (*trails and open space should be built/incentivized, including park adjacent to Bow Lake*)
7. **Develop signage, lighting, street tree, public art and other visual improvement programs**



What's Current Status of City Center Plan Implementation?

Interagency Cooperation

- Joint City/Port Transportation System (JTS) plan started, not adopted
- Updated Inter-Local Agreement (ILA) now framework for cooperation, include agreement re: Parking tax

Public Private Partnerships

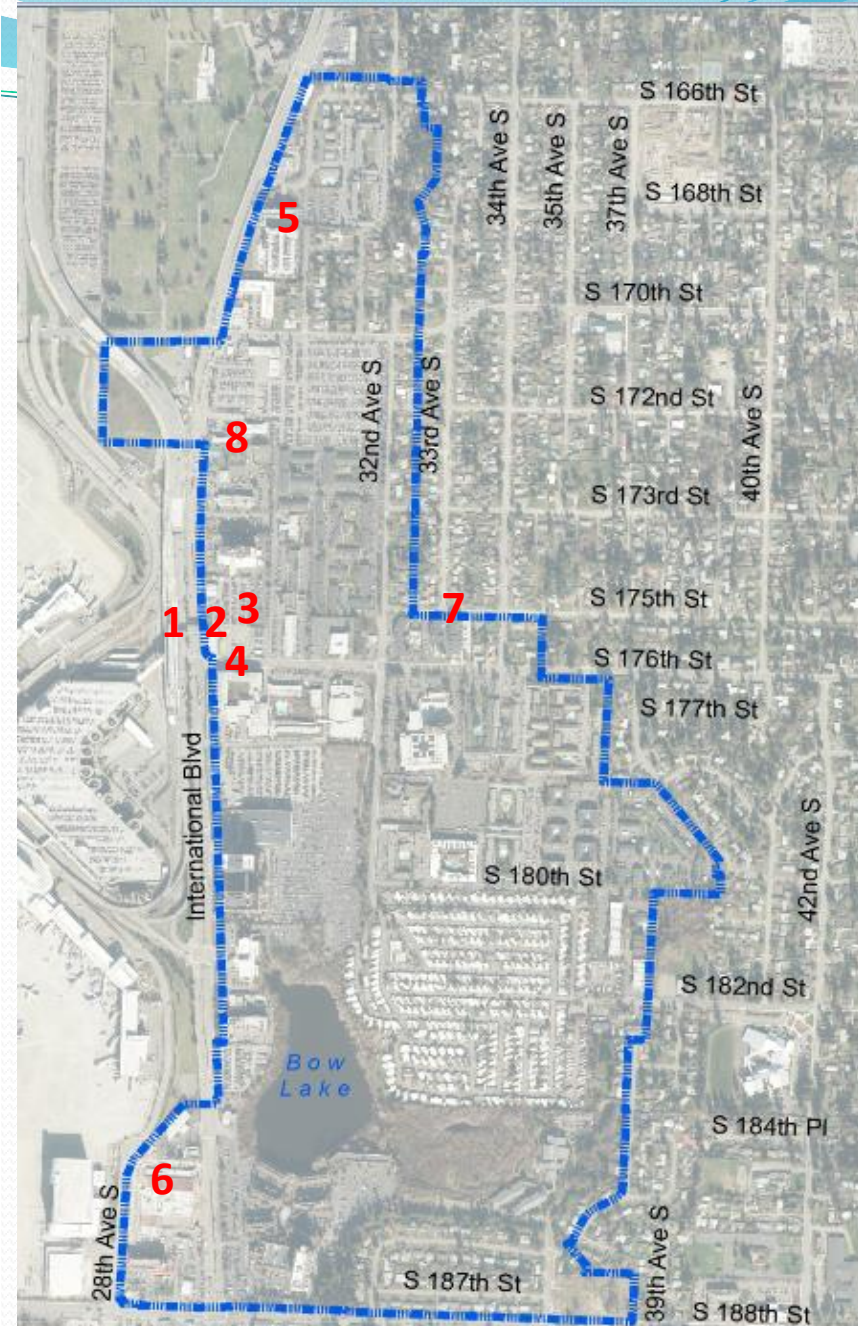
- No notable action on “Strategic Plan” items

City Implementation Actions

- **Rezoning completed**
- **New design standards in zoning code adopted and updated** (*including commercial park & fly bonus program*)
- **SeaTac/Airport Station Area Plan adopted, then rescinded**
 - SeaTac/Airport Station Area Plan proposed road plan developed

Development Since 1999

1. SeaTac/Airport Station
2. Pedestrian bridge
3. Sound Transit Plaza
4. Hilton Hotel remodel & half street constructed
5. MasterPark garage
6. WallyPark garage & shops
7. Avion Apartments on S 176th St
8. *Proposed: Hyatt hotel/multi-family project at former Jet Motel site*



4) Key Questions for Consideration

- **Is the plan's vision still valid?**
- **Is this the best development strategy for the area?**
- **Is the geography/boundary right-sized?**
- **Is the Plan named properly?**
 - Should this really be a plan for a “City Center”?
 - Can this be a true City Center?
 - What are ingredients of City Center?
- **Should the Plan be updated? Replaced?**

5) Recommended Next Steps

At upcoming meeting:

**Planning Commission does “deep dive” into
City Center Plan’s:**

- Technical analysis of issues
- Components
- Policies
- Implementation

Planning Commission provides input on “Key Questions” and next steps for project