



CITY OF SEATAC

PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188th Street
October 16, 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 September 18, 2018 regular meeting (EXHIBIT A)
- 4) Briefing: City Center Plan update (EXHIBIT B)
- 5) CED Director's Report
- 6) Planning Commission Comments (including suggestions for next meeting agenda)
- 7) 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 September 18, 2018
Regular Meeting

Members present: Tej Basra, Tom Danzler, Brandon Pinto, Jim Todd and Stanley Tombs

Members absent: Roxie Chapin

Staff present: Steve Pilcher, CED Director; Anita Woodmass, Acting Planning Manager

1. Call to Order

Chair Basra called the meeting to order at 5:30 p.m.

2. Public Comment

None.

3. Approval of Minutes

Moved and seconded to approve the minutes of the August 7, 2018 meeting as written. **Passed 4-0.**

4. Worksession on Code Amendments

CED Director Steve Pilcher reminded the Commission they had discussed these three issues earlier this year and had agreed in concept with moving forward. Staff has now drafted potential code language for the Commission's consideration.

Light & glare: Mr. Pilcher noted that this issue had arisen with the Code Compliance Committee in response to a citizen complaint. After examining a number of codes from other jurisdictions, staff drafted proposed amendments based upon the City of Tumwater's code.

The Commission expressed concern with restricting lighting of commercial properties after "business hours." Based upon that discussion it was decided to eliminate paragraph #6 on page 3 of the staff memo. The Commission discussed the light trespass standards found in Item D on page 4 of the memo. There was concern that these standards were too restrictive.

Moved and seconded to not make any changes to light and glare standards at this time. The issue can be revisited in the future if there are more complaints. **Passed 5-0.**

The second issue concerns specific landscaping standards that apply to residential properties along freeways or "frontage roads". An issue earlier this year highlighted the problem that code does not define what constitutes a frontage road. Based upon earlier discussions with the Commission, rather than define the term (and thereby make it clear there are no frontage roads in the City of SeaTac), the proposal is to simply eliminate this code standard. The Commission concurred that the special landscaping requirement should be eliminated.

The final area concerns proposed amendments to the critical areas regulations (Chapter 15.700) to all developers to participate in the King County "fee in lieu" wetland mitigation program as an alternative to on-site mitigation for wetland impacts. Mr. Pilcher noted this would benefit both

private property owners and agencies such as Sound Transit. The Commission agreed with moving forward with the draft language as presented by staff.

5. CED Director's report

Mr. Pilcher briefed the Commission on the following:

- September 19 Port of Seattle SAMP EIS Scoping meeting at SeaTac Community Center
- Joe Scorcio being extended as City Manager
- Interviews for Planning Commission vacancies
- New Senior Planner and Planning Manager

6. Adjournment

The meeting then adjourned at 6:21 p.m.

City Center Plan Update Project Briefing #2



Planning Commission
October 16, 2018

City Center Plan Update

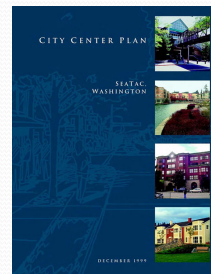
Purpose of Work Session: Informational &
Commissioner's input requested

Briefing Items:

- 1) Project Recap
- 2) Draft Project Goals, Scope & Schedule
- 3) Planning Commission Input Requested
- 4) Anticipated Next Steps

1) Project Recap

- **December 2017:** City Council directed review and update as part of Comprehensive Plan amendment process:
 - **Land Use Element, Policy 2.1A-1:** *Review and potentially amend the City Center Plan in the near future.*
- **March 2018:** Planning Commission project kick-off and briefing on Plan
- **Today:** Restart project, PC input on update process



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 (*\$400,000, split between City & Port of Seattle*)
- **Result of significant planning effort** with robust community and stakeholder involvement, and extensive use of technical consultants



Why is there a City Center Plan?

To help implement State & Regional Growth Strategies:

- State Growth Management Act (GMA)
- Puget Sound Regional Council Vision 2020 (now 2040)
- King County Countywide Planning Policies
 - Main Goals: To concentrate future growth in housing & employment centers that are compact, walkable urban environments adjacent to transit, services & amenities

To help implement 1994 SeaTac Comprehensive Plan:

- **“Urban village” strategy** to accommodate future growth in three areas near future light rail stations, especially within “city center”

Additional Regional Planning Guidance:

- **PSRC’s Growing Transit Communities Compact**
(City of SeaTac is Signatory)

Goals:

- Build equitable, compact, walkable communities around transit
- Attract more residential and employment growth near high capacity transit
- Provide housing choices affordable to full range of incomes
- Increase access to opportunity for existing and future residents

Current SeaTac Comprehensive Plan

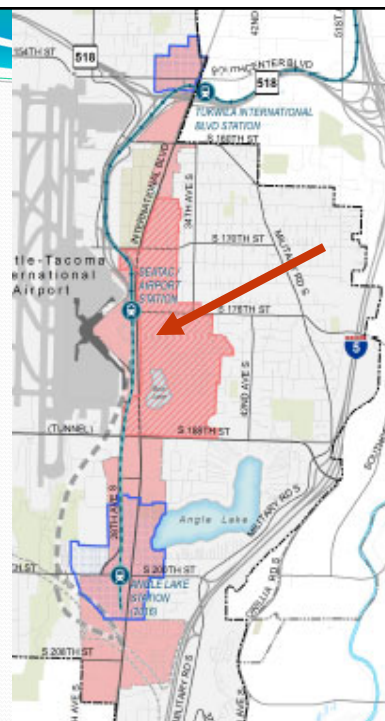
City Center Policies

- **Policy 2.1A:** Implement the City Center and station area plans to focus the majority of SeaTac’s commercial and residential growth and redevelopment into three distinct complete communities within SeaTac’s designated Urban Center.
- **Policy 2.1B:** Direct moderate and high density residential development to the Urban Center, especially within the City Center and station areas
- **Policy 2.1C:** Promote development that reduces block sizes in the Urban Center, particularly in the City Center...
- **Policy 2.1D:** Focus retail development within the City Center and station areas.

City Center Boundary:

Middle of City’s designated “Urban Center” growth boundary

- Mainly includes high and medium intensity commercial residential zoned land
- Boundary used in Comprehensive plan and zoning code
- Approximately 350 acres



Why Update City Center Plan Now?

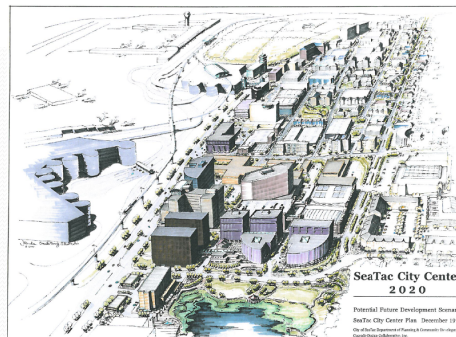
- Plan's 20 year vision ends in 2019/2020.
- Circumstances have changed since 1999 including:
 - Anticipated Airport & Sound Transit plans for new facilities changed after 9/11/2001
 - New development has not occurred per Plan's assumptions
- Opportunity to refresh Plan's vision, goals & implementation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

City Center Plan Summary:

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...”



City Center Vision: A Civic Center focal point for community identity

- Densely developed, mix of commercial & residential uses
- New connected roads & parks
- Walkable blocks & pedestrian-oriented retail
- Pedestrian connections to the Airport terminal

WEST CITY CENTER:

Regional Main Street on Int'l Blvd,
Commercial focus:
- Hotels
- Offices
- Parking garages



EAST CITY CENTER:

Neighborhood Main Street on 32nd Ave S,
Mixed use focus:
- Shops/restaurants on ground floor of apartments

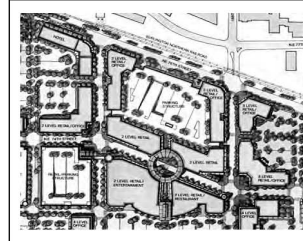
City Center Plan Implementation

- 1) Inter-Agency Cooperation
- 2) Public-Private Partnerships

&

3) City Actions:

- ✓ **Regulatory: Completed**
 - Changes to zoning & development regulations
- **Capital Investments: No action/not completed**
 - Build new streets
 - Build parks
 - Improve Bow Lake as an amenity

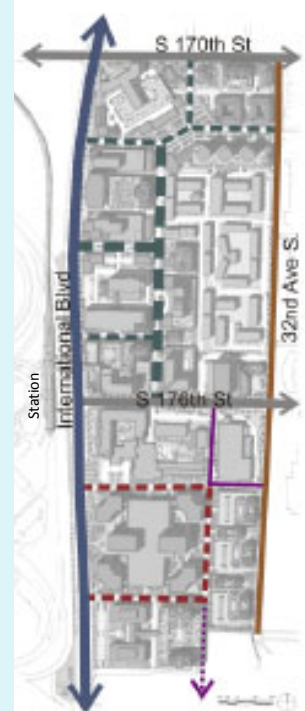


What was the SeaTac/Airport Station Area Plan?

Refinement to City Center Plan
Adopted 2006, Rescinded 2010

Vision: A hospitality/entertainment district where people live, work & play

- Smaller area within City Center
- New walkable street network
 - One new Main Street as heart of hospitality/entertainment district
- New parks & plazas
- Public parking structure for regional visitors



SeaTac/Airport Station Area Plan Implementation:

1) City Actions:

- ❑ **Regulatory:** *Drafted development standards, not adopted*
- ❑ **Capital Investments:** *Initially allocated significant funding for "Catalyst Projects"*
 - New Main Street and street network (*not completed*)
 - \$18 mil. public/private partnership (*not completed*)
 - Evolved into City-sponsored public parking garage
 - Included potential condemnation of private property (not completed)*
 - Significant property owner opposition*

Plan Rescinded:

- City Council decided against "Catalyst Projects" & overall plan concept

Key Questions for Community & Stakeholders

- 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?**

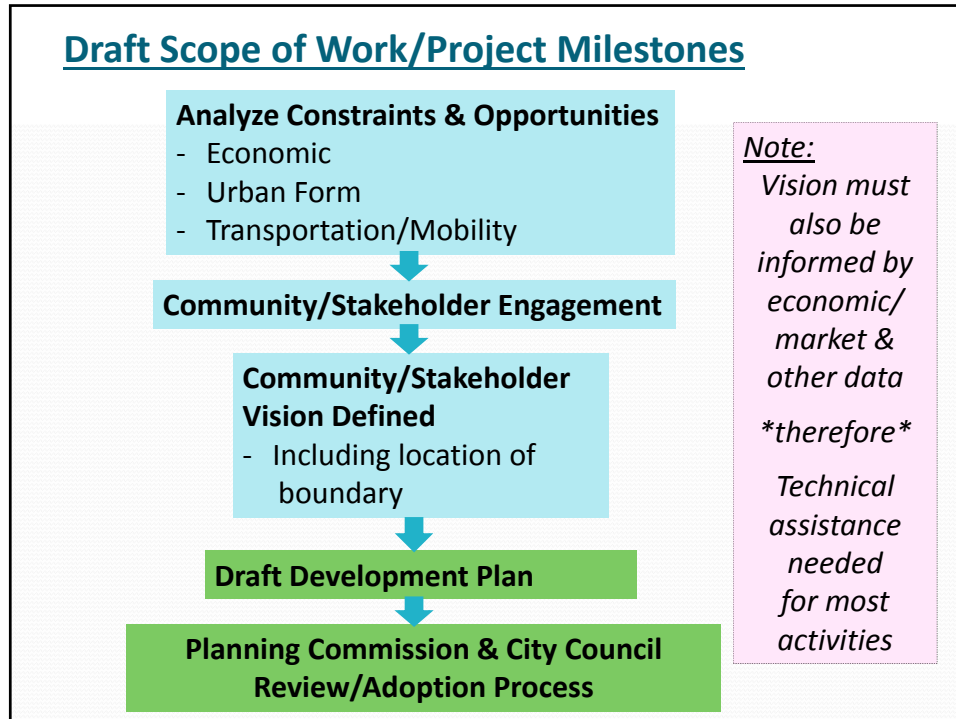
2) Draft Project Goals & Scope

City Center Update Project Goals

Create a development plan that implements a community-supported vision for how this area should grow.

The Plan will:

- **Establish a Vision:** Engage community members and stakeholders to refine or create a new growth and development vision for the area
- **Confirm the Boundary (& Name of Plan):** Confirm the existing boundary or identify a new growth boundary for area
- **Identify Implementation Steps:** That will guide City actions in the short and long term



3) Planning Commission Input Needed

How do you want to engage community & stakeholders?

What are the top issues that should be covered by the plan?

Anything else you'd like to add?

4) Anticipated Next Steps

Project Initiation

- Staff identifies needed technical assistance & consultant(s)
- Staff refines project scope & schedule & briefs Planning Commission

Opportunities & Constraints Analysis

- Planning Commission & PED Committee input will be requested

Community/Stakeholder Engagement

- Planning Commission & PED Committee to be informed of events