



# Planning and Economic Development Committee Agenda

February 27, 2020  
6:00 p.m.  
SeaTac City Hall  
Riverton Room

1<sup>st</sup> Floor

*Councilmembers:*  
Joel Wachtel, Chair  
Peter Kwon  
Mayor Erin Sitterley

A quorum of the Council may be present.

Staff Coordinator: Steve Pilcher, CED Director

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order		Chair	6:00
2	Public Comment	Please raise your hand if you would like to speak. Public comments are limited to 10 minutes total and three minutes per individual speaker. Time may be reduced for each speaker to stay within the 10-minute time limit.	Chair	6:00 (10 min)
3	Minutes of 01/23/2020 regular meeting	Review and approve	Committee	6:10
4	Food trucks	Report	Aleksandr Yermeyev	6:10 (10 min)
5	City Center Plan Update – Phase I Vision Report	Review & recommendation	Kate Kaehny	6:20 (30 min)
6	Lot Combinations	Discussion	Steve Pilcher	6:50 (15 min)
7	Adjourn			7:05



# Planning & Economic Development Committee Minutes

Thursday, January 23, 2020

6:00 PM

SeaTac City Hall – Riverton Room

Members:	Present:	Commence:	6:03 P.M.
		Adjourn:	7:43 P.M.
Joel Wachtel, Chair	X		
Peter Kwon	X		
Mayor Erin Sitterley	X		

Other Councilmembers: Pam Fernald; Clyde Hill

Staff Present: Steve Pilcher, CED Director; Jennifer Kester, Planning Manager; Dennis Hartwick, Senior Planner; Kate Kaehny, Senior Planner; Aleksandr Yeremeyev, Economic Development Manager; David Tomporowski, Senior Planner; Deputy City Manager Gwen Voelpel; Sr. Asst. City Attorney Mark Johnsen

1. Public Comment	Earl Gipson spoke regarding housing affordability and ADUs.
2. Approval of minutes of 11/21/19	Minutes approved 3-0.
3. City Center Plan Update – Phase 1	<u>X</u> Review Senior Planner Kate Kaehny provided a briefing on the progress with the project, which has been underway over the past 6 months. She reviewed the basis for the project, noting the current plan is 20 years old and is in need of an update. Many businesses did not support the Plan, especially the proposal to construct 32 <sup>nd</sup> Ave. S. through the area. The work being completed represents Phase 1 of the project. The goal of the first phase is to complete a “Vision” report.

	<p>Ms. Kaehny reviewed the public participation process, highlighting the success in getting major commercial property owners to participate. A total of 104 people participated.</p> <p>She reviewed the key economic opportunities, which include airport services; office development; retail/service businesses; and more intensive residential and neighborhood commercial uses.</p> <p>Key transportation findings reflect the lack of connections that can limit future redevelopment opportunities. Greater connectivity should be a focus moving forward.</p> <p>A major desired feature for the area would be more restaurants. Major themes include developing an identity for the area; improving access; making lighting improvements; keeping housing affordable; and improve the visual appeal of the area.</p> <p>Ms. Kaehny reviewed the draft principles that were developed and also reviewed the general development concept, which includes two potential business and service hubs.</p> <p>The next steps for the project were reviewed, noting that City Council approval will be sought in March.</p> <p>The Committee asked several questions and offered their thoughts on aspects of the plan and their desires for the future.</p>
4. Miscellaneous Code Amendments	<p><u>  X  </u> Briefing &amp; direction</p> <p>Sr. Planner Dennis Hartwick reviewed numerous potential code amendments that have been identified by the Planning staff. The staff is looking for direction from the Committee regarding whether to proceed with all or some of these. He noted the list has been divided into six different categories and that some are more time sensitive than the others.</p> <p>Mr. Hartwick highlighted specific amendments of particular interest. This generated a discussion regarding casinos; the Committee agreed that particular issue should be addressed by the full Council before any work is initiated.</p> <p>The Committee asked for further information regarding the number of food trucks operating in the city and how much sales taxes they are generating. Staff will investigate.</p> <p>The Committee also agreed that the full Council should discuss the issue of Authority and Application sections for the zoning overlay districts, specifically as they relate to the redevelopment thresholds and what portions of the development must meet the design standards.</p> <p>The Committee agreed all other items can be reviewed by the Planning Commission.</p>

5. Adult Family Homes	<p><u>  X  </u> Report</p> <p>CED Director Pilcher reported that State law mandates that cities allow adult family homes in all zones where single family homes are allowed. This has been communicated to the citizen who brought this to the Council's attention.</p>
6. Housing Affordability	<p><u>  X  </u> Briefing &amp; direction</p> <p>CED Director Pilcher related that in December, the Planning Commission discussed a variety of potential code amendments that could result in greater affordable housing options for potential homeowners. Before any work would be done, the Commission is seeking input from the PED Committee. Mr. Pilcher also noted that since the Commission's discussion, staff has become aware that the State is extending grant funding to local communities to prepare Housing Action Plans, which would take a holistic look at the local housing market and provide refined options for moving forward. Staff would like to pursue these funds and therefore, is recommending not moving forward with code amendments at this time.</p> <p>After discussion, the Committee concurred with delaying looking at potential code amendments at this time and supported staff applying for grant funding to conduct a Housing Action Plan.</p>
7. Short term rentals	<p><u>  X  </u> Briefing &amp; direction</p> <p>CED Director Pilcher gave a quick overview of this topic, noting that the Planning Commission was suggesting the City consider code amendments to better address these uses. The Committee concurred.</p>
8. Adjourn	<p>The meeting adjourned at 7:43 p.m.</p>



## MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

**Date:** February 25, 2020  
**To:** PED Committee  
**Cc:** Steve Pilcher, Community & Economic Development Director  
Jennifer Kester, Planning Manager  
**From:** Kate Kaehny, Senior Planner  
**Subject:** PED Review of Draft City Center Plan Update Phase 1 Vision Report

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On Thursday, February 27, 2020, the PED Committee will review the draft City Center Plan Update Phase 1 Vision Report. At the end of Thursday's review, staff will request that PED provide a recommendation on the Report in advance of the full City Council review and potential action on the document at the March 10, Regular Council Meeting. (The Planning Commission reviewed and recommended the adoption of the report at their last meeting.)

While PED has reviewed the majority of the material contained within the Report, staff asks that you pay particular attention to the section called "Objectives & Actions," which starts on page 10. While many of the specific objectives and actions have been discussed with PED and others during the course of the project, there are new items that will be reviewed at Thursday's meeting.

In addition to the Vision Report, which is attached to this memo, the Report Appendices can be accessed on the project website by clicking the following link: [City Center Plan Update Project](#). (Please note that the draft Vision Report document will also be posted on the project website.)



EXHIBIT 5A  
DATE: 02/27/20

# CITY CENTER PLAN UPDATE PHASE 1 VISION REPORT

February 2020





# ACKNOWLEDGEMENTS

The City of SeaTac wishes to thank and acknowledge all of the individuals and groups who dedicated their time and energy to the creation of this shared vision.

## WORKSHOP ATTENDEES

Cathy Boysen Heiberg  
Boysen & Boysen, LLC.

Larry Heiberg  
Boysen & Boysen, LLC.

Perry Wall  
Clarion Hotel SeaTac

Mark Hollander  
Crowne Plaza Hotel

Ken Stockdale  
Crowne Plaza Hotel

Wes Wood  
Dollar Development

Richard Scherzinger  
Hilton Hotels

Dan Watson  
King County Housing Authority

Charles Bassett  
I&R Group/Wally Park

Roger McCracken  
Master Park

Tom Hooper  
Port of Seattle

Stan Tombs  
SeaTac City Council

Carl Cole  
SeaTac City Manager

Clyde Hill  
SeaTac Deputy Mayor

Erin Sitterley  
SeaTac Mayor

Tej Basra  
SeaTac Planning Commission

Katherine Kertzman  
Seattle Southside Regional Tourism  
Authority

Mara D'Angelo  
Sound Transit

Thatcher Imboden  
Sound Transit

Katie Drewel  
Sound Transit

Pat Callahan  
Urban Renaissance Group

JoLene Parks  
Urban Renaissance Group

## FOCUS GROUP PARTICIPANTS

Sea-Tac Airport Workers  
Windsor Heights Residents  
Bow Lake Mobile Home Park Residents

## OPEN HOUSE ATTENDEES

Tyee High School Student Group

Don Brooks  
Neal Ball

Sam Dereese  
Paul Jackson

Roger Kadeg  
Stan Benson

Rosalyn Jonas  
Charles Seitz

Ine Boysen  
Christina Palicka

Harriet McMillon  
Brittany Steward

Kathryn Roberts  
James A Maga

Virginia Olsen  
Rita Marlow

Katherine & Drake Pesce  
Michael J. Thornton

Ronny Seldal  
Mary Hoey

Robert Merlino  
Sallie Palella

Carey Douglas  
Pattie Goodall

Siddie McCollum  
Vicki Lockwood

Earl Gipson  
Dave McMullen

Maile Valu  
Toka Valu

Stan Tombs

Wesley Gibbs  
Michael J West  
Christina Boysen Palicka  
Luke Irwin  
Kathy Unmuth  
Taryn Hill  
Carolyn Cloutier  
Ted Marlow

## CITY OF SEATAC CITIZEN ADVISORY COMMITTEES

Hotel/Motel Tax Advisory Committee  
Planning Commission

## CITY OF SEATAC TECHNICAL ADVISORY COMMITTEE

Steve Pilcher  
Director of Community & Economic  
Development

Jennifer Kester  
Planning Manager

Aleksandr Yereমেয়েv  
Economic Development Manager

Kate Kaehny  
Senior Planner & Project Manager

## CONSULTANT TEAM

BDS Planning & Urban Design

Brian Scott  
Gabriel Silberblatt

Ishmael Nuñez  
Dan Lokic

Toole Design  
Amalia Leighton-Cody  
Katherine Knapp

E. D. Hovee & Company  
Eric Hovee



# PLAN ON A PAGE

## PURPOSE

The City Center Plan Update Phase 1 Project Vision Report is written to document consensus about a path forward for the district. This document charts a shared vision for the City Center area that brings together diverse perspectives of people who care deeply about the future of the area. The Vision, Principles, and Objectives in this Report have support from SeaTac's elected representatives, major private and public stakeholders, the broader community, and City staff. Agreement on these shared elements creates a strong critical foundation for the next phase of planning work that will occur in Phase 2.

## VISION

The global gateway to the Pacific Northwest, SeaTac Landing\* is an active hub providing residents, workers, and visitors alike with a diverse set of experiences in an enticing, contemporary, and walkable urban district.

## PRINCIPLES

- Economic Prosperity
- Attractive Public Realm
- Mix of Complementary uses
- Efficient Circulation

## NEXT STEPS

- Completion of Phase 2 sub-area Plan

## NEAR TERM PROJECTS

- International Boulevard Corridor Safety Study
- Station area pedestrian access improvements
- Continued communication and coordination with stakeholders to complete phase 2 and explore the potential formation of a business improvement association or some other such group.





# PROCESS

This focused six-month planning process was designed to engage a breadth of important local voices.

Before the process formally began, City Planning Staff worked with students from Tye High School's Advanced Marketing Class on various activities including creating infographics, collecting questionnaires and doing a "walking audit" to learn about the area.

Once the BDS Planning team was brought on board, the consulting team conducted confidential interviews with many private and public stakeholders to learn about their candid assessments of the district. While the consulting team developed current economic and transportation assessments of the district, **three targeted focus groups were convened to hear from district voices that are often harder to hear:** 1) airport workers, 2) residents of Windsor Heights Apartments and 3) The Bow Lake Mobile Home Park Home Owners Association. Core overlapping themes that emerged from all of the focus groups were:

- The need to strengthen district identity and brand
- Pedestrian access to key regional transportation assets
- Lighting in public spaces as a personal safety issue
- Importance of naturally occurring affordability
- A desire for aesthetic enhancements that would foster community pride



Tye HS Students' Walking Audit



Airport Workers Focus Group



Windsor Height Focus Group



A community Open House was held at McMicken Heights Elementary School on October 23, 2019. Participants were asked to provide their values, fears, priorities, and a one-word description of the City Center. They were also able to provide feedback through the interactive mapping exercise, and mapping stations focused on vehicular and pedestrian constraints and opportunities.

Participants' most valued aspects regarding the district converged among four themes 1) Access to transit/light rail; 2) An inviting environment for residents and visitors; 3) A variety of shopping opportunities; and 4) a focus on community and local residents.



October 3 Open House



**QUESTIONS:**

- Where would you like to be able to shop?
- Where would you like to be able to eat?
- Where would you like to be able to play/recreate?
- Where could sidewalks be added or improved to make walking easier?

**LEGEND:**

- Seatac City Center Boundary

Consolidated responses from all community engagement activities





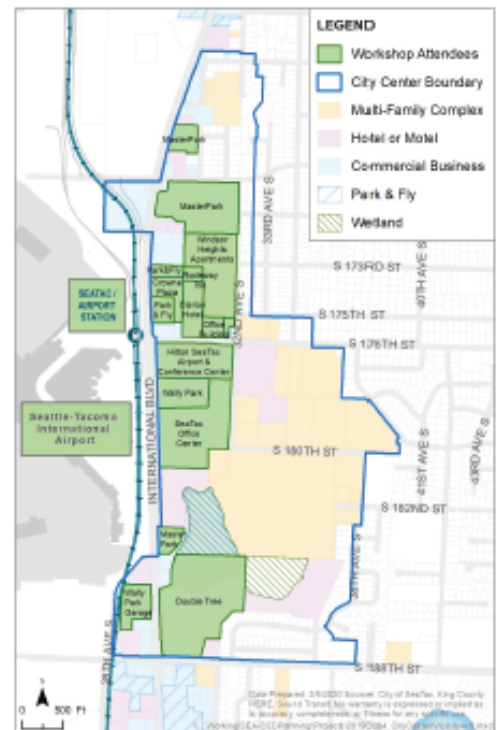
Armed with this detailed input from the focus groups and community open house, the consulting team convened a stakeholder workshop comprised of property owners and public partners who have a vested interest in the vitality of the district. During the workshop on November 26th, 2019, attendees received a presentation from the consultant team describing the outcomes of stakeholder and community engagement, as well as the technical assessments of BDS (Urban Design), E.D. Hovee (Economics), and Toole Design (Transportation Infrastructure).



November 26 Stakeholder Workshop

The consultant team identified two distinct sub areas within the City Center area of study—one focused on residential and another on more intensive commercial uses. The map on page 9 depicts the general boundaries of these sub-areas. The consultant team then presented a draft vision and principles for the district which was referred to as **“SeaTac Landing”** by the consulting team.

Having achieved consensus around the high level vision and principles for the district, workshop attendees broke into small groups to offer their specific ideas about necessary priority outcomes (in Urban Design, Transportation, Economic Development, and Implementation) that would be necessary in the next five years in order to make collective progress on achieving the Vision. The consulting team synthesized these priority outcomes into the objectives that appear in the following section and worked with the City of SeaTac to identify actions that should be taken in the near term to tackle them.



Map of Workshop Attendees



The global gateway to the Pacific Northwest, SeaTac Landing\* is an active hub providing residents, workers, and visitors alike with a diverse set of experiences in an enticing, contemporary, and walkable urban district.

## PRINCIPLES

1

### Economic Prosperity

Prosperity for all is achieved through improved land value, more diverse employment opportunities, and increased tax revenue.

2

### Attractive Public Realm

The comfort, quality, and programming of streets and public spaces entices people to come out and linger in the district.

3

### Mix of Complementary Uses

Development supports a mix of office, lodging, retail, and airport service uses that are mutually supportive of one another.

4

### Efficient Circulation

Access to and between major activity centers limits congestion and maximizes mobility for all modes, including air.



\* "SeaTac Landing" is the Phase 1 name of the district. The final name will be confirmed as part of the Phase 2 planning process.



# DISTRICT URBAN DESIGN CONCEPT

In accordance with the district Vision and Principles, this section describes a consensus urban design concept for the district. In short, the concept is for a district that sustains two sub areas with distinct characters: an urban, airport-serving, and mixed-use district along International Boulevard (mapped orange) and a residential area stepping down in intensity to meet the single family neighborhoods at the eastern-most boundary (mapped yellow).

## Airport Business District

The western portion of the district fronting International Boulevard should develop as a mixed-use “aerotropolis” (or airport city) where each new development provides added incentive not just to pass through – but linger. Class A office space, conferencing, traditional and flexible lodging, and dining/entertainment/small retail will establish SeaTac as the complete one-stop package deal. Specific market-driven opportunities for this concept are:

- Improved linkages with the airport to better connect airport visitors and workers with the district’s airport services – specifically including lodging, extended stay, convenience retail/dining and park & fly.
- Expanded office employment for businesses with global footprint and as an emerging southside Class A office cluster.
- Preparation for potential reduction in future parking demand with changes in vehicle technology and consumer preferences – eventually freeing up land for other airport and community driven transit-oriented and mixed-use development concepts.

In the urban design concept map on page 9, red stars indicate the location of near-term priority actions. These areas indicate locations where retail service hubs, pedestrian improvements and redevelopment consistent with the Vision and Principles will be essential to building broader momentum for the district. The larger red stars indicate greater near term potential for pedestrian-oriented services. Similarly, the green arrows indicate special focus for right of way improvements and district access based on current and future pedestrian activity.

## Residential Multi-family

The multi-family residential area away from the International Boulevard corridor (mapped yellow) currently provides housing that is affordable and allows many airport and service workers easy access to their jobs and transit. The urban design concept for future development in this area is to remain consistent with the existing multi-family, better served by improved and added sidewalks, street infrastructure, and lighting. Wherever possible, residential developments should become more connected by public right of way or privately owned and maintained areas.





SeaTac Landing Sub-Districts

# OBJECTIVES & ACTIONS

The following section describes objectives for the district that are consistent with the vision. Objectives are concise outcome-oriented statements organized within four categories: Urban Design, Transportation, Economic Development and Implementation. Each objective is accompanied by one or more specific actions that should be taken to help realize this priority for the district.

# Urban Design

## 1. Enhance image and aesthetics of district

- Confirm name and brand for district to establish a consistent image and urban design for public spaces and new development
- Improve wayfinding and visual continuity throughout district, including between district and airport
- Explore role of public art in enhancing district
- Identify public realm improvements through the creation of streetscape design guidelines, and install design treatments (i.e. pedestrian lights, street furniture, wayfinding/signage, and public art)

## 2. Identify potential gaps in open space, including locations for recreation and gathering

- Ensure coordination between Phase 2 sub-area planning process and Parks, Recreation and Open Space (PROS) Plan Update project

## 3. Activate public and private spaces with programming

- Identify potential short-term uses (i.e. food trucks and cultural events) to activate and draw interest in district

## 4. Refine urban design framework to ensure consistent urban form throughout district

- Add more detail to urban design concept in Phase 2 to ensure appropriate urban form in all district locations, including retail-service hubs (activity centers) on S 176<sup>th</sup> Street and along International Blvd near S 182<sup>nd</sup> Street
- Update current design standards to match adopted vision



# Transportation

## **1. Improve traffic flow and maximize mobility for all modes of transportation**

- Explore strategies to ease congestion, enhance vehicle and pedestrian connections throughout the district and increase access to and from parcels

## **2. Enhance comfort and experience of walking**

- Identify appropriate sidewalk improvements that address pedestrian safety including the type and design of pedestrian facilities
- Develop and implement a pedestrian lighting plan
- Study locations of pedestrian facilities on west side of International Blvd
- Address the cleanliness and maintenance of public and private spaces

## **3. Improve crossings of International Blvd between the airport and the district (especially at S 176<sup>th</sup> and S 182<sup>nd</sup>)**

- Explore options to enhance safety and mobility for all modes including such things as grade separation of pedestrians

## **4. Ease flow of traffic by encouraging access through and between private property wherever possible**

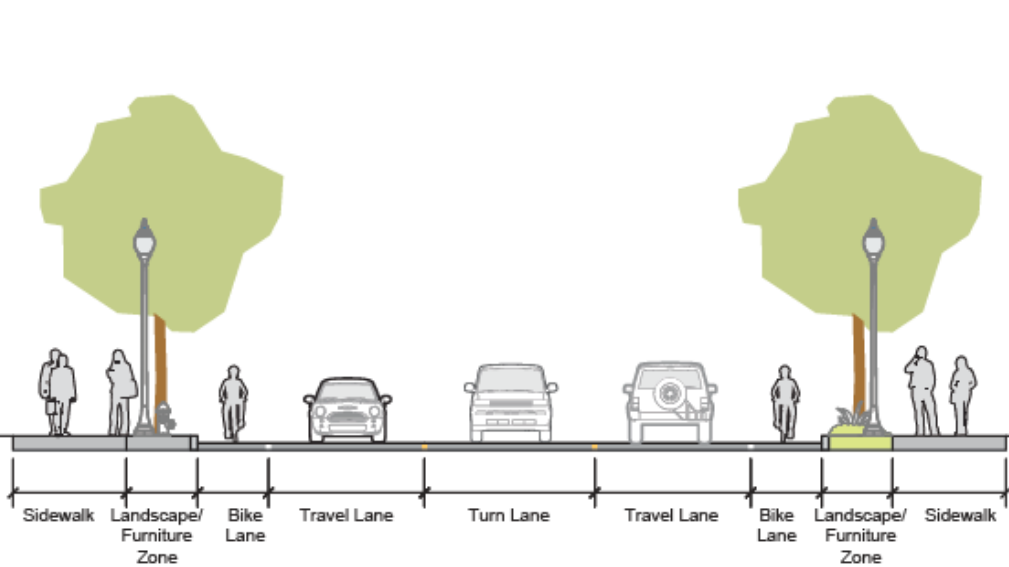
- Identify strategies to incentivize improvements to access through and between parcels as properties are redeveloped

## **5. Explore alternative strategies for mobility within and throughout the district**

- Identify how new or alternative transportation methods could improve mobility such as shuttle programs or the potential of autonomous vehicles or other methods or technologies

## **6. Ensure Public Works funded projects within district help implement the community-stakeholder supported vision for district**

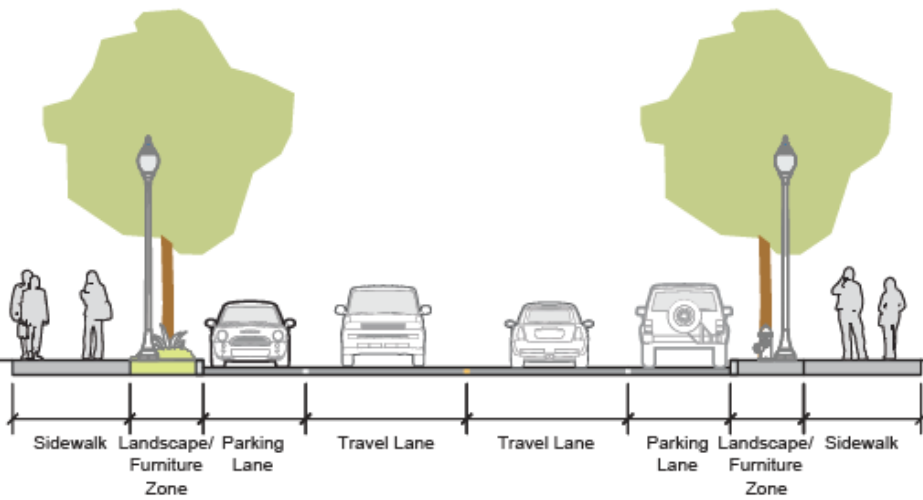
- Continue inter-departmental coordination of projects to ensure alignment of transportation infrastructure projects with vision for the district
- Ensure funding for pedestrian light standards allocated as part of currently funded projects



**Elements on Arterial Street**

\* All facilities shown in the street concept may not fit within existing right-of-way

*Toole Design, 2020*



**Elements on Local Street**

\* All facilities shown in the street concept may not fit within existing right-of-way

*Toole Design, 2020*

# Economic Development

## 1. Pursue economic development activities that strengthen the airport business district on the west and neighborhood district to the east

- Identify programmatic, regulatory, infrastructure and other City actions that promote existing and potential uses that enhance the airport business district and adjacent neighborhood district
- Explore opportunities to expand office development and the branding of the district as a south end regional office center
- Pursue options to incentivize mixed use hotel/commercial/office or other mixed use development, e.g. through pilot programs that explore things like the streamlining of regulatory and environmental review
- Analyze the need for workforce housing and other affordable and market rate options and identify a strategy that provides a variety of residential opportunities for diverse income levels
  - Study items should include residential opportunities, displacement risks/mitigation, housing/amenity strategies (and how they are connected)

## 2. Promote retail/service hubs (activity centers) along S 176th near International Blvd and along International Blvd near S 182nd St

- Identify strategies to encourage the development of restaurants, shops and other pedestrian-oriented services along S 176th and near the intersection of S 182nd & International Blvd

## 3. Encourage businesses and services that address and leverage the needs of visitors, workers and residents

- Examine strategies that promote co-location of airport-related uses with shopping, restaurant and other retail services
- Explore a food hall concept with multi-cultural foods for siting small, local business incubation (food and culture)

## 4. Identify redevelopment opportunity sites

- Conduct opportunity site analysis to understand potential redevelopment options of district properties
- Identify goals for long term use of Sound Transit Kiss & Ride site

## 5. Explore how to allow pilot projects that can catalyze other development and the implementation of community-stakeholder vision

- Study the creation of a pilot programs that promote development such as the utilization of development agreements or other mechanisms, including those that promote innovative development/design

## 6. Explore branding/marketing options for district

- Identify funding needs and benefits of branding/marketing plan and undertake creation of plan as appropriate



# Planning/ Implementation

## 1. Fund Phase 2 to complete a sub-area plan to ensure that:

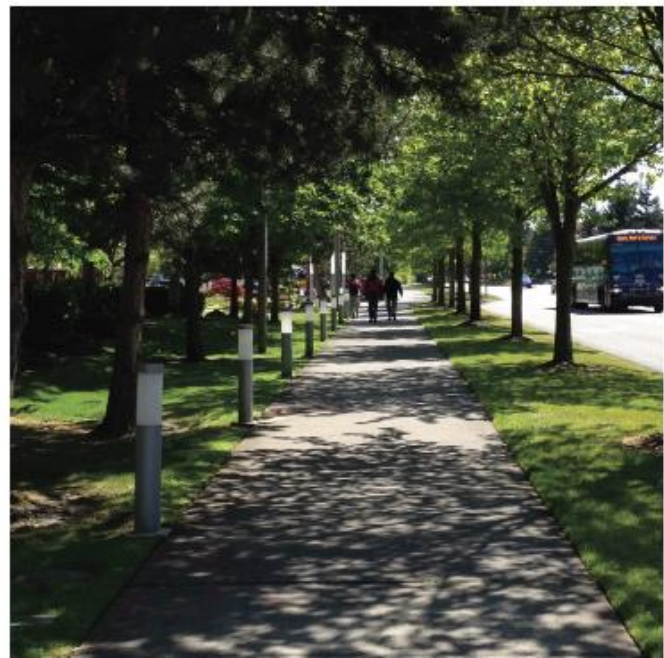
The community-stakeholder supported vision for the district is implemented

The existing City Center Plan and associated zoning code overlay district and repealed and replaced

- Identify scope of work and funding needs and obtain City Council approval for Phase 2 sub-area plan and zoning update project
- Phase 2 should include sufficient funding for zoning code/overlay district update to address:
  - Potential changes to parking requirements, especially in regards to hotels
  - Urban landscape standards that are more appropriate for area
  - Missing uses in use charts, such as doggie day care
  - Other code changes that better implement the community-stakeholder supported vision for district
- Explore viability of SEPA Planned action for sub-area plan

## 2. Organize business interests for an intentional and coordinated focus on implementing community-stakeholder supported vision of district

- Identify approach for on-going stakeholder engagement and potential formation of business improvement association or other such group



*Pedestrians along International Boulevard in front of Airport Hilton*



Questions?

Comments?

Recommendation?



### Next Steps:

- **3/10:** City Council review & potential adoption by Resolution
- **March/April:** Staff will request funding from City Council for Phase 2, creation of sub-area plan