



# Planning Commission Agenda

March 15, 2022

5:30pm

Virtual Meeting

Due to the current COVID-19 public health emergency, this meeting will be conducted virtually. The public may listen to the meeting by calling 206.973.4555 and muting your phone. Public comment opportunities for this meeting are below.

*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.*

Members: Tejvir Basra, Chair; Alyne Hansen, Vice Chair; Tom Dantzer; Andrew Ried-Munro; Tony Zuniga Sanchez; Jagtar Saroya; Bandhanjit Singh.  
Staff Coordinator: Jenn Kester, Planning Manager

A quorum of the Council may be present.

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order / Roll Call		Chair	5:30
2	Approval of the minutes of February 15, 2022 meeting.	Review and Approve	Members	5:30 (2 min)
3	Public Comment on items <u>not</u> on the agenda.  <i>Comments on agenda items will be addressed after the staff presentation and Commission discussion on each item below.</i>  <i>See Public Comment Process below.</i>		Chair	5:32 (3 min)
4	City Center/Airport District Subarea Plan & Development Code Project	Briefing	Staff	5:35 (45 min)
5	CED Staff Report	Briefing	Staff	6:20 (3 min)
6	Planning Commission Comments (including suggestions for next meeting agenda)	Discussion	Members	6:23 (2 min)
7	Adjourn			6:25

**Public Comment Process:** In an effort to adhere to the social distancing protocols, and in order to keep our residents, Planning Commission, and staff healthy, the Commission will not hear any in-person public comments. The committee is providing remote oral and written public comment opportunities. All comments shall be respectful in tone and content. Signing-up for remote comments or providing written comments must be done by 3:30pm the day of the meeting. Any requests to speak or provide written public

comments which are not submitted following the instructions provided or by the deadline will not be included as part of the record.

- Instructions for providing remote oral public comments are located at the following link: [Council Committee and Citizen Advisory Committee Virtual Meetings](#).
- Submit email/text public comments to [PCPublicComment@seatacwa.gov](mailto:PCPublicComment@seatacwa.gov). The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website.

**CITY OF SEATAC  
PLANNING COMMISSION MEETING  
Minutes of February 15, 2022 Meeting**

**Members present:** Tej Basra, Tom Dantzler, Alyne Hansen, Andrew Ried-Munro

**Members absent:** Jagtar Saroya, Tony Zuniga Sanchez, Bandhan Singh

**Staff & Others**

**Present:** Evan Maxim, *CED Director*; Jenn Kester, *Planning Manager*; Anita Woodmass, *Senior Management Analyst*; Dan Smith, *Maintenance and Operations Supervisor*; Jake Simpson, *Mayor*; Peter Kwon, *Councilmember*; SeaTV

**1. Call to Order/Roll Call**

Chair Basra called the meeting at 5:30 pm.

**2. Election of Chair**

Commissioner Dantzler nominated Tej Basra for the position of Chair. Commissioner Hansen second the motion. Chair Basra accepted the nomination. There were no other nominations. All were in favor of motion. Election of Chair closed.

**3. Election of Vice Chair**

Commissioner Dantzler nominated Alyne Hansen for the position of Vice Chair. Commissioner Alyne Hansen accepted the nomination. There were no other nominations. All were in favor of motion. Election of Vice Chair closed.

**4. Approval of the minutes of January 18, 2022 meeting.**

Commissioner Hansen motioned to approve the meeting minutes. Commissioner Dantzler seconded. All were in favor of the meeting minutes. Meeting minutes were approved.

**5. Public Comments on items not on the agenda**

None

**6. 2021 King County Surface Water Design Manual**

Presented by Maintenance and Operations Supervisor Dan Smith. The purpose of the presentation was for staff to provide an informational briefing regarding adoption of the 2021 King County Surface Water Design Manual (KCSWDM).

The presentation included a proposed code change, stormwater permit background, SeaTac compliance responsibilities, city-wide stormwater management program, city ordinance and SMC 12.10.010, King County surface water design manual, KCSWDM changes for 2021, KCSWDM permitting, engineering design review – KCSWDM standards, controlling runoff: construction phase, and post-construction: operations and maintenance.

**Planning Commission Action**

Action Requested: Forward this item (proposed code changes) to a public hearing. Anticipated March/April 2022.

Commissioner Dantzler proposed to bring this back to the PC and schedule a public hearing. Chair Basra and Commissioner Hansen agreed.

Discussion commenced with Commissioner Hansen, Councilmember Kwon, Commissioner Dantzler, and Dan Smith.

## 7. CED Staff Report

Reported by Planning Manager Jenn Kester:

- In the middle of hiring/interviewing process for an additional Associate Planner to work on long range code writing.
- Looking ahead at Planning Commission tasks:
  - Stormwater update – the March 15, 2022 meeting may include the public hearing if Stormwater group is ready.
  - Department of Corrections work release code update will go to the PED Committee in March and is expected to come before PC in April 2022.
  - City Center Sub Area Plan - Council City Session on March 8, 2022. Kate to brief PC on March 15, followed up by the 2024 GMA Periodic update a couple of months after that.
  - No specific code amendment to discuss at next scheduled meeting on March 1, 2022. David Tomporowski to brief PC regarding 5-way roundabout intersection study at a later date.

Commissioner Dantzler recommended to cancel March 1, 2022 meeting. Commissioner Hansen & Chair Basra agreed to cancel the March 1 2022 meeting.

## 8. Planning Commission Comments (including suggestions for next meeting agenda)

Commissioner Dantzler indicated that Sound Transit had 2 parcels in the Angle Lake district area that were declared surplus and his company won the RFP in the development of the south parcel that was presented to the Sound Transit executive board. This has been approved and will be presented to the full board on March 24, 2022.

## 9. Adjournment

Commissioner Dantzler motioned to adjourn the meeting. Commissioner Hansen seconded. Chair Basra adjourned the meeting at 6:10 pm.



## MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

**Date:** March 9, 2022  
**To:** Planning Commission  
**From:** Kate Kaehny, Senior Planner  
**Subject:** Planning Commission Briefing on City Center/Airport District Subarea Plan & Development Code Project

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### **Purpose of Briefing**

This Tuesday, staff will provide an informational briefing on Phase 2 of the City Center Plan Update Project, which is now called the "City Center/Airport District Subarea Plan & Development Code Project." Additional information on subarea plans and their role as part of the City's Comprehensive Plan will also be presented. Staff is briefing the Commission at this time as part of the project initiation process.

### **Project Background**

The current City Center Plan, adopted in 1999, established a long-term growth and development vision for the area immediately adjacent to the airport and SeaTac/Airport light rail station. In 2019 and 2020, the City undertook Phase 1 of a two phase process for updating the plan, which resulted in the adoption of the [City Center Plan Update Phase 1 Vision Report](#). The Vision Report identifies a new community and stakeholder supported vision and development concept for the district, and it will be used as the starting point for the Phase 2 subarea plan and code project.

### **More Information**

To learn more, please see the project webpage: [City Center Plan Update Project](#).

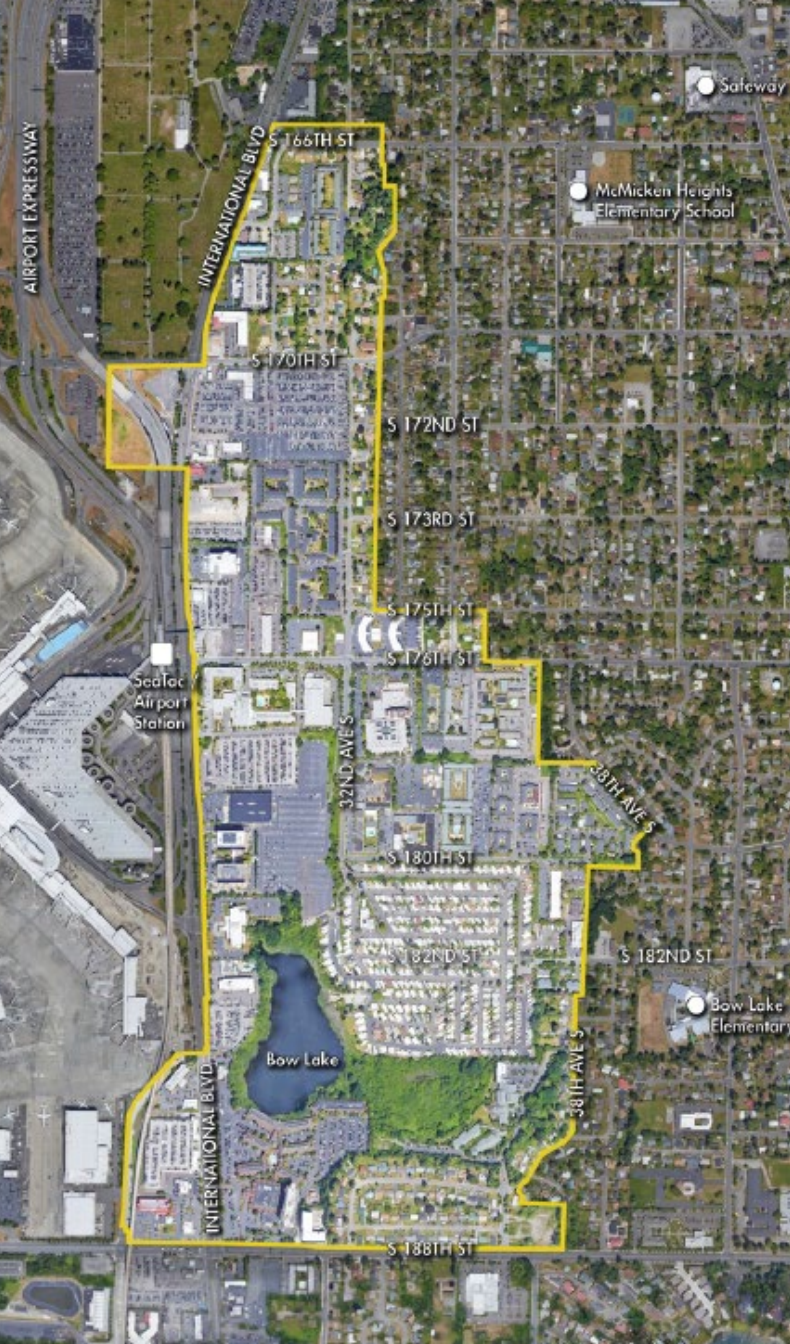
### **Packet Materials**

- This Memo
- Copy of presentation slides for 3/15 briefing

# City Center Plan Update Phase 2

## Informational Briefing: City Center/Airport District Subarea Plan & Development Code Project

Planning Commission  
March 15, 2022



# PRESENTATION OVERVIEW

## PURPOSE OF PRESENTATION

The goals of this briefing are to:

- Provide an update on the subarea plan & development code project.
- Explain how the project aligns with and supports other City and regional policy goals.
- Answer questions about the project.

## WHY IS THIS ISSUE IMPORTANT?

1. Project is the second part of a two-phase process to replace the 22-year-old City Center Plan.
2. Briefing is timely because consultant hiring process has begun.



# PLANNING COMMISSION ACTION REQUESTED

## ACTION REQUESTED

- This briefing is informational, and no action is requested from the Commission.

## REVIEWS TO DATE

- Council Study Session: 3/8/2022

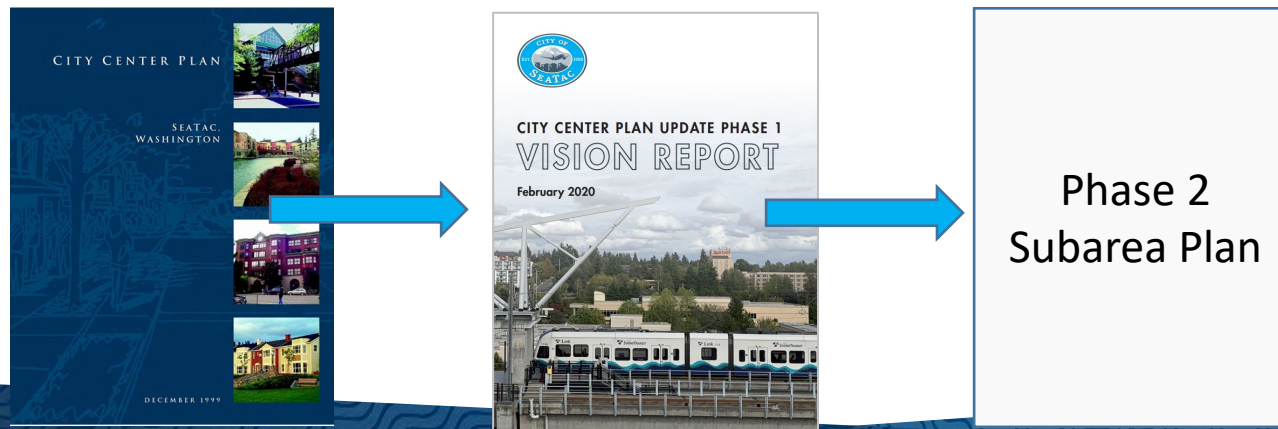




# PROJECT HISTORY

## ABOUT THE SUBAREA PLAN & CODE UPDATE PROJECT

- The current City Center Plan was adopted in 1999, and its twenty-year timeframe ended in 2019.
- Because of funding, the project to update the plan was split into two phases:
  - **Phase 1 Vision Report:** New community-supported vision for the long-term development of the District adopted in 2020.
  - **Phase 2 Subarea Plan:** Will complete a new subarea plan, and related development code, to build on the community-supported vision and provide strategies to help achieve it.

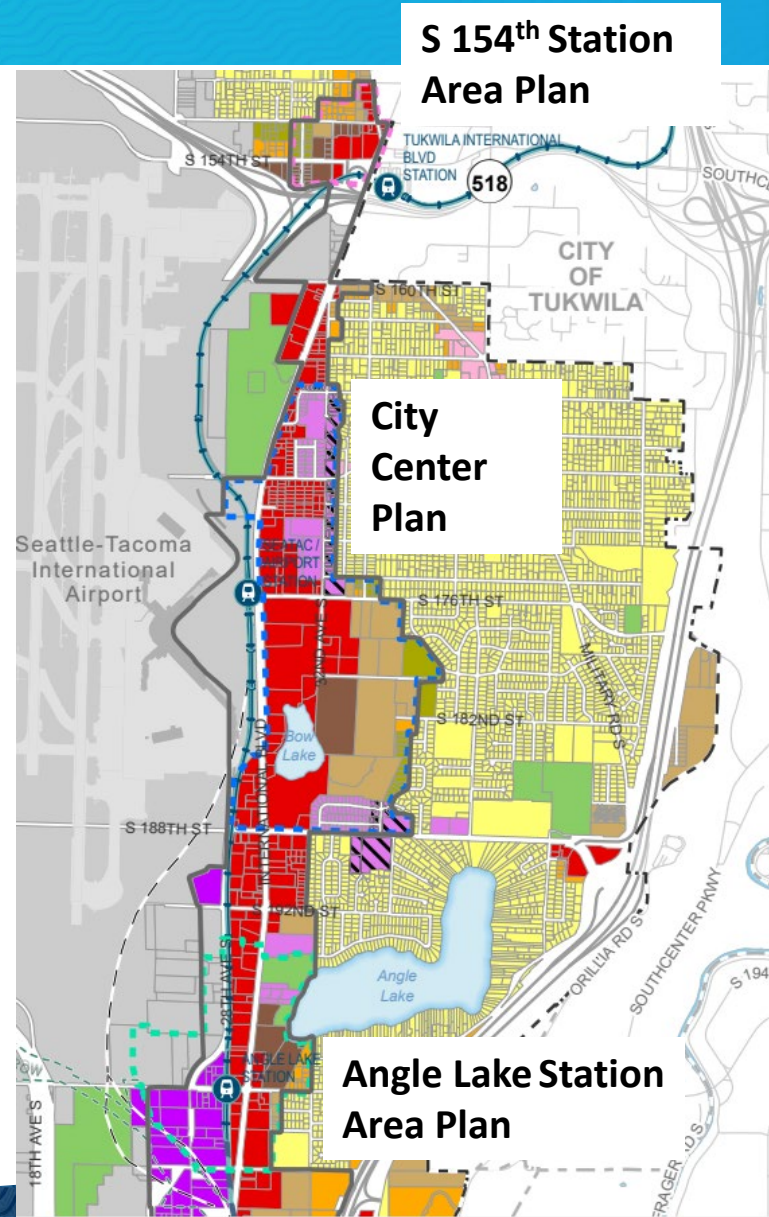


# ABOUT SUBAREA PLANS

## WHAT IS A SUBAREA PLAN?

Long range policy document cities use to guide the development of specific areas toward a community vision.

- They are also part of the Comprehensive Plan, so are growth management tools that play a role in implementing state and regional goals for concentrating growth in cities in conjunction with supportive infrastructure.
- **SeaTac has adopted three subarea plans:**
  - City Center (1999)
  - S 154<sup>th</sup> Station Area Plan (2006)
  - Angle Lake Station Area Plan (2015)



# ABOUT SUBAREA PLANS

## SUBAREA PLANS ARE CITY REDEVELOPMENT & INVESTMENT GUIDES

- **Establish a community- and market-supported land use vision and desired development pattern** for specific neighborhood/districts, and
- **Identify strategies the City can undertake to achieve the vision and preferred development pattern.**

### Examples of Implementation Strategies:

- **NEW DEVELOPMENT CODES** to encourage the district's desired land uses, building design, and development pattern.
- **BUDGET GUIDANCE ON CAPITAL PROJECTS TO IMPROVE ACCESS & CONNECTIVITY** for vehicles, pedestrians and bicycles.
- **OPEN SPACE PLANNING** that identifies new public and private open space options, i.e., plazas and parks.

*Strategies identified in subarea plans must be implemented through additional City actions such as regulatory changes, capital project funding, and other projects and programs.*



# ABOUT SUBAREA PLANS

## SUBAREA PLANS ARE REGIONAL & LOCAL GROWTH MANAGEMENT TOOLS

- **State Growth Management Requirements.**  
Comprehensive Plans were required by the 1990 Growth Management Act (GMA) for cities in fast growing counties, as tools for managing population growth regionally and at the local level.
- **SeaTac's Comprehensive Plan addresses how to accommodate 20-years of anticipated housing and job growth at a citywide level.**  
These housing and job growth “targets” are based on projections that originate with the state and Puget Sound Regional Council (*PSRC is a regional planning body*), and as negotiated with King County and cities within the county.
- **The City's three subarea plans identify strategies that help accommodate the anticipated growth within specific geographic areas,** while addressing other state, regional and local growth goals.



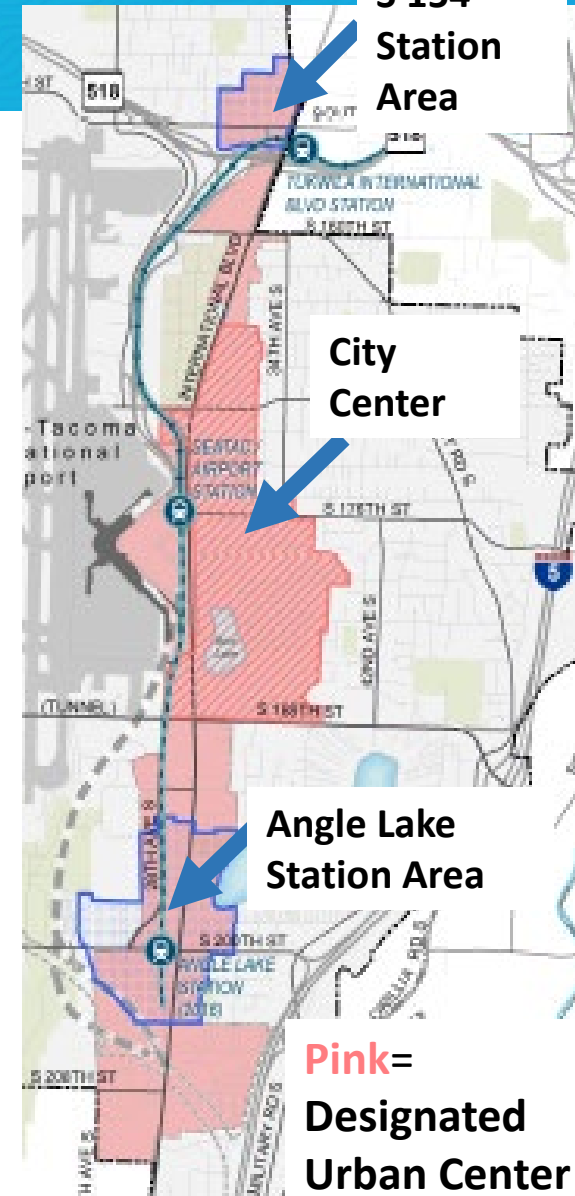
# ABOUT SUBAREA PLANS

SEATAC'S SUBAREA PLANS ALSO HELP GUIDE GROWTH IN THE CITY'S DESIGNATED "URBAN CENTER"

SeaTac's subareas are all located within the regionally designated **Urban Center** boundary.

"Centers," are intended to accommodate majority of regional growth.

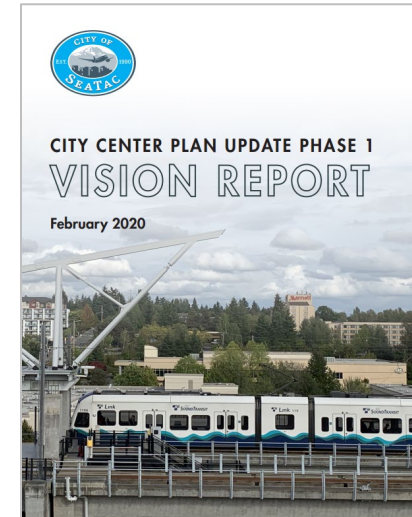
- **Regional Growth Goals (PSRC, King County):** **Urban centers** should have higher density, pedestrian-oriented development with a mix of housing, jobs, retail, services, and other destinations.
- **SeaTac-Specific Growth Goals (Comprehensive Plan):** **"Urban Village Strategy"**: Focus majority of SeaTac's commercial and residential growth and redevelopment in the designated Urban Center within three distinct complete communities in City Center, S 154th & Angle Lake station areas.



# WHY DO A SUBAREA PLAN & CODE UPDATE FOR THE CITY CENTER/AIRPORT DISTRICT NOW?

## WHY SUBAREA PLAN?

- **Phase 1 Vision Report only partially updated the existing Plan.**
- **Opportunity** to incorporate new information, and address priority issues for other departments.
- **Timing of project will help:**
  - **Inform** City's work on state required Major Comprehensive Plan Update Project (to start in late 2022 and be completed by 2024).
  - **Comply** with regional requirements for "Urban Centers," as updated in PSRC's Vision 2050 regional planning policies, and new King County Countywide Planning Policies.



## WHY CODE UPDATE?

- State law requires development regulations to be consistent with the Comprehensive Plan.
- **Since current codes support existing City Center Plan, they must be updated to be consistent with new subarea plan.**

# KEY TAKEAWAYS FROM PHASE 1 VISION REPORT

## ROBUST ENGAGEMENT PROCESS

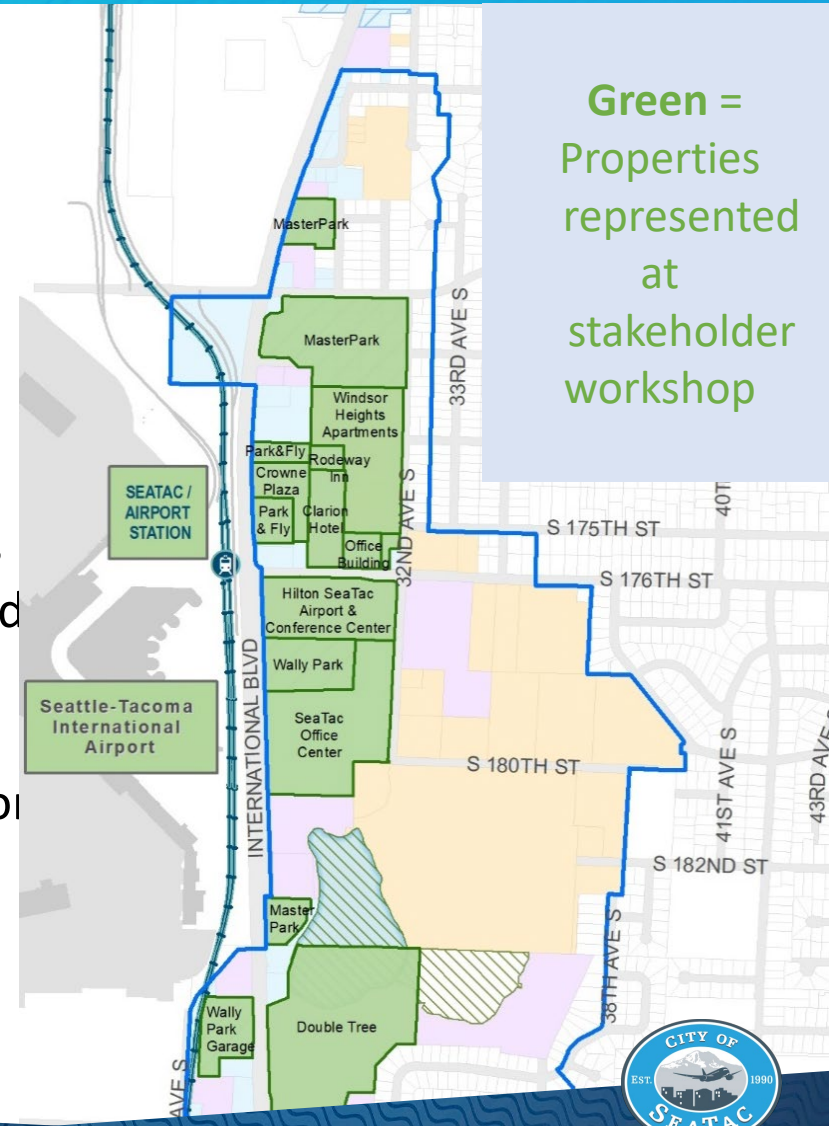
### Business/Property Stakeholder Activities

- Business/Property Owner Interviews: 12
- Business & Stakeholder Workshop/Charrette Attendees: 22
- Hotel/Motel Tax Advisory Committee Briefings: 2

### Residential/Community Stakeholder Activities

Over 100 people attended meetings or provided input into the project

- 2 community planning meetings, 3 focus groups (Bow Lake Mobile Home Park, Windsor Heights Apartments, Airport workers) & on-line questionnaire



# KEY TAKEAWAYS FROM PHASE 1 VISION REPORT

## VISION STATEMENT

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

*(\* A name for the District will be confirmed as part of subarea plan project.)*

## DEVELOPMENT PRINCIPLES

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





# KEY TAKEAWAYS FROM PHASE 1 VISION REPORT

## DEVELOPMENT CONCEPT

**Airport Business District**  
(orange area)

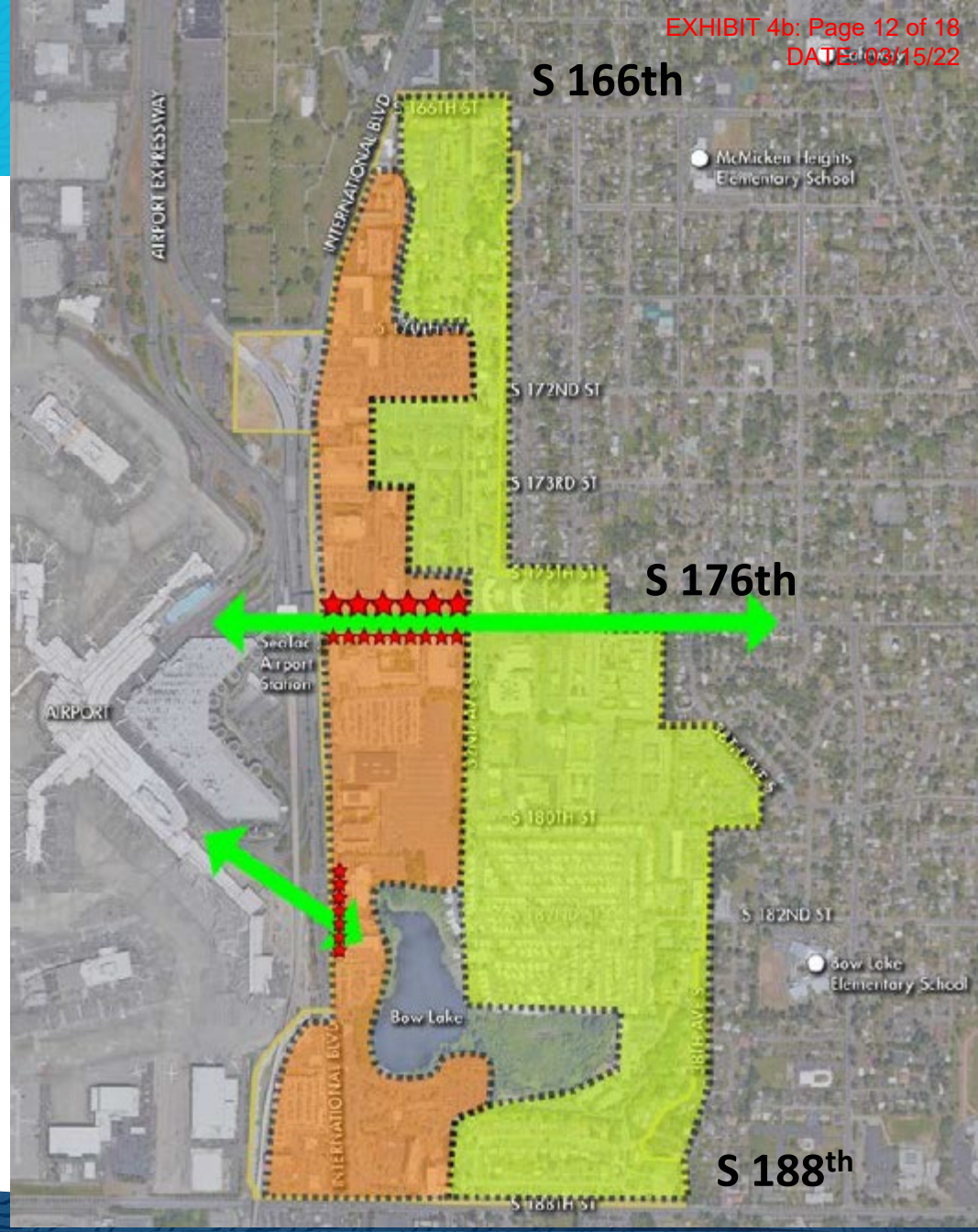
**Multi-family Neighborhood District**  
(yellow area)



Special focus for district access  
(based on pedestrian activity) &  
right-of-way improvements



Retail service hubs  
(i.e. Restaurants & shops)



# SUBAREA PLAN & CODE PROJECT OVERVIEW

## SUBAREA PLAN & CODE PROJECT MAIN GOALS

**Build on the community-supported vision** and urban design framework identified in the Phase 1 Vision Report, and:

- **Optimize the community and economic opportunities** presented by adjacency to the airport, the SeaTac/Airport light rail station, and the City's and region's largest airport services and hospitality hub.
- **Conduct meaningful, inclusive outreach**
- **Provide in-depth analysis of opportunities and barriers** related to achieving the community-supported vision.
- **Identify effective and attainable actions the City can take to implement the vision.**



# SUBAREA PLAN & CODE PROJECT OVERVIEW

## MAIN PROJECT GOALS (cont.)

- **Complete a subarea plan that identifies:**
  - **Economic/development strategies** that promote current businesses and attract new development that align with the vision.
  - **Housing strategies** that encourage affordable options for all income levels and address the potential for displacement.
  - **Strategies to support the higher-density worker and residential populations** anticipated in the District, including those for:
    - **Transportation multi-modal access and connectivity.**
    - **Public and private parks/plazas/open space** and other infrastructure, services, and amenities.
    - **Encouraging access to opportunity for all** and the **development of the District as a complete community.**
- **Complete code updates that help implement the plan & incentivize desired new development and redevelopment in the District.**



# SUBAREA PLAN & CODE PROJECT OVERVIEW

## SUMMARY OF PROJECT TASKS

### I-PROJECT INITIATION & FACILITATION

- Review Phase 1 Vision Report & related policies & projects
- Create Community Engagement Plan & undertake intensive & inclusive community/stakeholder engagement process
  - City Council & Planning Commission input processes will be included

### II-ANALYSIS & ASSESSMENT

- Conduct market potential & development feasibility assessment
- Define existing conditions
- Undertake infrastructure needs assessment/opportunities & constraints analysis

### III-DEVELOP & COMPLETE SUBAREA PLAN & CODE UPDATES

- Create preferred land use & development concept
- Identify development strategies & implementation steps
- Complete subarea plan
- Update development code



# SUBAREA PLAN & CODE PROJECT OVERVIEW

## ANTICIPATED PROJECT OUTCOMES FOR PUBLIC & CITY

Examples of likely project guidance by stakeholder/department:

### **CITY COUNCIL, COMMUNITY, STAKEHOLDERS, DEVELOPERS & CITY STAFF**

- Provide community-supported vision, development strategies & implementation steps.

### **COMMUNITY & ECONOMIC DEVELOPMENT (CED) DEPARTMENT:**

- Identify potential changes to the development code.
- Provide economic data and new/strengthened relationships with business community.
- Inform 2024 Major Comprehensive Plan Update policy work.
- Increase compliance with PSRC and King County requirements for Urban Centers.

### **FINANCE DEPARTMENT:**

- Help inform City budget priorities.

### **PARKS, COMMUNITY PROGRAMS & SERVICES DEPARTMENT:**

- Community input on Parks, Recreation & Open Space (PROS) Plan priorities like current gap in neighborhood/community park space in District.

### **PUBLIC WORKS DEPARTMENT:**

- Recommend projects for Transportation Master Plan, including improvements to pedestrian & bicycle systems.
- Provide streetscape design guidance for all District streets (*based on Airport Station Area Pedestrian Improvement Project work*).

# SUBAREA PLAN & CODE PROJECT OVERVIEW

## ANTICIPATED TIMELINE

### 2022

#### Winter

- Advertise “Request for Proposal (RFP)” for consultant assistance.

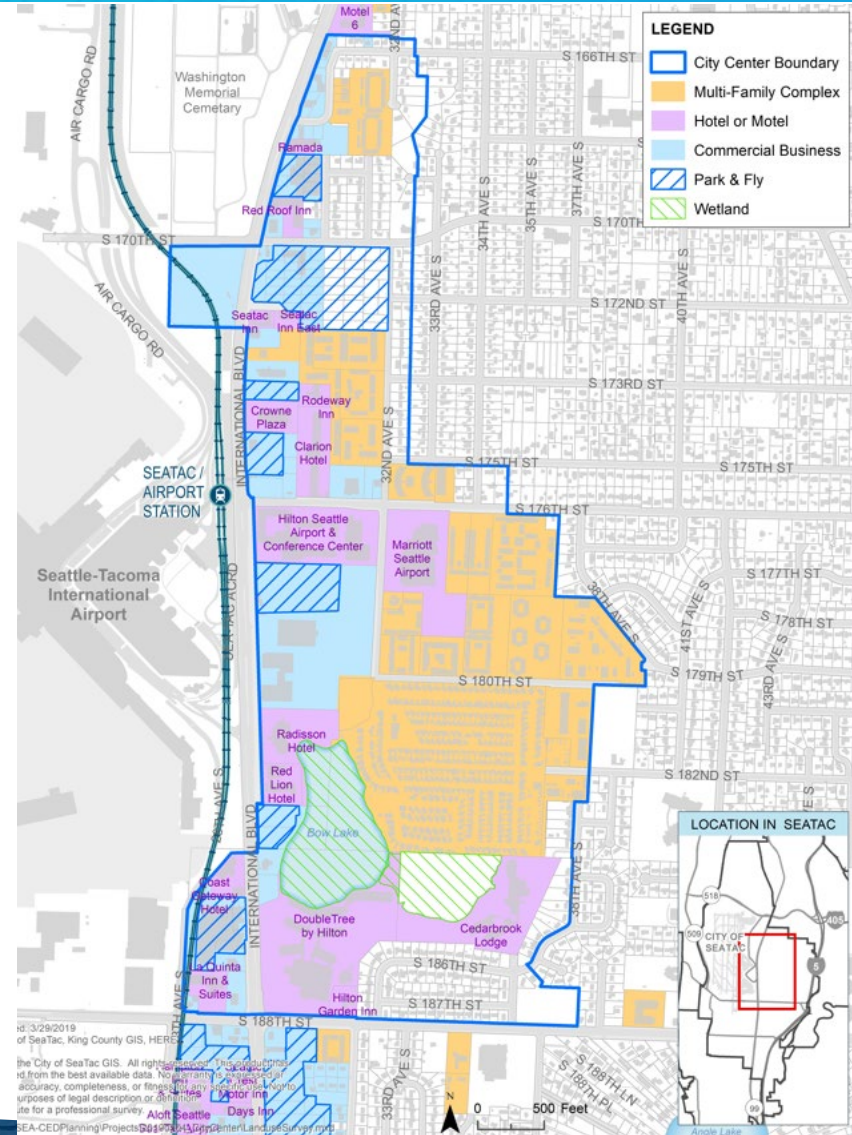
#### Spring

- Complete consultant contracting.
- Seek Council approval for City Manager to authorize contract.
- Project kick-off.

### 2023

#### Summer

- Complete subarea plan & code update project.



# SUBAREA PLAN & CODE PROJECT OVERVIEW

# Questions?

