




# SEATAC COMPREHENSIVE PLAN ELEMENTS

VOLUME  
**1**



## City Center/ Airport District Subarea Plan Project

# Planning Our City Together

### Today's Project Updates:

- City Center/Airport District Subarea Plan
- Envision SeaTac 2044 Comprehensive Plan Update
- Comprehensive Plan Amendment Process

Planning Commission  
9/19/2023



# PRESENTATION OVERVIEW

## PURPOSE OF PRESENTATION

To provide an update on major planning projects now underway including:

- **City Center/Airport District Subarea Plan Project**
- **Envision SeaTac 2044 Comprehensive Plan Update**
- **2024 Comprehensive Plan Amendment Process\***

(\*A component of the Envision SeaTac 2044 project)

## WHY IS THIS ISSUE IMPORTANT?

1. The **Planning Our Cities Together** projects will reset SeaTac's growth and development policies for the next twenty years.
2. The Planning Commission is the main community advisory body for these projects, including:
  - Envision SeaTac 2044 Comprehensive Plan Update
    - Including, 2024 Comprehensive Plan Amendment Process
  - Transportation Master Plan (TMP) Update
  - City Center/Airport District Subarea Plan
3. Project briefings are intended as opportunities to both inform and facilitate input from the Commission on project activities.



# POTENTIAL COMMISSION ACTION

**NO ACTION REQUESTED:** This is an informational briefing.

## REVIEWS TO DATE:

- **City Center/Airport District Subarea Plan Project:** 3/15/2022, 3/7/2023, 5/2/2023, 6/20/2023, 7/18/2023, 8/15/2023
- **Envision SeaTac 2044: Major Comprehensive Plan Update Project:** 9/20/2022, 8/15/2023

# CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN PROJECT SCHEDULE & MILESTONES

## Planning Process

We are here

-  = Launch Online Engagement
-  = Workshop Events

Ongoing Community Engagement Process

### SUMMER to FALL 2022 LAUNCH AND ENVISION

- Project kick-off
- Review Phase 1 Vision Report and Related Plans
- Develop Branding & Project Identity
- Begin Public Engagement

- Review Existing Conditions
- Prepare Market Potential & Development Feasibility Assessment
- Develop Infrastructure Needs Assessment
- Analyze Opportunities & Constraints
- Identify Preferred Land Use and Development Concepts

### FALL 2022 to SPRING 2023 ANALYZE AND COORDINATE

- Draft Full Subarea Plan
- Develop Recommended Code Updates
- Review Environmental Impacts

### SPRING to FALL 2023 and Beyond PLAN AND IMPLEMENT

2024  
COMP  
PLAN

2022

2023

Anticipated project completion by March 2024.



# CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN PROJECT OVERVIEW

## CURRENT STATUS:

- Consultant team collation of community input from Big Ideas Poll and July Community Design Workshops almost completed.
- Technical work on market and infrastructure assessments underway.
- Identification of refinements to vision and development concept underway.

## NEXT STEPS:

- Completion of development scenario options.
- Targeted outreach to apartment dwellers and BIPOC community members, business community, others.

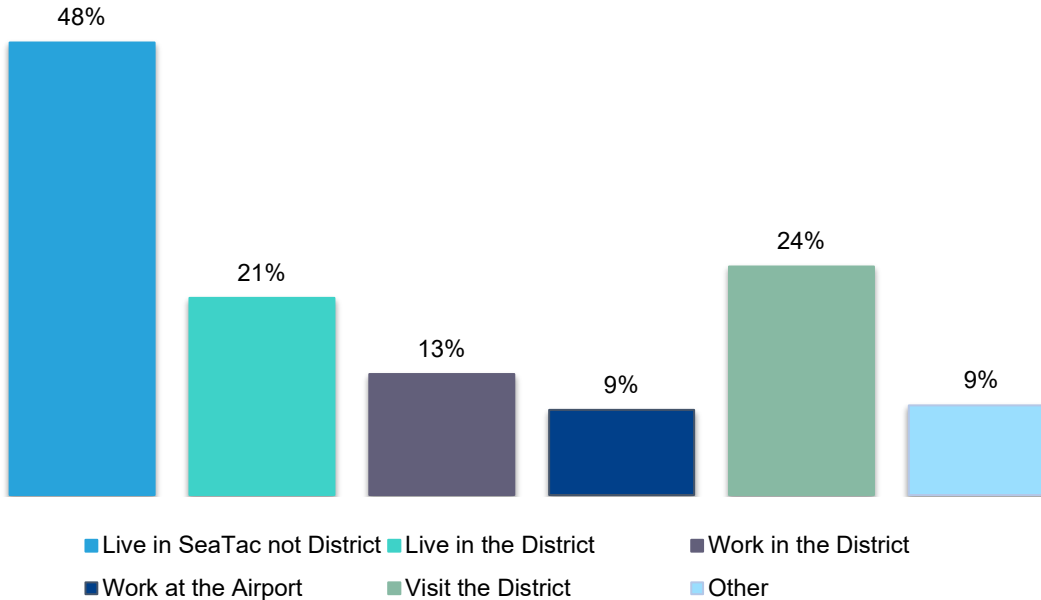


# CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN PROJECT

## BIG IDEAS POLL: PRELIMINARY SUMMARY OF RESULTS

**Question 1: What is your connection to the City Center/Airport District of SeaTac today?**  
(Multiple Choice, Select all that Apply)

Percent Type of Connection to SeaTac



What are your ideas for SeaTac's City Center/Airport District?

442  
total responses to poll











# CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN PROJECT BIG IDEAS POLL: PRELIMINARY SUMMARY OF RESULTS

## Question 6:

**In 20 years, I would like  
SeaTac City Center/Airport  
District to be known for...**  
(Open-ended responses)

## PLANNING COMMISSION THOUGHT QUESTION

What are your key takeaways  
from these Word Clouds?

What should the project staff  
pay most attention to in refining  
vision for City Center/airport  
District?



# CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN PROJECT COMMUNITY DESIGN WORKSHOPS: PRELIMINARY FINDINGS

## WORKSHOP RECAP

### July 18-20 Community Design Workshops

- **Three-day workshop** at McMicken Heights Elementary, 12 sessions each day.
- **Main Goal:** To get input from residents, businesses, and others on how the district can become a more vibrant, walkable, urban place.
- **Sessions:** Some open to public, some by invitation, included:
  - Residents
  - Businesses/Property Owners/Agencies
  - Community Based Organizations (CBOs)
  - City's Citizen Advisory Committees
  - Airport Workers (session focused on that topic)

The City of SeaTac is gathering ideas to help shape the City Center/Airport District into a more vibrant, walkable, urban place.

# You're Invited!

to a Community Design Workshop for the City Center/Airport District

Please join us for one of the following City of SeaTac-sponsored workshop sessions—choose the one that is most convenient for you:

BUSINESSES' WORKSHOPS	RESIDENTS' WORKSHOPS	PUBLIC WORKSHOP (For Everyone)*
Tuesday July 18, 2023	Wednesday July 19, 2023	Wednesday, July 19, 2023
9:30 am to 10:00 am	6:00 pm to 7:30 pm	9:00 am to 10:30 am —OR— 3:30 pm to 5:00 pm
		Thursday, July 20, 2023 6:00 pm to 8:00 pm

*\*Thursday's public workshop will provide Amharic, Somali, and Spanish translation services.*



All workshop sessions will cover the same topics and will be held at McMicken Heights Elementary School 3708 S 168th St, SeaTac, WA. Parking will be free of charge. Activities for kids and refreshments will be provided.

## Tell Us Your Ideas...

...for making this district more vibrant and walkable and a strong part of the SeaTac community.

We look forward to seeing you at one of the upcoming workshop sessions!

Please visit our website to learn more:  
[www.seatacwa.gov/citycenterproject](http://www.seatacwa.gov/citycenterproject)



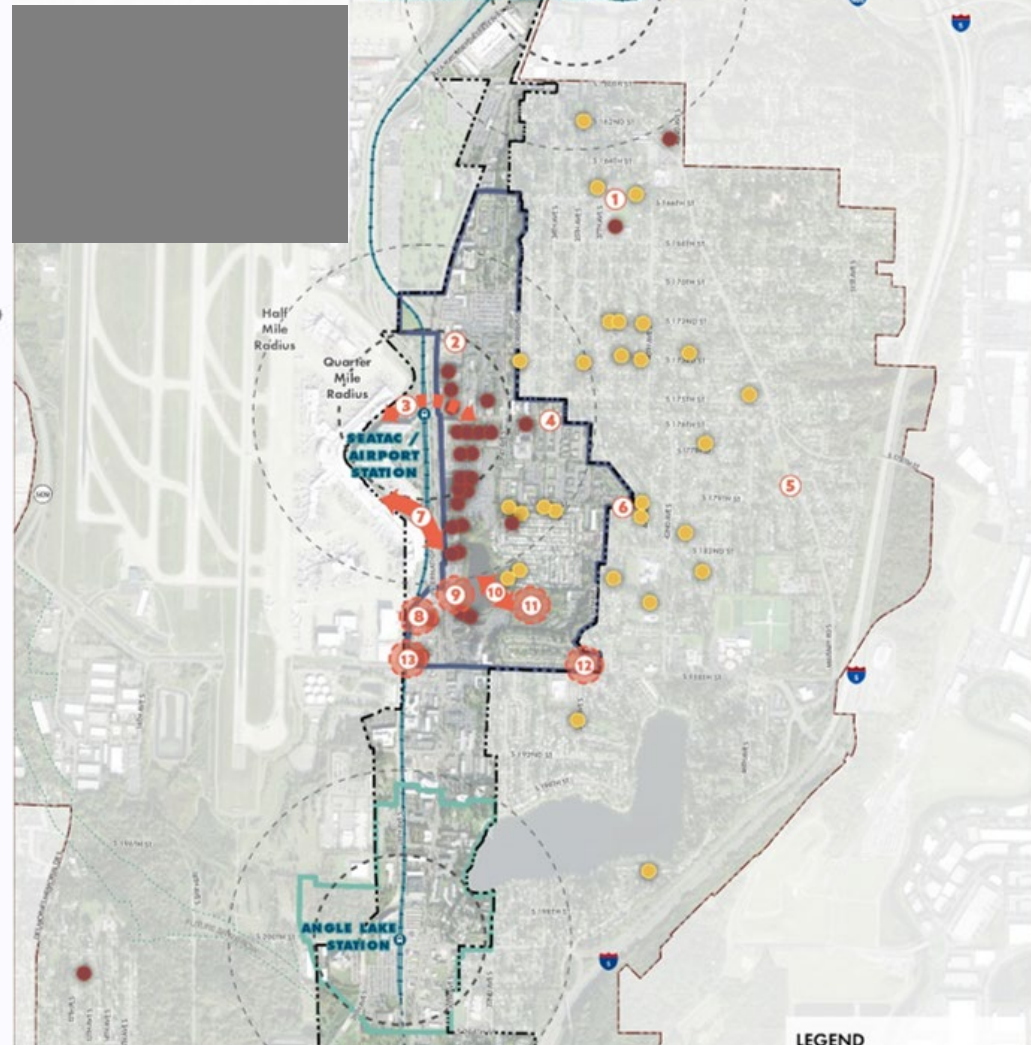
## Attendee Commentary Summarized

- 1 Broken and damaged powerline / telephone wires on 166th next to the park.
- 2 Would like to see this land be used for conference spaces or hotels.
- 3 A walkway or pedestrian bridge to be able to easily flow people over.
- 4 Blind intersection on 34th Ave. and 176th. Limited visibility from 34th E. to 176th.
- 5 Limited visibility from S. 179th St. turning left or right onto Military Rd.
- 6 Is there a connection here for emergency access on 180th?
- 7 Port opportunity? A sort of campus for people oriented space.
- 8 Wally Park Street
- 9 City easement
- 10 Opportunity for people oriented space.
- 11 Opportunity for people oriented space.
- 12 A quality space where people desire to be more.
- 13 Sound Transit Guideway Property

## SeaTac City Center / Airport District Workshop Commentary Map

Where attendees live

Where attendees work or own a business



LEGEND

# CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN PROJECT

## COMMUNITY DESIGN WORKSHOPS: PRELIMINARY FINDINGS

### BUSINESSES

The City could help business owners by:

- Exploring ways to prolong and encourage tourists/visitors to stay in SeaTac
- Providing better communication and coordination regarding construction activities in the area

The City Center/Airport District is missing:

- A commercial/retail hub with shopping, public market, or other retail that draws people into the City and keeps them there
- Restaurants and a diversity of food choices
- 24-hour childcare and/or more flexible SeaTac based in-home affordable childcare options (especially in-home)



# CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN PROJECT COMMUNITY DESIGN WORKSHOPS: PRELIMINARY FINDINGS

## BUSINESSES – PART 2

### Discussion topics at large business/property owners/agencies meeting:

- Interest in having more restaurants and activities for people to walk to in the district
- Concern about whether there is sufficient parking for visitors (similar concerns were shared about parking for airport employees)
- Discussion about building parking structures to address parking issues
- Interest in making International Boulevard easier to cross for pedestrians



# CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN PROJECT

## COMMUNITY DESIGN WORKSHOPS: PRELIMINARY FINDINGS

### RESIDENTS

#### Would like District to include:

- More places to walk such as mixed-use developments with street level shops, restaurants, and entertainment
- Bow Lake as a publicly accessible destination
- Better sidewalk infrastructure
- Recognition, inclusion, and preservation of cultural and natural assets of community
- Places that celebrate the City's diversity





# CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN PROJECT COMMUNITY DESIGN WORKSHOPS: PRELIMINARY FINDINGS

## RESIDENTS - PART 2

### Concerns that were shared:

- Skepticism about district's growth vision
- Concern about new developments in the district impacting existing residents and neighborhoods
- Questions about the effects of pollutants throughout the City such as air pollutants, noise concerns, environmental pollutants and lack of green space that inhibits residents from enjoying outdoors
- Concerns about safety especially safer places to walk (including better and more sidewalks)



# CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN PROJECT

## COMMUNITY DESIGN WORKSHOPS: PRELIMINARY FINDINGS

### COMMUNITY BASED ORGANIZATIONS (CBOs)

#### Would like district to include:

- More green space, specifically parks
- There are many children in the district who do not have access to safe open spaces to play

#### Concerns that were shared:

- Can be difficult to find news about City activities
- Recommend that City staff to come to community-based events to help build trust with SeaTac's various communities



# CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN PROJECT COMMUNITY DESIGN WORKSHOPS: PRELIMINARY FINDINGS

## PLANNING COMMISSION THOUGHT QUESTION

What are your key takeaways from these preliminary findings?

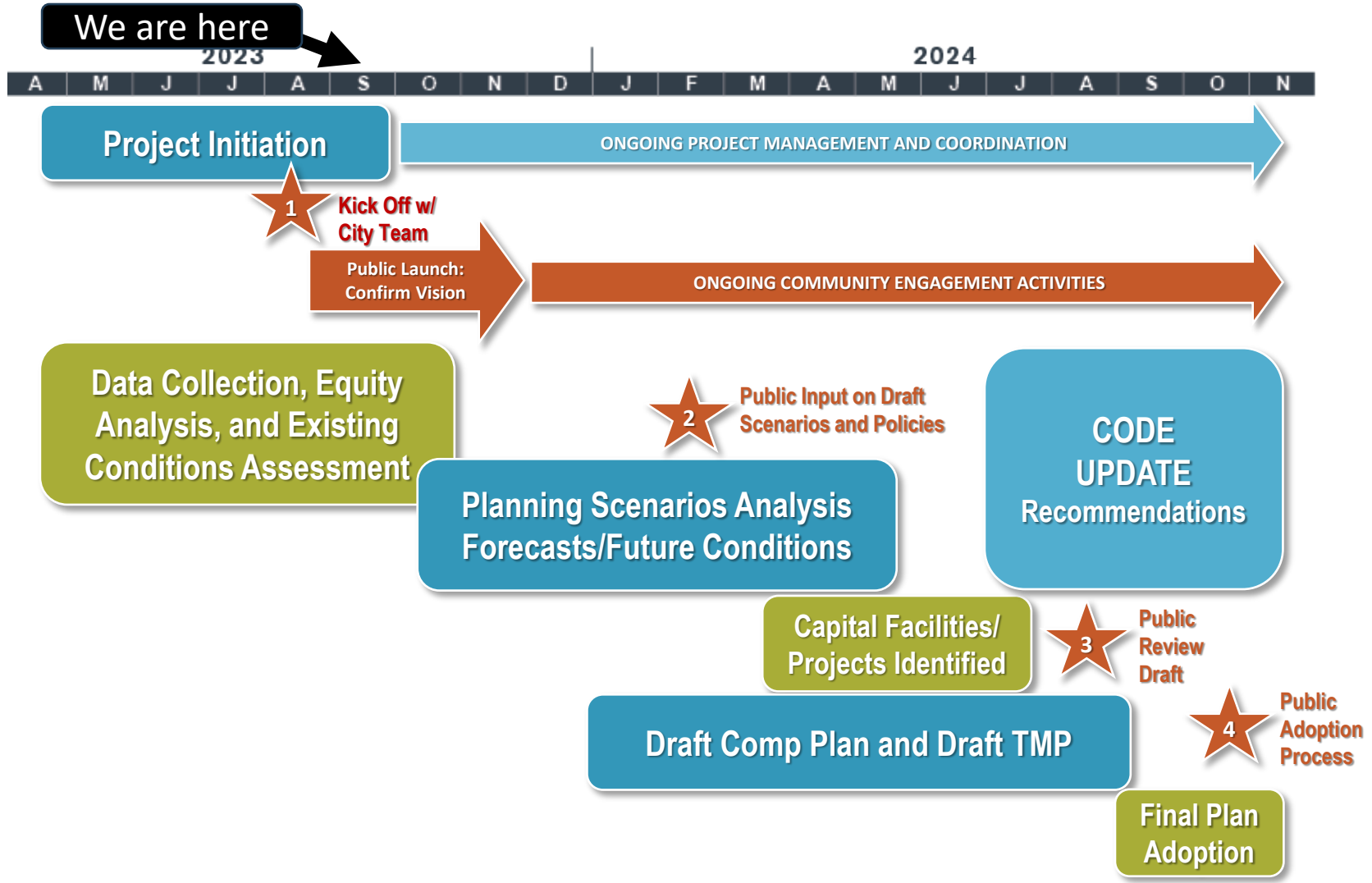
Were you surprised by any comments?

What issues should project staff pay most attention to in refining vision for City Center/Airport District?



# ENVISION SEATAC 2044 COMPREHENSIVE PLAN UPDATE PROJECT

SeaTac 2044  
Comprehensive Plan and Transportation Master Plan Timeline



# ENVISION SEATAC 2044 PROJECT LAUNCH

## PROJECT KICKED OFF IN EARLY DECEMBER

### City Vision Poll Now Available on Project Website

- **Available online in five languages:** Social media advertising recently(English, Amharic, Somali, Spanish, Vietnamese)
  - started
- **Targeted outreach and surveying underway:** Currently attending community events including:
  - Back to School Fair
  - Tye Titans Day
  - City-Sponsored Community Resource Fair
  - More to follow (through October)
- **Displays and/or posters** will be put up at City Hall, community center, senior center,

**CITY OF SEATAC**  
*Planning our City*  
**TOGETHER**  
**ENVISION SEATAC 2044**

SeaTac is updating its Comprehensive Plan and is seeking community input on how the city should grow over the next twenty years.

**Take The City Vision Poll and...  
...Help Shape SeaTac's Future!**

Share your ideas and give your input

What do you think the Future of SeaTac looks like?

What does your neighborhood need over the next twenty years?

**Scan the QR Code to take a short poll**

To learn more about the **ENVISION SEATAC 2044** project, visit [www.seatacwa.gov/seatac2044](http://www.seatacwa.gov/seatac2044)  
or  
email [seatac2044@seatacwa.gov](mailto:seatac2044@seatacwa.gov)

**SCAN ME!**

# CITY VISION POLL

p. 1 of 3

## Take the City Vision Poll & Help Plan SeaTac's Future!

1. What one or two words best describe the City of SeaTac today? \_\_\_\_\_

2. What do you like about SeaTac? \_\_\_\_\_

\_\_\_\_\_

3. Is there anything you don't like about SeaTac? \_\_\_\_\_

\_\_\_\_\_

4. What types of amenities, businesses, services, and public spaces would best contribute to the quality of your neighborhood (or, if you don't live in SeaTac, where you work or visit)? (Please mark all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> Arts and cultural activities and opportunities                      | <input type="checkbox"/> Nearby employment opportunities  |
| <input type="checkbox"/> Community center, youth center, and/or recreation facility          | <input type="checkbox"/> Parks and recreational opportunities                                       |
| <input type="checkbox"/> Childcare/pre-school opportunities                                  | <input type="checkbox"/> Access to public transit (bus, light rail)                                 |
| <input type="checkbox"/> Different housing styles and types for a variety of household sizes | <input type="checkbox"/> Shared office space for small businesses and community-based organizations |
| <input type="checkbox"/> More affordable housing options                                     | <input type="checkbox"/> Small scale restaurants, coffee shops, and pubs                            |
| <input type="checkbox"/> Farmers Markets/Local food options                                  | <input type="checkbox"/> Small retail shops   |
| <input type="checkbox"/> Greener streets (more trees and landscaping in public areas)        | <input type="checkbox"/> Quality schools  |
| <input type="checkbox"/> Nearby groceries and "daily" shopping needs                         | <input type="checkbox"/> Walking and/or biking trails   |
|  | <input type="checkbox"/> Other: _____   |

5. From the list above, please choose up to three priorities you think the City should work on to improve your neighborhood (or where you work or visit) in the future.

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

# CITY VISION POLL

p. 2 of 3

**6. What forms of transportation do you want to use to get around the city in 2044? What keeps you from doing that now?** (Examples: Walking, Biking, Transit, Driving, etc.)?

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**7. What are you most concerned about when it comes to the environmental future of the city?** (Examples: Reducing greenhouse gas emissions, increasing tree coverage, adapting to climate change, addressing flooding, recycling/waste management, etc.)

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**8. What one or two words best describe your vision for the City of SeaTac 20 years from now?**

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**9. What else would you like to tell the City about your vision for SeaTac's future?** \_\_\_\_\_

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## Tell us a little about your connection to SeaTac!

**10. Check all that apply.**

- I live in SeaTac
- I work in SeaTac
- I own a business or property in SeaTac
- Other

**11. If you live in SeaTac, what neighborhood do you live in?**

- |   |   |
|---|---|
| <input type="checkbox"/> Riverton Heights | <input type="checkbox"/> River Ridge                    |
| <input type="checkbox"/> McMicken Heights | <input type="checkbox"/> City Center/Airport District   |
| <input type="checkbox"/> Bow Lake         | <input type="checkbox"/> 154 <sup>th</sup> Station Area |
| <input type="checkbox"/> Angle Lake       | <input type="checkbox"/> Angle Lake Station Area        |
| <input type="checkbox"/> Maywood          | <input type="checkbox"/> Unsure/I don't Know.           |
| <input type="checkbox"/> Madrona          | <input type="checkbox"/> I do not live in SeaTac        |
| <input type="checkbox"/> Mansion Hill     | <input type="checkbox"/> Other (please specify)         |
| <input type="checkbox"/> Grandview        |   |
-

### Questions for Commissioners:

- Have you seen the poll's advertised?
- Can you help spread the word?

### Demographic Questions (Optional)

Demographic information is critical to the City of SeaTac's outreach efforts in that it helps us understand whether the feedback we received is representative of the City's rich diversity and perspectives.

As is the case with all questions in this survey, each of these are optional, and none of your individual responses will be shared with any entity outside of the City of SeaTac's planning team.

#### 12. What race best describes you?

- |  |   |
|--|---|
| <input type="checkbox"/> White                         | <input type="checkbox"/> Asian                            |
| <input type="checkbox"/> Black/African American        | <input type="checkbox"/> Native Hawaiian/Pacific Islander |
| <input type="checkbox"/> American Indian/Alaska Native | <input type="checkbox"/> Two or More Races                |
| <input type="checkbox"/> Other: _____                  | <input type="checkbox"/> I prefer not to answer           |

#### 13. Are you of Hispanic, Latino or Spanish origin?

- Yes    No    I prefer not to answer

#### 14. Do you own or rent your home?

- Own    Rent    I prefer not to answer

#### 15. What is your age?

- |                                   |   |
|-----------------------------------|---|
| <input type="checkbox"/> Under 18 | <input type="checkbox"/> 45 - 64                |
| <input type="checkbox"/> 18 - 24  | <input type="checkbox"/> 65 and over            |
| <input type="checkbox"/> 25 - 44  | <input type="checkbox"/> I prefer not to answer |





# 2024 COMPREHENSIVE PLAN AMENDMENT PROCESS

## ABOUT THE PROCESS

- Opportunity for community to propose changes to Comprehensive Plan
- Generally, a two-year process with applications due in even-numbered years and Council action in odd-numbered
- Amendments to Comprehensive Plan and development regulations can be proposed

## PROCESS KICKED OFF IN AUGUST

- Applications due October 20, 2023

### **Who May Apply?**

Any individual, property owner, neighboring jurisdiction, Council, Board, Commission or City staff-member may propose an amendment.

**To ensure holistic consideration of all changes to the Comprehensive Plan, the amendment process will be incorporated into the Envision SeaTac 2044 project.**

# SUMMARY OF AMENDMENT PROCESS & MILESTONES

## PROCESS FITS WITHIN TWO-YEAR PERIOD

\*\*\*2023 (YEAR 1)\*\*\*

- 1) **Proposals submitted** (*deadline Oct. 20, 2023*)
- 2) **“Preliminary Docket” compilation & review**

\*\*\*2024 (YEAR 2)\*\*\*

- 3) **City Council establishment of “Final Docket”**
- 4) **“Final Docket” review**
- 5) **City Council adoption of proposed amendments** (*before end of 2021*)



**QUESTIONS OR COMMENTS?**



# POTENTIAL COMMISSION ACTION

**NO ACTION REQUESTED:** This is an informational briefing.

## REVIEWS TO DATE:

- **City Center/Airport District Subarea Plan Project:** 3/15/2022, 3/7/2023, 5/2/2023, 6/20/2023, 7/18/2023, 8/15/2023
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