



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

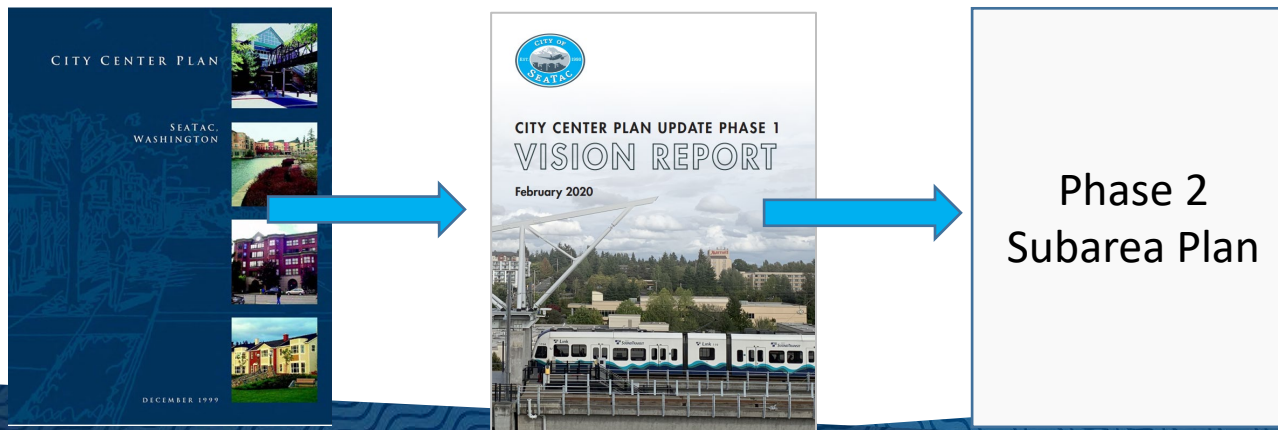
- Council Study Session: 3/8/2022



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.

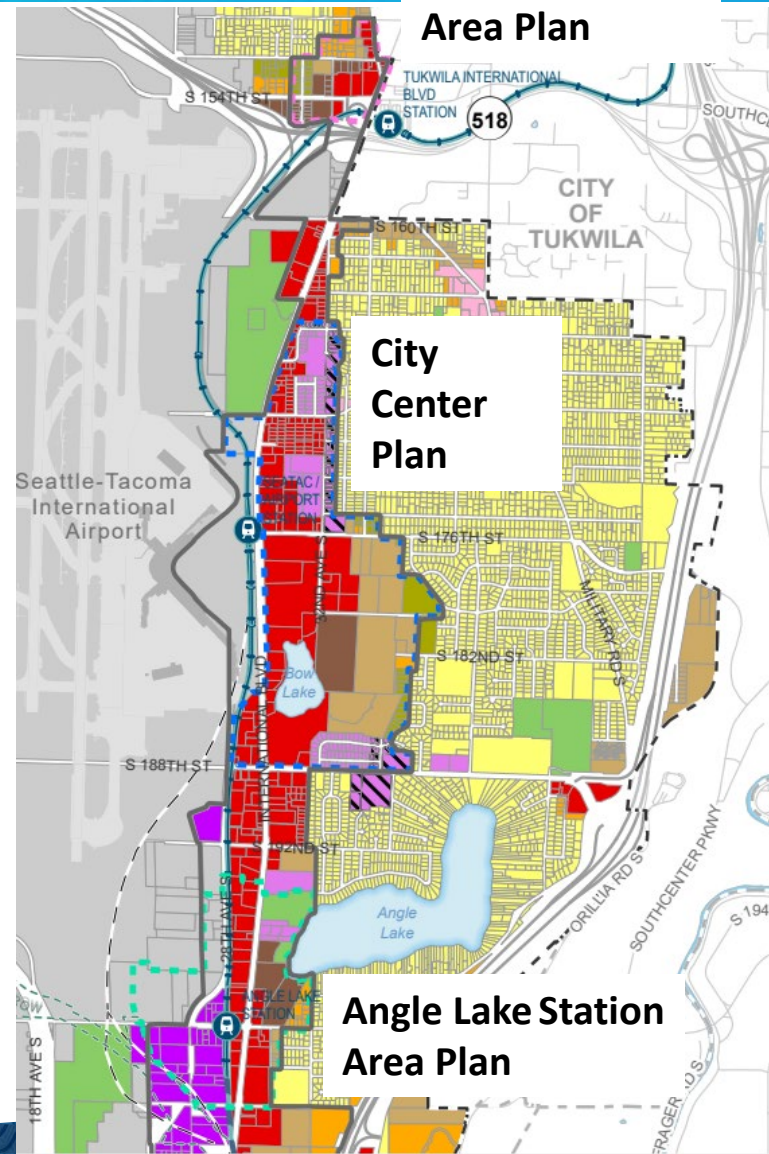


ABOUT SUBAREA PLANS

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 154th 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.



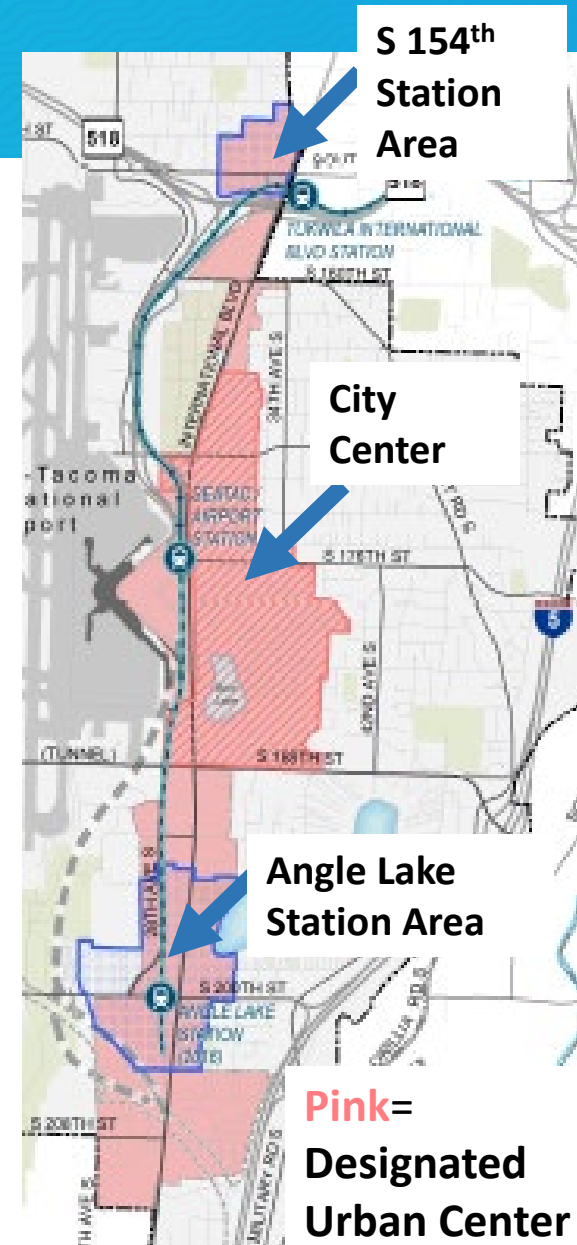
ABOUT SUBAREA PLANS

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.

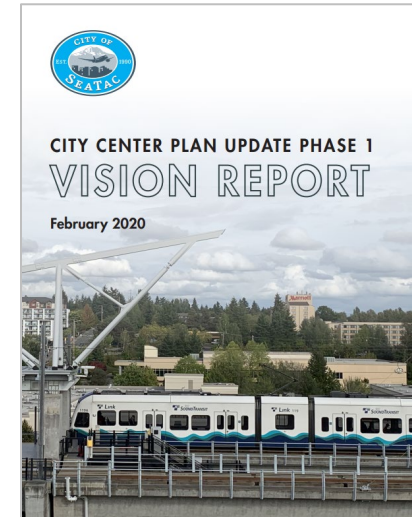
- **Regional Growth Goals (PSRC, King County):** Urban centers should have higher density, pedestrian-oriented development with a mix of housing, jobs, retail, services, and other destinations.
- **SeaTac-Specific Growth Goals (Comprehensive Plan):** "Urban Village Strategy": Focus majority of SeaTac's 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

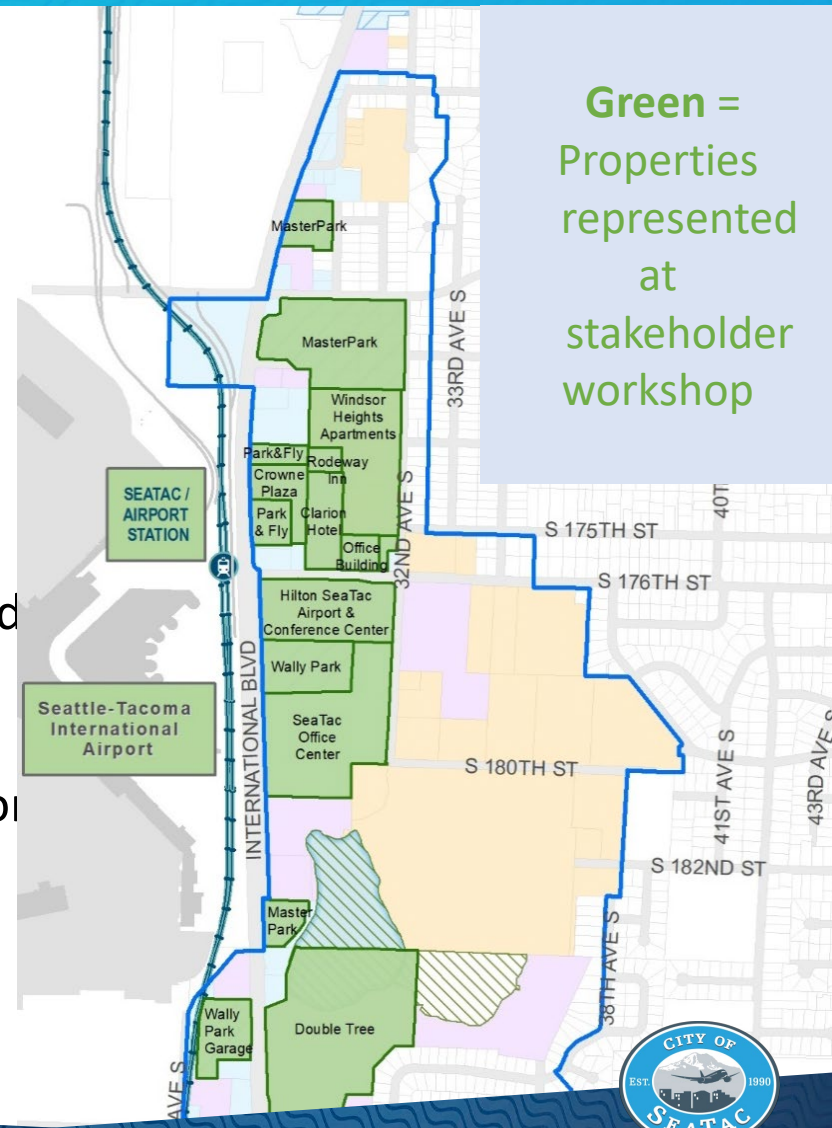
Business/Property Stakeholder Activities

- 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)

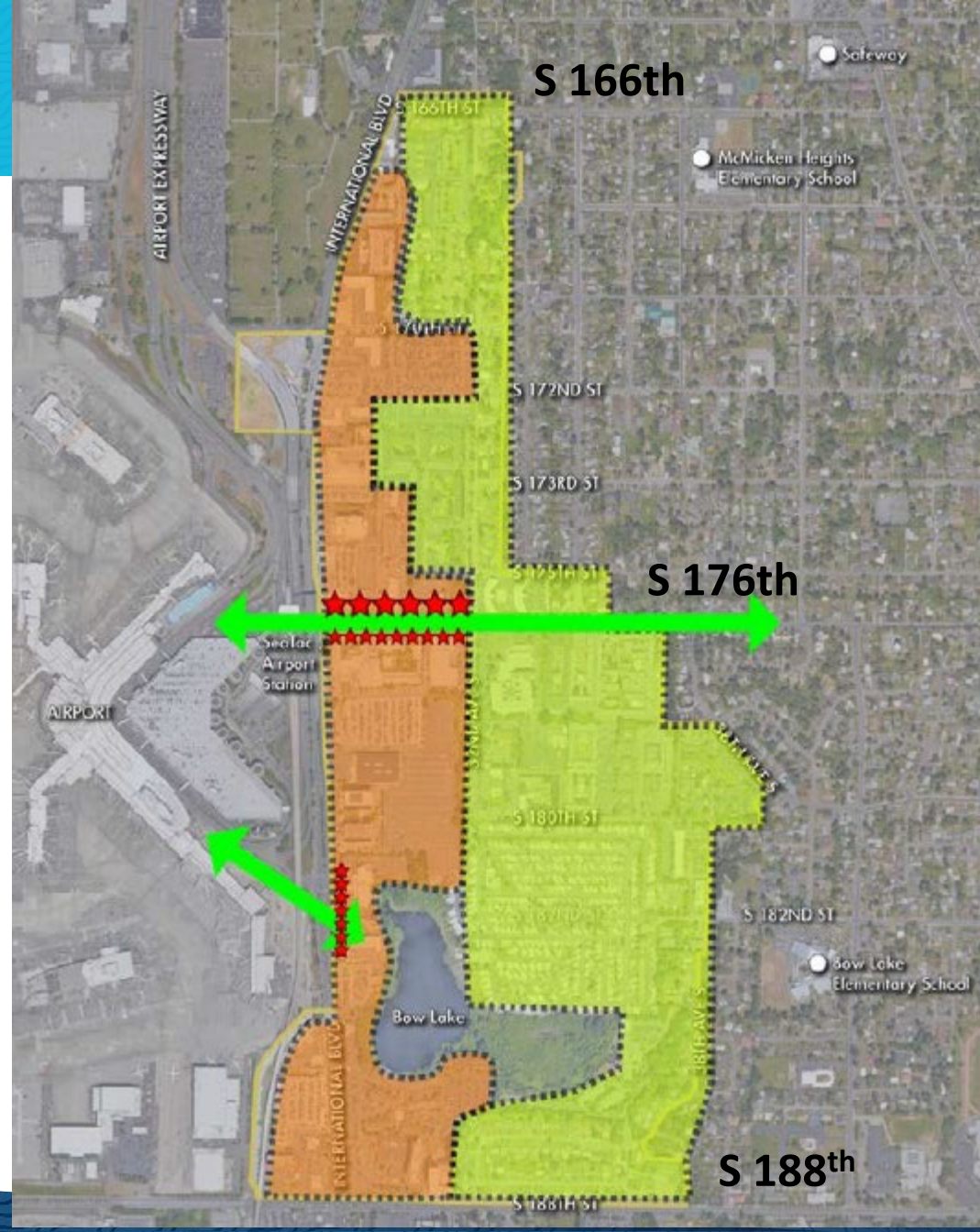
Multi-family Neighborhood District
(yellow area)



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.

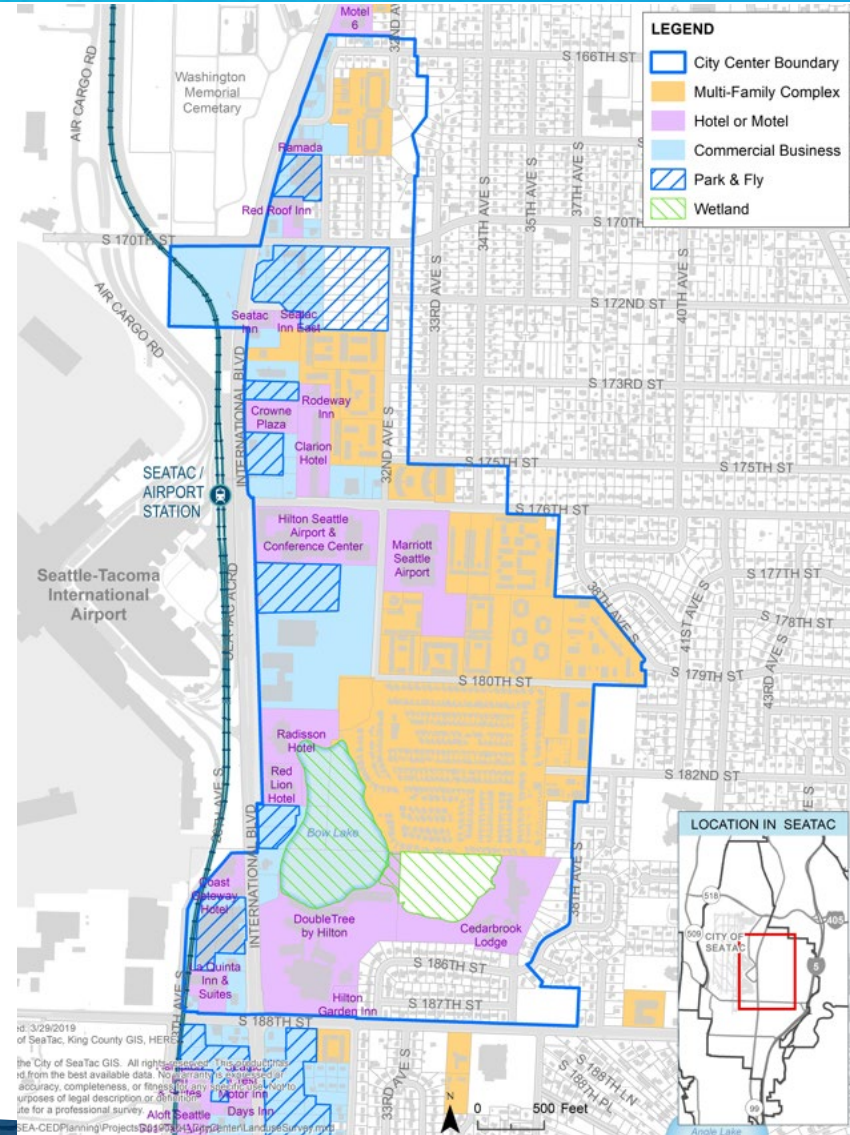
Spring

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

2023

Summer

- Complete subarea plan & code update project.



Questions?

