



## City Center Plan Update Phase 2

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

Council Study Session  
March 8, 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 Council will be asked to give City Manager approval to authorize consultant contract in May or June.



# 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.

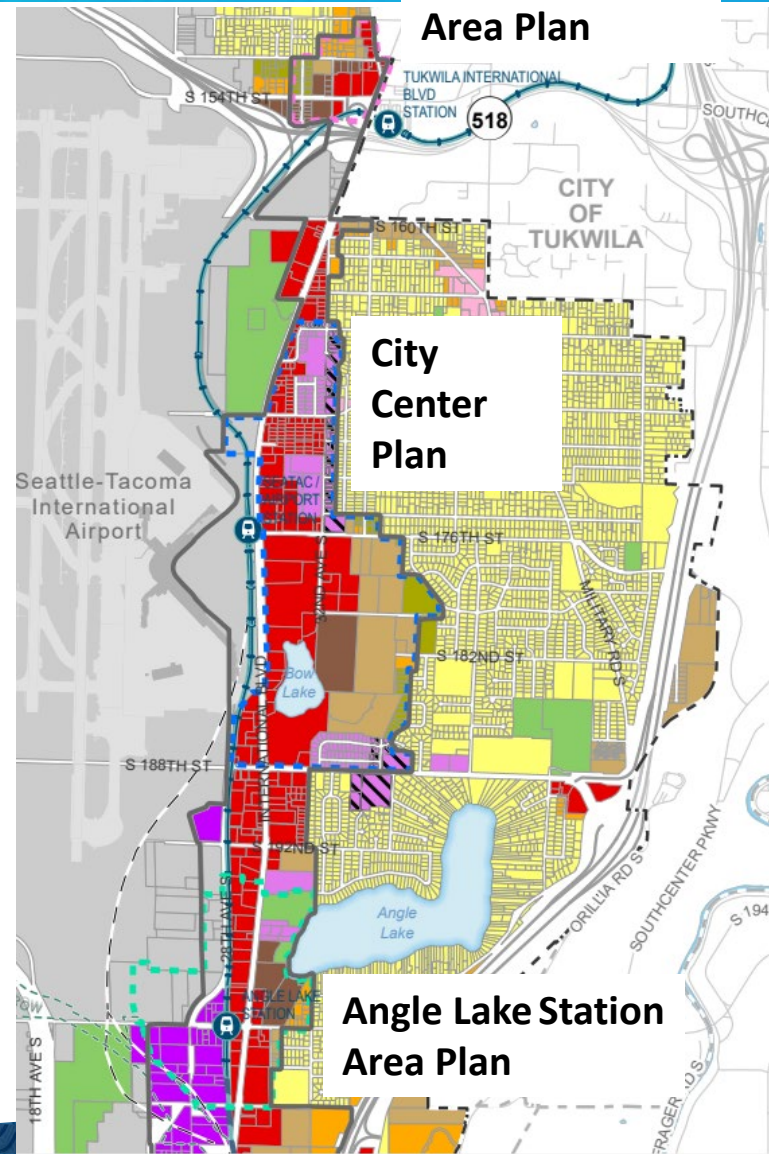


# ABOUT SUBAREA PLANS

## 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.



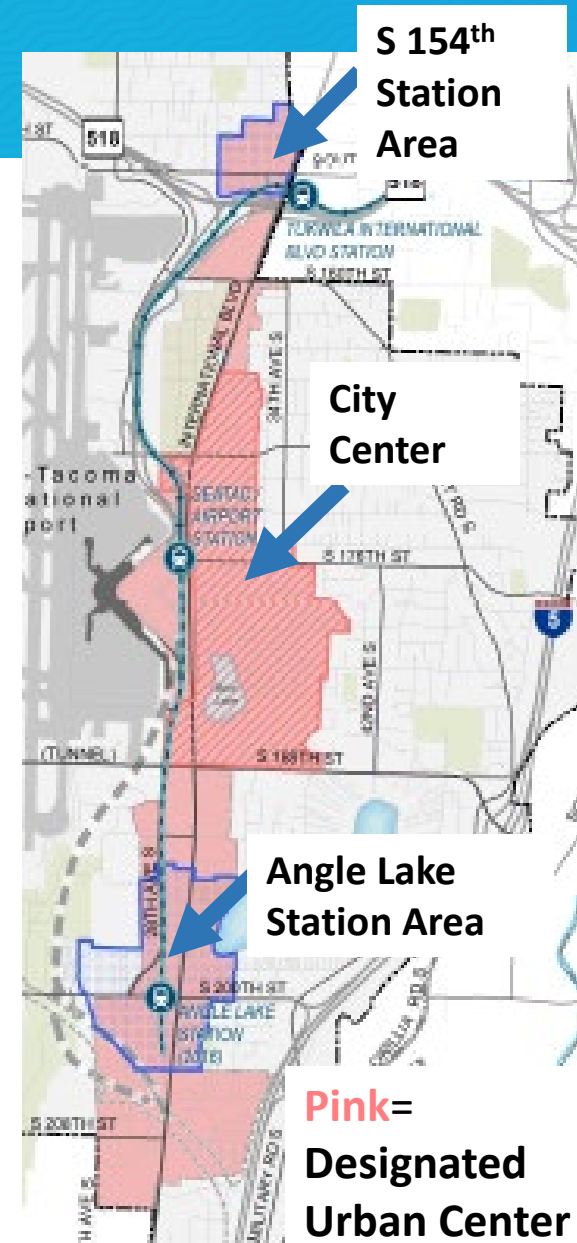
# ABOUT SUBAREA PLANS

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.

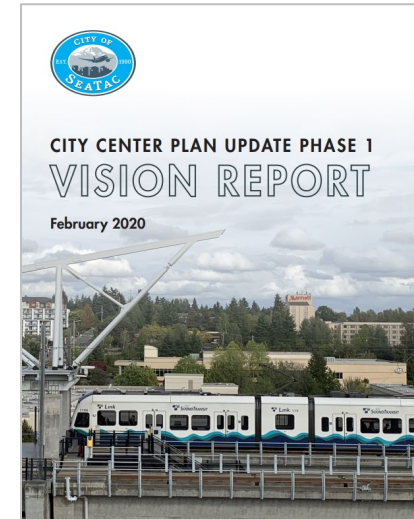
- **Regional Growth Goals (PSRC, King County):** Urban centers should have higher density, pedestrian-oriented development with a mix of housing, jobs, retail, services, and other destinations.
- **SeaTac-Specific Growth Goals (Comprehensive Plan):** "Urban Village Strategy": Focus majority of SeaTac's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

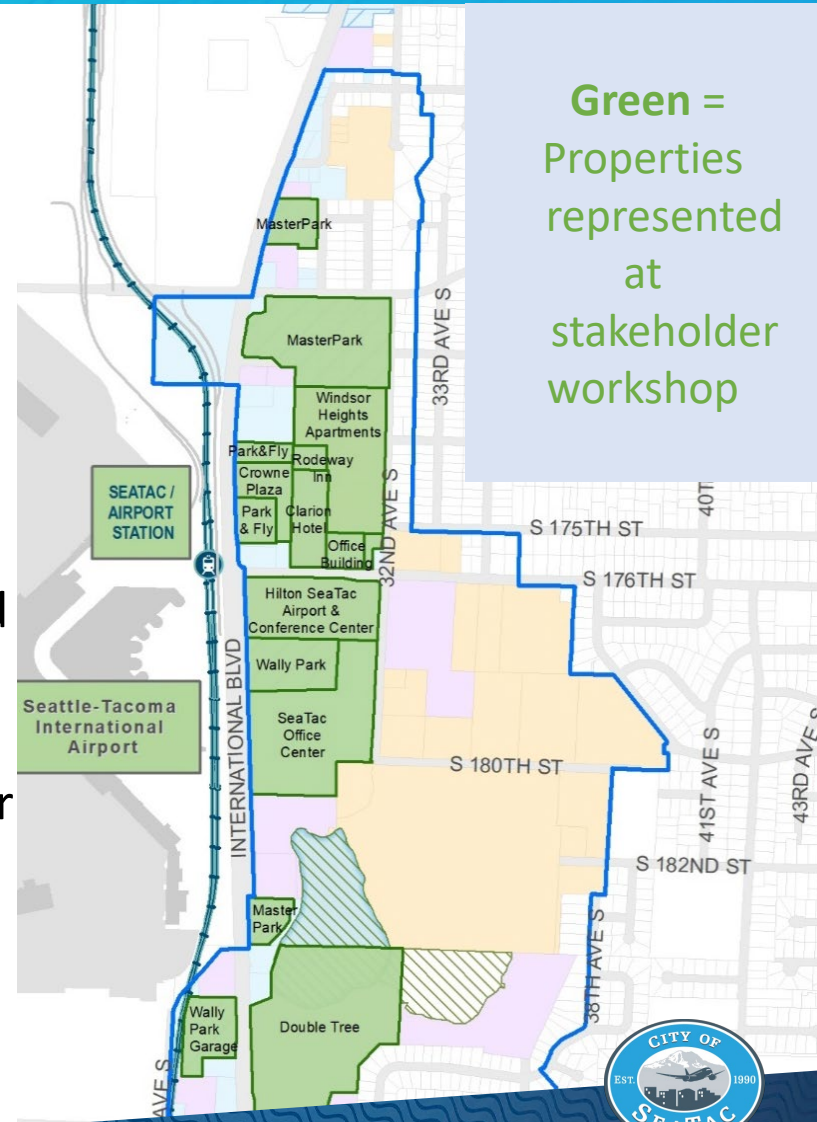
### Business/Property Stakeholder Activities

- 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)

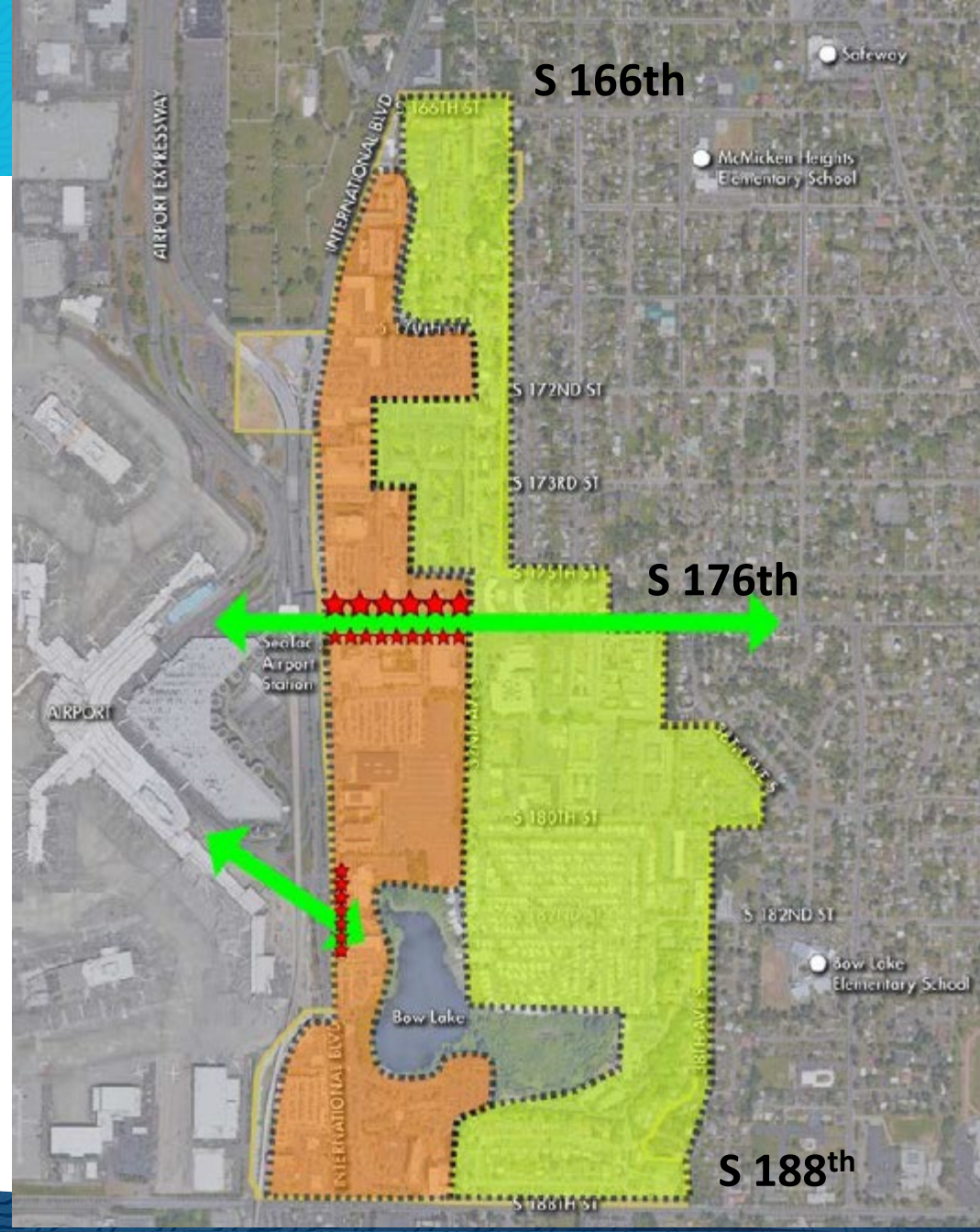
**Multi-family Neighborhood District**  
(yellow area)



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*).





# Questions?

