



Planning and Economic Development Committee Agenda REGULAR MEETING

March 21, 2024
4:00 pm–5:30 pm
Hybrid Meeting

This meeting will be conducted in a hybrid format with in-person and remote options for public participation. The meeting will be broadcast on SeaTV Government Access Comcast Channel 21 and live streamed on the City’s website <https://seatacwa.gov/seatvlive> and click the “live” channel 1 grey box.

A quorum of the Council may be present.

Committee Members: Councilmember James Lovell, Chair
Councilmember Jake Simpson
Mayor Mohamed Egal

Staff Coordinator: Evan Maxim, CED Director

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order		Chair	4:00
2	<p>PUBLIC COMMENTS: The committee will hear in-person public comments and will also provide remote oral and written public comment opportunities. All comments shall be respectful in tone and content. Providing written comments and registering for oral comments must be done by 2:00 pm, the day of the meeting. Registration is required for remote comments and encouraged for in-person comments. 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.</p> <ul style="list-style-type: none"> • Instructions for registering to providing oral public comments are located at the following link: Registration for Oral Public Comments - Council Committees and Citizen Advisory Committees • Submit email/text public comments to pedpubliccomment@seatacwa.gov. The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website. 		Chair	4:00 (5 min)
3	Minutes of 2/15/2024 regular meeting	Review and approve	Committee	4:05 (5 min)
4	Fire Station 47: Strategic Real Estate Plan Analysis	Review and Recommendation	Zack Shields / Jenn Kester	4:10 (20 min)
5	Envision 2044: Engagement Update	Informational	Kate Kaehny /	4:30

		Briefing	Jenn Kester	(35 min)
6	TDDP Workplan	Informational Briefing	Maria Langbauer / Aleksandr Yeremeyev	5:05 (10 min)
7	Childcare Startup Program quarterly update and SKHHP 2023 Q4 quarterly update	Informational Briefing	Evan Maxim	5:15 (15 min)
8	Adjourn		Chair	5:30



Planning & Economic Development Committee Minutes

Thursday, February 15, 2024

4:00 PM – 5:30 PM

* Hybrid Meeting *

Commenced: 4:04 pm

Adjourned: 6:04 pm

Committee Members:	Present	Absent	Excused	Unexcused
James Lovell , Chair	X			
Mohamed Egal , Mayor	X			
Jake Simpson , Councilmember	X			

Other Councilmembers: CM Peter Kwon, CM Joe Vinson

Staff & Presenters: *Deputy City Manager Gwen Voepel, CED Director Evan Maxim, Planning Manager Jenn Kester, Principal Planner Kate Kaehny, Associate Planner Laura Stilwell, Senior Assistant City Attorney Cindy Corsilles, Admin Asst 3 Barb Mailo*

1. Call to Order	Chair Lovell called the meeting to order at 4:04 pm and roll call.
2. Public Comments	<ul style="list-style-type: none"> • Written comments: None • Remote comments: None • In-person comments: None
3. Minutes of 12/21/2023 regular meeting	<p>Review and Approve</p> <ul style="list-style-type: none"> • Unanimous approval of the meeting minutes. <p style="text-align: center;">Minutes Passed: 3-0</p>
4. Envision 2044: Growth Scenarios	<p>Informational Briefing</p> <p>Introduced by Planning Manager Kester and presented by Principal Planner Kaehny.</p> <p>The purpose of the presentation was to provide an overview of growth scenario options discussed at recent Planning Commission work sessions.</p> <p>No actions required.</p> <p>(4:20 pm: presentation/meeting was interrupted by a technical malfunction)</p> <ul style="list-style-type: none"> • 4:21 pm: Chair Lovell called a short recess to commence at 4:21 pm and end at 4:24 pm to provide

	<p>opportunity for technical maintenance.</p> <p>Commission consented to a short recess from 4:21 pm to 4:24 pm.</p> <ul style="list-style-type: none">• 4:24 pm: Chair Lovell called to extend the recess time to 4:30 pm to allow additional time for technical maintenance. <p>Commission consented to extend the recess time to 4:30 pm.</p> <ul style="list-style-type: none">• 4:30 pm: Chair Lovell called the meeting to order. <p>Principal Planner Kaehny resumed the presentation.</p> <p>Discussion commenced with Councilmember Simpson, Principal Planner Kaehny, Planning Manager Kester, Mayor Egal, and Chair Lovell.</p>
5. Sign Code Amendments	<p>Review and Recommendation</p> <p>Presented by Associate Planner Stilwell.</p> <p>The purpose of the presentation was to provide an overview of changes and proposed recommendations to the Sign Code amendment.</p> <p>Discussion commenced with Councilmember Simpson, Chair Lovell, and Associate Planner Stilwell.</p> <ul style="list-style-type: none">• Mayor Egal motioned to move the proposed Sign Code amendment to the Council Committee. <p>Councilmember Simpson seconded.</p> <p>Motion passed: 3-0</p>
6. Fireworks Ordinance Amendment	<p>Review and Recommendation</p> <p>Memorandum presented by Senior Assistant City Attorney Corsilles.</p> <p>Discussion commenced with Councilmember Simpson, CED Director Maxim, and Chair Lovell.</p> <ul style="list-style-type: none">• 5:55 pm: Chair Lovell motioned to extend the meeting time to 6:10 pm. <p>Commission consented to extend the meeting time to 6:10 pm.</p>

	<ul style="list-style-type: none">• Mayor Egal motioned to move the Fireworks Ordinance Amendment to the Consent Agenda. <p>Councilmember Simpson seconded.</p> <p>Motion passed: 3-0</p>
7. Contract and Budget Amendments: Critical Areas Ordinance	<p>Review and Recommendation</p> <p>Memorandum presented by Planning Manager Kester.</p> <p>Discussion commenced with Councilmember Simpson, Planning Manager Kester, Principal Planner Kaehny, CED Director Maxim, and Chair Lovell.</p> <ul style="list-style-type: none">• Councilmember Simpson motioned to move Contract and Budget Amendments to Consent Agenda. <p>Mayor Egal seconded.</p> <p>Motioned passed: 3-0</p>
8. Adjourn	<ul style="list-style-type: none">• 6:04 pm: Chair Lovell called the meeting to adjourn. <p>The meeting adjourned at 6:04 pm.</p>



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 12/08/2023
To: Evan Maxim, CED Director; Jenn Kester, Planning Manager
From: Zack Shields, Senior Planner – Transportation, Capital Facilities, and Special Projects
Subject: Former Fire Station #47 (Parcel #: 04300-0009): SREP Analysis

Summary

This memorandum provides a property-specific assessment of the former site of Fire Station 47 (FS47). The City of SeaTac currently possesses a significant collection of public real estate assets, including the 24,400-SF property within the City's Urban Center in the South 154th Street Station Overlay District that now sits vacant. My recommendation is for the disposition of the FS47 parcel to be declared as surplus property for the development of multifamily housing.

I recognize that ongoing discussions are taking place regarding the location for a new civic campus in SeaTac. Due consideration should be given to the dispossession of public assets. They play a strategic role in defining and implementing the built environment and often serve as a catalyst or anchor for continued development and meeting policy objectives. It would be judicious to postpone any final decision regarding the Fire Station 47 property until the discussion regarding the civic campus reaches a conclusion.

Overview

Background and Site Information

The site of the former Fire Station 47 lot is in the north-central section of SeaTac, near the City's eastern border with the City of Tukwila, at 3215 South 152nd Street, SeaTac, WA 98188. The City completed the demolition and removal of the former fire station building in 2018. As part of the South 154th Street Station Overlay District area, the property is adjacent to transit and pedestrian-friendly neighborhoods and a mix of retail and recreation opportunities, including Riverton Heights Park.

The FS47 parcel is 0.5 miles from access to SR 518, 0.3 miles from Tukwila International Boulevard Station, and approximately 1.5 miles from the Sea-Tac International Airport. The parcel is zoned Urban High-Density Residential (UH-UCR), and it is located entirely within the South 154th Street Station Area Overlay District. The property comprises 0.56 acres or 24,400 SF. The Fire Station 47 property is situated in an active part of the City, as it lies within the South 154th Street Station Overlay District area and is within walking distance of transit and recreational amenities.

Following a comprehensive assessment of the site and a review of existing city planning studies and system conditions, I developed three potential uses or development alternatives for further consideration. Of the three, for the future use of the former fire station parcel, I recommend Alternative 1: High-density Multifamily Residential Development.

The development of housing within a high-capacity transit corridor is supported by the City's South 154th Street Station Area Plan, the Housing Action Plan, the Angle Lake District Station Area Plan, and aligns with the City's Comprehensive Plan policy goals stated in more detail in Exhibit C.

- Alternative 1 (Recommended): High-density Multifamily Residential Development;
- Alternative 2: Civic Campus Candidate Site;
- Alternative 3: Recreational Space for a Pocket Park.

Alternative 1: High-density Multifamily Residential Development

Implementing the City Center, South 154th Street Station Area, and Angle Lake District Station Area Plans to focus most of SeaTac's commercial and residential growth and redevelopment into SeaTac's designated Urban Center by promoting compatible multifamily residential development to increase the supply of quality housing units in SeaTac that complement the surrounding neighborhood mix of single-family residential, multifamily, commercial, and retail.

Alternative 2: Civic Campus Candidate Site

Since the January 2022 production of the SREP Report, the city council has directed staff to begin the process of searching for a suitable site to host the new SeaTac Civic Campus, and they have advised that the new civic campus be in close proximity to transit and the city's Urban Center. The new civic campus is a significant investment, and policymakers are currently deliberating on its best location. The City Center and the Angle Lake Station Overlay Districts are considered potential candidate sites. These locations would exclude the FS47 parcel geographically. Civic campuses can provide easy access to City services and offices for community-based organizations, recreational offerings, or retail businesses. To ensure that the decision-making process is comprehensive, it's crucial to finalize discussions before making a definitive conclusion on the future disposition of the FS47 parcel.

Alternative 3: Recreational Space

Current SeaTac Parks, Recreation, and Open Space Plan goals state that SeaTac should strive to provide parks within ¼ mile of transit-oriented development areas, and the South 154th Street Station Area Plan recommended this site as a potential future pocket park. However, in subsequent years, since the station plan, development at Riverton Heights Park has provided an improved level of service and recreational opportunities in the station area.

Review of Existing Planning Documentation in Consideration of Fire Station #47

To develop my recommendation and the alternatives considered, I reviewed the City of SeaTac's Comprehensive Plan, PROS Plan, Facilities Studies, Housing Action Plan, and Sub Area Plans. The SeaTac City Council adopted a Strategic Real Estate Plan in May of 2022 to provide an examination and analysis of the City's real estate portfolio and policies to leverage real estate to further property-specific goals and policies supported by the City's Comprehensive Plan.

SeaTac Comprehensive Plan

The City of SeaTac Comprehensive Plan is currently being updated for the 2024-2044 planning cycle. Policymakers and stakeholders have focused on multiple tools to encourage residential development, including managing housing growth and promoting various housing and open space opportunities. For example, SeaTac's Comprehensive Plan and light rail station area plans to focus growth into designated "urban villages" in the City's Urban Center, where higher density, pedestrian-oriented development is concentrated with a mix of housing, jobs, retail, services, and other destinations. The Comprehensive Plan encourages the development of this type of "complete community" in all residential neighborhoods by promoting diversity in housing types and transportation opportunities for all segments.

The South 154th Street Station Area Plan

The South 154th Street Station Area Plan (2006) sought to leverage its proximity to the light rail station to develop new business opportunities, services for SeaTac residents, and housing opportunities. Subarea plans are at their core city redevelopment and investment guides. They establish a community and market-supported land use vision and desired development pattern for specific neighborhoods and districts. The South 154th Street Station Area Plan helped identify the City's strategies to achieve the vision and preferred development pattern. The parcel previously occupied by the fire station was identified at the time of publication as part of a planned future neighborhood park in The South 154th Street Station Area Plan (2006).¹

In subsequent years since the adoption of The South 154th Street Station Area Plan (2006), ongoing capital developments, such as the Riverton Heights Park Property Development, have brought further recreational opportunities to the station area that did not exist at the time of the 154th Street Station Area Plan's development. The Riverton Heights Park today is 7.9 acres (2.0 acres developed), providing playground equipment, a basketball court, picnic area, community lawn, and open space. Today, the FS47 parcel is approximately 0.18 miles from Riverton Heights Park, 0.6 miles from Cascade View Park in Tukwila, and 0.9 miles from North SeaTac Park.

The SeaTac Housing Action Plan

The SeaTac Housing Action Plan (2021) outlines several key strategies for meeting the City's housing targets, including proactively planning and coordinating public infrastructure to support urban village development, and continuing conversations with the development community about actions the City can take to attract market-rate rental housing. The Housing Action Plan brought diverse perspectives from every sector of society, from citizen to business owner, student to employee, and homeowner to renter. The result of which was a wide-ranging outlook on new housing in SeaTac. A sampling of those perspectives shows strong support for new housing that enhances social connections and multigenerational living, such as cohousing, cottage housing, or courtyard apartments. There is also strong support for studios and small apartments for single adults living alone.

¹ P. 24, 154th Street Station Area Plan, 2006.

Continued population growth in the Puget Sound Region over numerous planning cycles has increased the demand for good quality housing opportunities for all residents. State-wide, according to the Washington State Department of Commerce, there will be a need for 1.1 million new homes in the next 20 years and an additional 91,357 emergency housing beds for temporary use. In 2021 within the City of SeaTac, there were 10,831 housing units. 52% were single-family occupied homes, 38% were multi-family, and the remaining 10% were a combination of either townhomes, duplexes, or mobile homes.²

The Growth Management Act stipulates that the City of SeaTac is required to provide 5,900 housing units by the end of the 2044 planning cycle. Furthermore, with the recent passage of HB 1220 and HB 1110 in the Washington Legislature, the State changed how communities are required to plan for housing. This legislation amended the Growth Management Act (GMA) to instruct local governments to “plan and accommodate” for housing affordable to all income levels. This significantly strengthens the previous goal, which was to encourage affordable housing. HB 1220 and HB 1110 also significantly updates how jurisdictions plan for housing in the housing element of their comprehensive plans.

SeaTac PROS Plan

Alongside the growth in housing, the City should provide increased access and availability to recreational opportunities. The SeaTac Parks, Recreation, and Open Space (PROS) Plan (2020) sets forth the City’s vision for a system of park facilities and recreational programs that substantially benefit the community. The PROS Plan consists of an overview and inventory of the City, its population, and its parks and recreation facilities, with substantive future goals and capital planning recommendations and implementation strategies. Critically, the PROS Plan aligns with the City’s Comprehensive Plan and level of service (LOS) requirements.

SeaTac’s Park System LOS is set to provide the same ratios of facilities the community enjoys in 2019 through the six years consistent with the Comprehensive Plan (2026 and 2035). Based on expected growth from 2020-2040, the capital facility program would meet and sometimes exceed the minimum LOS.³ Furthermore, park offerings have grown in the area adjacent to FS 47, including the Riverton Heights Park development, bringing high-quality health and recreational opportunities for all residents and visitors to SeaTac.

Strategic Real Estate Plan Report

The City Council determined that the acquisition, use, and disposition of real property are an implementation strategy for adopted SeaTac goals and policies, which requires the City of SeaTac to develop a strategic approach and guiding principles to address its real property portfolio.⁴ The SREP was devised to leverage existing data and research to summarize, at a high level, the trends currently impactful on real estate that should be monitored continuously. Adopted in March 2022, the SREP’s design is a snapshot of existing trends and conditions

² P. 2, Housing Action Plan, 2021.

³ Exhibit 2: Level of Service 2020-2040, PROS Plan

⁴ Resolution 22-006, City of SeaTac City Council

considered part of examining the City's real estate portfolio. Through the process culminating with the SREP report, several critical policy gaps were noted that remain to be addressed by decision-makers.

Heartland identified the following gaps in policy: a need for acquisition strategies, disposition strategies, and clarity around the use of City-owned real estate for affordable housing and City facility needs. According to Heartland, the current policy areas with the most significant ambiguity in the existing decision-making process are found in the City's evaluation and decision-making stage.

Appendix

Exhibit A

APPENDIX

1

PROPERTY REVIEW



PROPERTY NOTES

- City approved property for disposition, which is now on hold for further evaluation
- Less than 1/2 mile from the light rail station, and within the 154th Street Station Area
- Urban High-Density Residential zoning supportive of multifamily development, the likely highest and best use
- Page 24 of the 154th St Station Area plan identifies this parcel as part of a future community park

STRATEGIC POSITIONING

Strategic Classification:

DISPOSITION

ASSET PROFILE

Inventory #:	1
Name:	King County Fire Station #47
Size (Acres):	0.56
Address:	3215 S. 152nd St
Improved:	Vacant
Zoning:	UH-UCR
Site Use:	King County Fire Station
Land Use Status:	Vacant (Commercial)
Ownership Interest:	Fee
City Department:	Parks
Date Acquired:	Mar-1991
Use Restrictions:	None Noted

POLICY GOAL RELEVANCE

Parks and Rec	
Economic Development	● ● ●
Housing and Affordability	● ● ● ●
Healthy Placemaking	● ●
City Facilities	
Transportation	
Emergency Response	

APPLICABLE TRENDS

Housing	● ● ● ●
Airport Growth	
Commercial Real Estate	● ● ● ●
Parks	
Transit	● ● ● ● ●

Exhibit A

APPENDIX

IMPLEMENTATION PROCESS OVERVIEW TABLE

PROCESS FRAMEWORK STAGE 1: PRELIMINARY REVIEW	
<p>1. INITIAL INTAKE</p> <p>The initial intake is the step that formalizes the initiation of this process:</p> <p>ACTIONS</p> <ul style="list-style-type: none"> ▪ Capture the opportunity in this formal template to carry the opportunity through the process and create a historical record of the analysis and evaluation of the opportunity. ▪ Source of the opportunity should be mentioned here (existing portfolio recommendation, 3rd party-sourced acquisition opportunity) 	<p>2. INITIAL ANALYSIS</p> <p>The initial analysis lays out the basics of the real estate opportunity to be evaluated:</p> <p>ACTIONS</p> <ul style="list-style-type: none"> ▪ Summarize the type of opportunity being presented ▪ Record basic property and deal information: <ul style="list-style-type: none"> - <i>Parties involved</i> - <i>Opportunity supports which policy objectives</i> - <i>Key Stakeholders</i> - <i>Costs/Price</i> - <i>Property info</i> - <i>Location</i> - <i>Potential timing – timing vs. timeline to incorporate</i> - <i>Impacts of decisions</i> - <i>Alternatives or other viable options</i> ▪ Identify a “departmental advocate” (departmental lead or project manager) to advance the opportunity through the evaluation phase
PROCESS FRAMEWORK STAGE 2: EVALUATION	
<p>3. EVALUATION</p> <p>The evaluation stage is the most time-intensive stage of this process. This stage will allow City Staff to determine if they wish to recommend an action on an opportunity and enable a simpler and more formal decision step in the next stage:</p> <p>ACTIONS</p> <ul style="list-style-type: none"> ▪ Engage in a more in-depth review of the opportunity viewed through the following lenses: <ul style="list-style-type: none"> - <i>Policy objectives</i> - <i>Real estate and economic trends</i> - <i>Initial analysis outputs</i> - <i>Implementation strategy</i> ▪ Frame the evaluation for formal consideration by City legislators. This framing should proactively address questions that legislators will want to understand before voting on an action. These questions could include (but not necessarily be limited to) the following: <ul style="list-style-type: none"> - <i>What is the key driver of this opportunity (e.g. an immediate need or a proactive action to meet a future need)</i> - <i>Does this support policy a primary policy objective, and if so which one(s)?</i> - <i>Does this support any additional policy objectives, and if so, which one(s)?</i> - <i>Are there additional policy objectives that are furthered in addition to the primary policy objective?</i> - <i>Is this opportunity responsive to current real estate and economic trends?</i> 	

APPENDIX

PROCESS FRAMEWORK STAGE 2: EVALUATION	
3. EVALUATION (CONTINUED)	
<ul style="list-style-type: none"> - Are there other alternatives to this opportunity that could be accomplished without this action, and if so why is this proposed action preferred? - What implementation strategies could potentially be utilized to pursue this opportunity to maximize the benefit to the City, reduce risk to the City, and achieve stated policy objectives? - What are the opportunity costs for pursuing this opportunity (e.g. would this preclude the City from pursuing other desired opportunities)? - What are the capital and operating budget ramifications for this opportunity under any identified implementation strategy? - What City Council actions are necessary to act on this opportunity - What are the benefits (to the community and policy objectives) and risks measured against the costs? <ul style="list-style-type: none"> ▪ Make a formal recommendation to City Council 	
PROCESS FRAMEWORK STAGE 3: DECISION/IMPLEMENTATION	
4. DECISION	5. IMPLEMENTATION
<p>The Decision Step is where the process transitions from the analysis and evaluation prepared by staff to the decision process of the City's legislators.</p> <p>ACTIONS</p> <ul style="list-style-type: none"> ▪ City Council to consider the recommendation from staff and take one of the following actions <ul style="list-style-type: none"> - <i>Move forward with the opportunity</i> - <i>Request that staff re-evaluate with feedback as to what still needs to be understood/addressed</i> - <i>Hold/Shelve</i> 	<p>Once a decision has been made to pursue an opportunity, ideally the implementation strategy will also have been identified. City staff will execute and/or oversee the implementation, both internally and via external specialists.</p> <p>ACTIONS</p> <ul style="list-style-type: none"> ▪ Identify staff involved in implementation and their roles ▪ Procure necessary 3rd party vendors ▪ Track progress for current and historical recording purposes

Exhibit B

Key Parcel Information

SOURCE: Existing portfolio – Fire Station 47

DEVELOPMENT CAPACITY: Yes

KEY STAKEHOLDERS: City staff, residents, businesses, elected officials

COSTS/PRICE: Not previously disclosed

Address: 3215 South 152nd St., SeaTac, WA 98188 (URBAN CENTER)

Parcel #: 004300-0009

Size: Approx 24,400 SF or 0.56 acres

Dims: Approx 122' x 220'

Zoning: Urban High Density Residential (UH-UCR)

Height/Density: None per City code, Subject to FAA standards

Highest & Best Use: Multi-family Dwelling

Restrictive Size Shape: No

Water: Water District #125

Sewer/Septic: Public

Road access: Public

Parking: Adequate

Street surface: Paved

Exhibit C

Goal-Policy Appendix

Parcel Location: 3215 S 152nd St.

Recommendation: Multi-Family Housing

Alternatives Reviewed & Considered: Pocket Park; New Civic Campus

Source: SeaTac Comprehensive Plan

Vision Statement

The City of SeaTac is envisioned to be economically strong, environmentally sensitive, visually pleasing, and people-oriented with a socially diverse but cohesive population and employment mix. These attributes create a positive identity and image for the community and contribute to a city of the future that works.

The essence of a growing, prosperous, and vibrant City of SeaTac is found not in its built or natural environment alone but in the collective spirit of those who live and who work within the SeaTac community.

The built aspects of this community—its residential and commercial structures, transportation network, park and recreation facilities, utility systems and other public and private facilities, as well as the natural environmental setting—are not considered as ends in themselves, but as means for enhancing the quality of life and enriching the human spirit.

Goal 2.1

Focus growth to achieve a balanced mix and arrangement of land uses that support economic vitality, community health and equity, and transit access.

- Policy 2.1A
 - Implement the City Center, South 154th Street Station Area, and Angle Lake District Station Area Plans to focus the majority of SeaTac’s commercial and residential growth and redevelopment into three distinct complete communities within SeaTac’s designated Urban Center.
 - Implementation Strategies:
 - Implement the subarea plans to focus growth into three communities in the urban center and prioritize projects.
 - Prioritize infrastructure investments that would serve growth in the Urban Center
- Policy 2.1B
 - Direct moderate and high density residential development to the Urban Center, especially within the City Center and station areas.
 - Implementation Strategies:
 - Incentivize multi-family residential projects in the Urban Center through measures such as density bonuses, multifamily tax credits, and infrastructure improvements.
- Policy 2.1E
 - Promote efficient use of land by requiring development of the appropriate type and density for each zone.

Goal 2.2

Create walkable, compact, transit-oriented communities with a range of transportation, employment, housing, recreation, goods, and service choices for residents of all income levels.

- Policy 2.2B
Promote dense residential and employment uses in transit communities to provide current and future residents with greater access to transportation, housing, and economic opportunities.
- Policy 2.2F
Foster high quality, diverse, affordable housing.

Goal 2.3

Achieve a mix of housing types while maintaining healthy residential neighborhoods and guiding new housing development into appropriate areas.

- Policy 2.3E
Provide a high density living option through the Residential High Density designation. Some compatible non-residential uses may be allowed, including neighborhood oriented commercial when part of mixed use development.

Goal 3.4

Increase housing options in way that complement and enhance nearby residential and commercial uses.

- Policy 3.4A
Encourage development of residential areas and lots with adequate existing utilities and transportation systems
- Policy 3.4B
Promote a variety of housing types and options in all neighborhoods, particularly in proximity to transit, employment, and educational opportunities.

Goal 3.6

Increase housing opportunities for all economic segments of the community, especially in SeaTac's transit communities.

- Policy 3.6A
Identify, maintain, and enhance the existing affordable housing stock in SeaTac.
- Policy 3.6B
Use City land use and construction-related codes to encourage development and adequate supply of affordable housing for all economic segments of the forecast population.
- Policy 3.6 D
Cooperate with the private sector, non-profit agencies, and public entities in the planning and development of affordable housing in SeaTac.
- Policy 3.6E
In transit communities, ensure no net loss of affordable housing units.
- Policy 3.6H
Encourage equitable dispersal of affordable housing throughout the City.

Goal 3.7

Encourage a variety of housing opportunities for persons with special needs.

- Policy 3.7A
Support and plan for assisted housing opportunities using available federal, State and County resources.
- Policy 3.7B
Encourage the equitable distribution of special needs housing throughout the City

Goal 5.1

Plan for public facilities to adequately serve existing and new development by establishing levels of service (LOS) standards and determining the capital improvements needed to achieve and maintain these standards for existing and future residents and employees.

- Policy 5.1B

Sets forth Level of Service (LOS) standards as follows:

- Category 1: City-owned and/or operated facilities to which concurrency will be a test for new development.

Stormwater Management: Adequate capacity to mitigate flow and water quality impacts as required by the adopted Surface Water Design Manual.

- Category 2: City-owned/operated facilities to which concurrency will not be a test for new development.

City Hall: 256 gross sq. ft. per employee

Parks and Recreation (per thousands in population):

- Community Parks: 1.70 acres per 1,000
- Neighborhood Parks: 0.27 acres per 1,000

- Category 3: Facilities owned and operated by non-City service providers that must be adequate and available to development.

- Sewer: 125 gallons per day per household, 60 gallons per day per employee
- Water: 150 gallons per day per household, 75 gallons per day per employee

- Policy 5.1E

Use LOS standards to prioritize public facility needs in cases where two or more types of public facilities are competing for limited City funds.

Goal 5.3

Provide adequate public facilities concurrent with new development impacts.

Goal 7.2

Provide a well-designed, pedestrian-friendly, and community-oriented environment in the Urban Center.

- Policy 7.2A

Implement the City Center and Station Area Plans to encourage the development of distinctive focal points (i.e., high activity neighborhood and commercial centers) within the Urban Center.

- Policy 7.2D

Partner with developers to catalyze high-quality, transit-oriented developments in the station areas.

- Policy 7.2O

Create public spaces within the Urban Center

- Policy 7.2P

Encourage the development of buildings and structures in the Urban Center which provide civic functions.

Goal 7.3

Enhance the character of residential areas and promote a range of well-designed housing types

- Policy 7.3B

Require high-quality multifamily building and site design that fosters a sense of community, relates to the street, has unobtrusive parking arrangements, provides usable open space, and ensures compatible transitions between different types of housing.

Subarea Plan Vision Statements

Parcel Location: 3215 S 152nd St.

Source: **SeaTac PROS Plan**

Goal 1

Provide diverse active and passive recreational opportunities through a parks, open spaces, interlinking trails, programs, events, and community centers system.

- **Objective 1A**
Add community and neighborhood park facilities with a blend of active and passive facilities to achieve the adopted level of service standard.
- **Objective 1G**
Continue the City's existing process to evaluate recreational needs through a variety of methods including input from community members such as advisory committees, surveys, and findings from the PROS Plan

Goal 2

Preserve and acquire land for a comprehensive system of parks, open spaces, and trails that responds to the recreational, environmental, health, and aesthetic needs and desires of park users.

- **Objective 2A**
Continue City efforts to expand the PROS system so that all residents live within one-half mile of a community or neighborhood park.

Source: **South 154th Station Area Plan (2006)**

S 154th SA Vision Summary: Vibrant, mixed use, pedestrian-oriented residential neighborhood and place to celebrate cultural diversity.

Station Area Principles

- **Mixed Use Neighborhood** Provide a variety of commercial and residential developments within walking distance of the station facility and other amenities.
- **Pedestrian-Friendly** Make the station area an inviting, accessible and safe place to walk, offering engaging streetscapes and interactive places to gather.
- **Transit-Oriented** Provide attractive, safe and convenient transit stops and convenient access to the light rail station, as well as pedestrian amenities. Establish a range of complementary land uses within the station area that are integrated with transit and supported by retail, employment and civic uses.
- **High Quality Design** Require that all developments within the station area are attractive, designed at neighborhood scale and facilitate an overall aesthetically pleasing environment.
- **Celebration of SeaTac's Diversity** Create an environment that celebrates the many nationalities of people living in SeaTac, through such steps as encouraging businesses that serve the City's diverse populations, commissioning public art that acknowledges SeaTac's diversity, and creating a gathering spot for family-oriented festivities.

Exhibit D

Strategic Real Estate Plan Methodology

The SREP examines the need for City facilities, their operations, and external factors such as regional trends through the lens of identified policy objectives in **Exhibit C** derived from the City of SeaTac Comprehensive Plan. The Strategic Real Estate Plan analysis is devised such that each parcel is viewed individually and as part of a cluster. The consultant hired to draft the SREP, Heartland, noted the importance of property clusters to their analysis and the SREP's design. They state,

“Heartland analyzed each City-owned property individually but also examined three clusters of City-owned property as a whole in addition to the individual level analysis. In these instances where the City owns several properties near one another, it is important to view their cumulative effect and potential to leverage more as a cluster as opposed to on their own” (p. 20, SREP).

The site of FS47 is in one of three identified property clusters in SeaTac. While this memorandum is focused on one parcel, Heartland's analysis expressly indicates the importance of comprehensively viewing the 154th Street Station Area. SREP Implementation Framework is divided into seven broad categories of policy objectives linked to real estate, including economic development, parks and recreation, housing and affordability, transportation/connectivity, emergency response, city facilities, and healthy placemaking.

SREP Implementation Framework

1. What is the key driver of this opportunity?

- a. This parcel has the potential to contribute to several policy goals of the City, including economic development, healthy placemaking, connectivity to transit, and housing production. It is also well located to respond to commercial real estate and housing trends, given the proximity to the light rail station and several identified major corridors.
- b. The post-SREP project landscape in the City of SeaTac requires strategic utilization and planning of surplus lands. The former fire station site is uniquely situated in a moderate to high-growth area, making it a prime candidate for a first case study using the SREP implementation framework.
- c. The parcel is located in a pre-identified station area key to transit-oriented development in the City.

2. Does this support any primary policy objectives, and if so, which one(s)?

- a. The former fire station site has the potential to support primary policy objectives, including economic development and housing and affordability.
- b. Primary policy goals and objectives in support of recommendation:
 - i. Goal 2.1
Focus growth to achieve a balanced mix and arrangement of land uses that support economic vitality, community health and equity, and transit access.
 1. 2.1A
 - a. Project focuses growth in S 154th Station Area
 2. 2.1B,

- a. Project directs moderate growth into the Urban Center
 - 3. 2.1E
 - a. Project promotes efficient use of land by requiring development of the appropriate type and density for the zone.
 - ii. Goal 2.2
Create walkable, compact, transit-oriented communities with a range of transportation, employment, housing, recreation, goods, and service choices for residents of all income levels.
 - 1. 2.2B,
 - a. Project promotes dense residential uses in transit communities
 - 2. 2.2F
 - a. Project fosters high quality, diverse, and affordable housing.
 - iii. Goal 2.3
Achieve a mix of housing types while maintaining healthy residential neighborhoods and guiding new housing development into appropriate areas.
 - iv. Goal 3.6
Increase housing opportunities for all economic segments of the community, especially in SeaTac's transit communities.
 - 1. Policy 3.6A
 - a. Project enhances affordable housing stock.
 - 2. 3.6E
 - a. Project helps to ensure no net loss of affordable housing unit. 3.6F, 3.6H
 - v. Goal 3.7
Encourage a variety of housing opportunities for persons with special needs.
 - 1. 3.7A,
 - a. Project plans for assisted housing opportunities.
 - 2. 3.7B
 - a. Project encourages equitable distribution of special needs housing.
 - vi. Goal 7.2
Provide a well-designed, pedestrian-friendly, and community-oriented environment in the Urban Center.
 - vii. Goal 7.3
Enhance the character of residential areas and promote a range of well-designed housing types
 - 1. Policy 7.3B
 - a. Project requires high-quality multifamily building and site design that fosters a sense of community, relates to the street, has unobtrusive parking arrangements, provides usable open space, and ensures compatible transitions between different types of housing.
- c. Comprehensive Plan Residential and Commercial-related goals:
 - i. Goal 2.1
 - 1. References Exhibit C
- d. Capital Facilities
 - i. Goal 5.1

1. References Exhibit C
- ii. Goal 5.3
 1. References Exhibit C
3. **Is this opportunity responsive to current real estate and economic trends?**
 - a. SeaTac contends with a unique element that contributes to difficulty establishing a typical real estate market analysis. The economic engine that is the SeaTac International Airport distorts typical market analysis. We know this presents unique opportunities and challenges.
 - b. Multifamily housing is responsive to this scenario by providing housing to employees and service personnel, as well as in important nodes elsewhere within SeaTac that are touched by proximity to our transit system. Furthermore, it is conducive to healthy placemaking efforts by focusing housing development in nodes that are invested in furthering affordable housing stocks. This is the case for the area surrounding FS47, where ongoing development occurs at the Polaris at SeaTac Apartments.
 - c. **Summary of Trend Evaluation:**
 - i. Commercial Real Estate
 1. Multifamily development market benefitting from growing demand
 2. Strong retail occupancy but limited support for new retail
 3. Office market stagnation
 - ii. Airport Economic Impact
 1. 75% of employment concentrated at the Airport
 2. 7.1% of the labor force working at the airport
 3. \$6.4 Billion in economic activity (34% of GDP)
 - iii. Housing Supply/Demand Gap
 1. Rising costs.
 2. Stagnating supply.
 3. Demand exceeding supply.
 - iv. Parks and Recreation
 1. Community and outdoor access lost due to COVID-19
 2. Community events- post COVID-19
 3. Growth in parks since the PROs Plan
 - v. Transit and Commuting
 1. Regional growth in ridership
 2. Varied impacts of COVID-19 on transit
 3. Decreased ridership in South King County Stations
4. **Are there other alternatives to this opportunity that could be accomplished without this action, and if so, why is this proposed action preferred?**
 - a. Yes. Alternatives to multi-family housing, such as a mixed-use residential development, civic campus or public park, were considered.
 - i. **Pocket Park:** Previous City policy documents, such as the South 154th Street Station Area Plan, called for the parcel to be part of a new public park. However, since then, other recreational opportunities have been created near the parcel. For example, the Riverton Heights Park Property has been developed, bringing greater access to parks and recreation to that neighborhood.
 - ii. **Mixed-Use Residential:** After thoroughly reviewing publicly available city planning documentation, council records, and previous marketing materials, I found no

evidence to support or recommend the disposition of the property for mixed-use residential purposes.

- iii. **Civic Campus:** The SeaTac City Council has instructed the City Manager to initiate a search for a site to build a new civic campus that would house a new City Hall building. After deliberation, it is anticipated that this campus will be situated in the vicinity of the City Center District or the Angle Lake Station Area. Upon reviewing the property, the FS47 site has not been excluded as it is within an existing station area and the urban center.

5. What implementation strategies could be utilized to pursue this opportunity to maximize the benefit to the City, reduce risk to the City, and achieve stated policy objectives?

- a. Further define the possible opportunities surrounding development structures, e.g., Council support: self-development, public partnership, or public-private partnership
- b. Funding Methods
 - i. Certain funding sources are only possible for a public project, while others would only be appropriate for a public-private transaction.
 - ii. Some overlap exists between implementation strategies.
- c. Transaction Methods: ground lease, land banking, tax increment financing, 63/20 financing, or eminent domain
- d. Look at pre-existing administrative operations; are we nimble enough to contend with real estate and economic development trends?

6. What are the opportunity costs for pursuing this opportunity?

- a. The possible opportunity costs are low. The City has several important capital facility projects on the horizon, but the housing development on this parcel would allow current CIP projects.

7. What are the capital and operating budget ramifications for this opportunity under any identified implementation strategy?

- a. Development structure:
 - i. Self-developop
 - 1. Why would the City choose to self-develop?
 - a. Highest degree of control over development
 - b. The City can develop the property more efficiently than the private sector, given the type of use and financing available.
 - 2. Why would the City not choose to self-develop?
 - a. The City does not wish to assume the full risk.
 - b. The City believes involving a private partner to develop via another transaction strategy would be more efficient.
 - c. The City needs more resources/capacity to engage, or the benefit does not justify the cost.
 - ii. Public-Private Partnership
 - 1. Why would the City choose to utilize a public-private partnership?
 - a. The City could choose to leverage a private development partnership when the scale goes beyond just the functions required by the City.
 - 2. Why would the City choose not to utilize a public-private partnership?
 - a. Risk of public scrutiny
 - b. No credible development partners
 - c. The benefit does not justify the cost.

- d. If the City wants more control over the project and has the resources and capacity to self-develop
 - iii. Public Partnership
 - 1. Why would the City choose to utilize a public partnership?
 - a. Leverage additional sources of funding
 - b. When the City desires to use the land controlled by another public entity.
 - 2. Why would the City choose not to utilize a public partnership?
 - a. The City and other entities are not mutually aligned on mission and goals.
 - b. The City can more efficiently develop the property either on its own or with a private partner
- b. Funding Methods
 - i. City of SeaTac Lodging Tax Funds
 - 1. Can be used for economic development projects promoting tourism.
 - ii. Operating Budget Funds
 - 1. Unlikely to be used for anything other than minor improvements to existing facilities
 - iii. Municipal Debt (General obligation or revenue)
 - 1. Would necessitate the involvement of City finance and outside parties to execute
 - 2. More difficult to politically approve
 - 3. Could be dependent on projections of future revenues
 - iv. County or State funds
 - 1. These funds are often grant funds intended for a specific purpose
 - 2. The funds could be leveraged in public partnership projects
 - v. Federal Infrastructure (ARPA funds)
 - 1. Specific to the federal infrastructure bill passed in 2021 and highly competitive with other eligible uses
 - 2. Only applicable to specified types of projects
- c. Transaction methods
 - i. Tax increment financing
 - ii. 63/20 financing
 - iii. Eminent Domain
 - iv. Ground Lease
 - v. Land Banking

8. What City Council actions are necessary to act on this opportunity?

- a. The Council has several potential tools available regarding the FS47 property:
 - i. The City can move to sell the parcel by initiating the RFP process with potential limitation/covenant to ensure policy objectives are adequately met.
 - ii. The City can seek a public/private partnership to retain and contract for the development.
 - iii. The City can declare the property as surplus and move toward a potential partnership with local partners such as the South King County Housing & Homeless Partners.

9. What are the benefits to the community and policy objectives and risks measured against the costs?

- a. The community would benefit from increased affordable quality housing options in a transit-oriented development area. This would further economic development, housing affordability policy objectives, and healthy placemaking. A risk/cost assessment is premature, with specific development-related information that is yet to be available.

Policy Objectives:

Housing affordability

The City does not currently have housing affordability policies regarding surplus City-owned land.

Economic development

The parcel will likely meet economic development goals due to location- transit and commercial corridors.

Healthy placemaking

The promotion of public spaces which foster more robust connections to the environment and contribute to the community's health is very- important.

FORMER SITE OF FIRE STATION #47

March 21, 2024



PURPOSE OF PRESENTATION

Staff has prepared an evaluation of the former Fire Station #47 property and is seeking Committee direction on the disposition of this City-owned parcel.

WHY IS THIS ISSUE IMPORTANT?

1. SeaTac has established a standard methodology for the Council and relevant Committees to evaluate property acquisition and disposition based on established policy objectives.
2. Staff have completed the analysis of the former Fire Station #47 property in the S. 154th Street Station Area and believe disposition of the property as surplus will advance numerous policy objectives.
3. Staff is seeking guidance from this committee prior to taking further action.



POTENTIAL COMMITTEE ACTION

COMMITTEE ACTION REQUESTED

- Direct staff to place a resolution on the city council's consent agenda at a future meeting designating the former Fire Station #47 site as surplus property to foster the creation of affordable, multifamily housing within SeaTac.

STAFF RECOMMENDATION

- Staff recommends that the former Fire Station #47 site be designated surplus property to create more affordable multifamily housing within SeaTac in alignment with current subarea planning and the city's comprehensive plan.

ALTERNATIVE

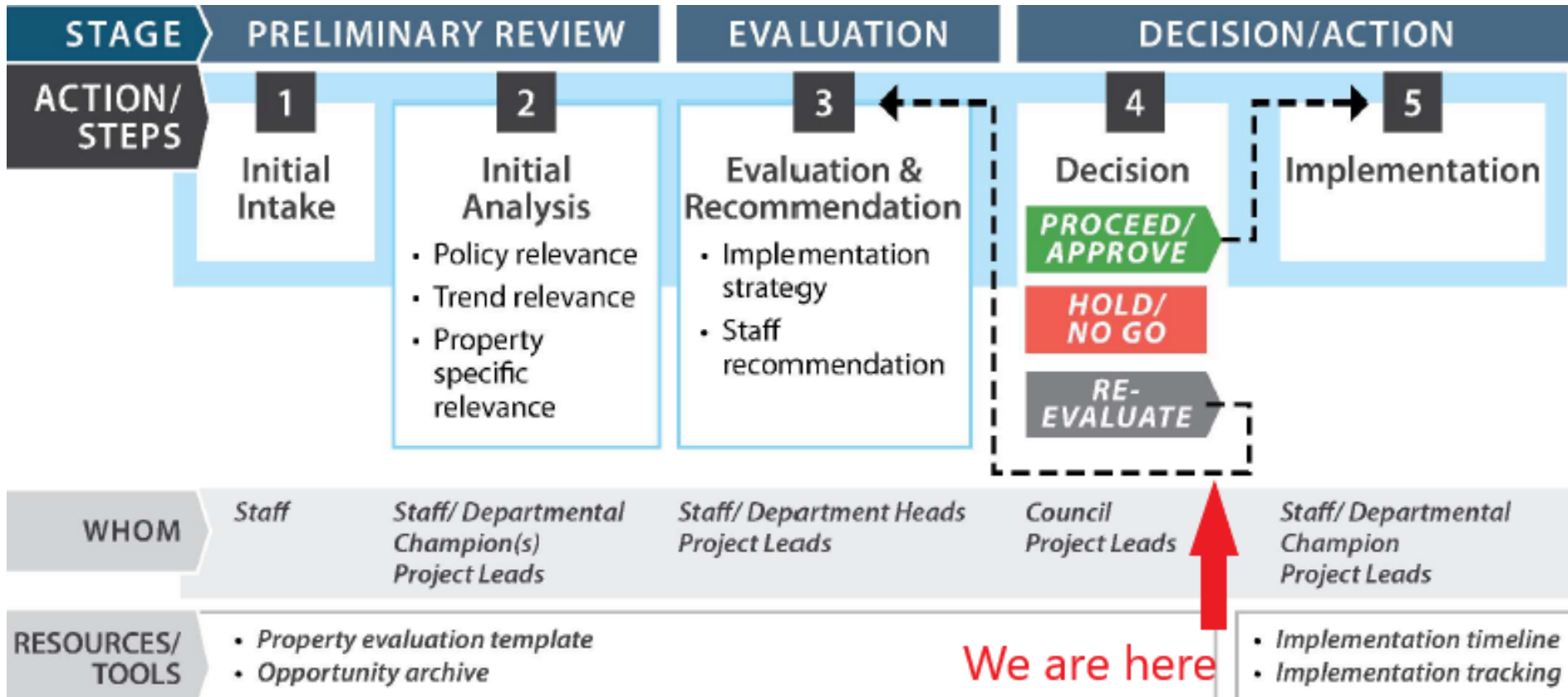
- Take no action. The City of SeaTac will retain the property for a yet-to-be-named use.

RESOLUTION NO. 22-06

- In March of 2022, the City Council established a standard methodology for evaluating property acquisition and disposition.
- The methodology assists the City Council in ensuring that decisions to purchase or sell property are based upon adopted City Council policy objectives (i.e. the Comprehensive Plan and related policy documents).
- Staff has completed the “Preliminary Review” and “Evaluation” stages and is seeking Committee guidance on the disposition of this City-owned parcel based on staff recommendation.
- Additional City Council approvals will be required before any final decision or action is taken on the former Fire Station #47 property.



STRATEGIC REAL ESTATE PLAN: METHODOLOGY



Address: 3215 S. 152nd Street

Parcel #: 004300-0009

Status: Vacant

- Dimensions: Approx. 122' x 220'
 - 24,400 SF (0.56 acres)

- Located in the South 154th Street Station Area
 - 0.5 miles from SR 518
 - 0.3 miles from Tukwila International BLVD Station
 - 1.5 miles from SEA International Airport

- Urban High-Density Residential Zoning (UH-UCR)
 - Supportive of multifamily development

- Public Sewer/Septic
 - Water District #125

- Public Road Access

Parcel Information: Fire Station #47



FIRE STATION #47 SREP REPORT EVALUATION BACKGROUND

- Demolition and removal of the former fire station building was completed in 2018.
- In 2023, City staff conducted a comprehensive assessment of the site and the produced the following alternatives:
 - (1): High-density Multifamily Housing
 - (2): Civic Campus Site
 - Civic campus siting likely within the City Center or Angle Lake SOD
 - (3): Recreational Space
 - Development of Riverton Heights Park



STAFF RECOMMENDATION

The development of housing within a high-capacity transit corridor is supported by the City's South 154th Street Station Area Plan, the Housing Action Plan, the Angle Lake District Station Area Plan, and aligns with the City's Comprehensive Plan policy goals.



Polaris & Adara at SeaTac



Former Fire Station #47 South Frontage

BEFORE



NOW



POTENTIAL COMMITTEE ACTION

COMMITTEE ACTION REQUESTED

- Direct staff to place a resolution on the city council's consent agenda at a future meeting designating the former Fire Station #47 site as surplus property to foster the creation of affordable, multifamily housing within SeaTac.

STAFF RECOMMENDATION

- Staff recommends that the former Fire Station #47 site be designated surplus property to create more affordable multifamily housing within SeaTac in alignment with current subarea planning and the city's comprehensive plan.

ALTERNATIVE

- Take no action. The City of SeaTac will retain the property for a yet-to-be-named use.



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 3/14/2024
To: Planning & Economic Development (PED) Committee
From: Kate Kaehny, Principal Planner
Subject: **Informational Briefing on the Envision SeaTac 2044 Project's "City Vision Poll" Findings Report**

Summary

The Envision SeaTac 2044 project is the major periodic update of the Comprehensive Plan, which is required by state law. A key component of the major update project, which has been underway since Summer 2023, is public input on community priorities for how SeaTac should grow and develop in the future. At the Committee's March 21 meeting, staff will provide an informational briefing of findings from the Envision project's first community engagement activity, the "City Vision Poll," and how those findings will be used to inform the policy update process.

Analysis

The Envision SeaTac 2044 Comprehensive Plan Update process kicked off its community outreach in August 2023, by publishing the "City Vision Poll," a survey designed to solicit public input on key community priorities for how the city should grow over the next twenty years. The survey was published online in five languages (English, Amharic, Spanish, Somali, and Vietnamese) and was available from August through November 2023. To ensure representative input from SeaTac's varied population, project staff did in-person surveying at five special events around the city. The SeaTac community center, senior center and City Hall also advertised the survey and hard copies were available for those not interested in taking it online.

Findings from the poll have been compiled within the City Vision Poll Findings Report, which is included within this packet. Some highlights from the report include the following:

- The City Vision Poll included fifteen questions, including six optional questions that asked respondents to share information about their backgrounds and connection to the city.
- 251 responses were collected, 180 responses from the online survey and 71 responses in person.
- Six surveys were filled in with responses in Spanish, and other Spanish speakers were assisted by interpreters in filling out English language surveys at various in-person events.
- Respondents offered a variety of opinions about various current conditions in the city and priorities for the future. An example of these varied opinions can be seen in the "Word Cloud" summary of responses to Question 1, "What one or two words best describe the City of SeaTac," provided below. (Note: The largest words within the word cloud represent the most frequent and common answers among the compiled list of respondent answers. The smaller words represent more unique and less common answers from respondents. Combined phrases are direct reflections of respondent answers.)



At the March 14 meeting, staff will provide an overview of key findings from the entire survey and how they will be used to inform the policy update process over the next year.

Packet Materials

Packet materials include the following:

- This memo
- City Vision Poll Findings Report
 - Please note that the Report’s appendix includes the verbatim language from respondents, including language that some people may find insensitive or offensive. Please also note that the names of individuals and swear words have been redacted.

Additional materials for the March 21 presentation will be provided at the meeting.

Envision SeaTac 2044
Phase 1 Community Engagement

City Vision Poll Findings

March 2024

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
or email seatac2044@seatacwa.gov

SCAN ME!

In the summer of 2023, the City released a visioning survey called the “City Vision Poll,” as part of the first phase of community outreach in support of the Envision SeaTac 2044 Comprehensive Plan update project. The purpose of the survey was to solicit community members’ thoughts about the past, present, and future of SeaTac. The survey was comprised of 15 questions, with five open-ended questions to gain a better understanding of priorities.

In total, 251 responses were collected between August and November. The survey was available in five languages including Amharic, English, Somali, Spanish, and Vietnamese. Of the 251 responses, six surveys were completed using the Spanish survey, though some Spanish speakers filled in surveys in English with the assistance of interpreters. The survey was posted on the City’s project website and physical survey responses were collected at a variety of City events.

Of the 251 responses, 180 responses were collected from the online survey and 71 responses were collected physically at community events.

- 27 of the physical responses were collected August 19th during the annual Back to School Resource Fair held by Lutheran Community Services at their facility.
- 10 physical responses were collected on September 1st during Tyee Titans Day, at the temporary Tyee HS campus in Des Moines.
- 7 physical responses were collected on September 15th during the City’s Community Resource Fair at the SeaTac Community Center.
- 14 physical responses were collected during the City’s Community Meal Night and Great Pumpkin Night on October 12th and 13th at the SeaTac Community Center.
- 13 physical responses were collected in September and October from a display at the Community Center’s front desk.

City Vision Poll Questions

- **Question 1 – What one or two words best describe the City of SeaTac today?**¹
- **Question 2 – What do you like about SeaTac?**
- **Question 3 – Is there anything you don’t like about SeaTac?**
- **Question 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)? *(Respondents were given 16 options with check boxes and one open-ended option for written comments)*
- **Question 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.**
- **Question 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.)
- **Question 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.)
- **Question 8 – What one or two words best describe your Vision for the City of SeaTac 20 years from now?**¹
- **Question 9 - What else would you like to tell the City about your vision for SeaTac’s future?**
- **Optional: Questions 10-15 – Check all that apply.** *(Respondents were given four options to share their relation to the City. These options included Live, Work, Business, or Other.)*

This document features a brief narrative summary of the most frequently observed themes and charts displaying the responses to each question.

A full list of the short answer responses collected for each open-response question has been included as an appendix to this document.

Question 1 – What one or two words best describe the City of SeaTac today?¹

234 people provided a response to this open-response question. The majority of responders included the words diversity, community, or airport in their answer. Other common responses referred to SeaTac as great, good, and beautiful. There was some contradiction in responses given for question 1. Many respondents described SeaTac as busy, dangerous, and lacking while a similar number of respondents described the City as tranquil, safe, and having opportunities.



Question 2 – What do you like about SeaTac?

235 people provided a response to this open-response question. The most common answer, approximately 70 respondents (30%), mentioned the convenient location, noting accessibility to daily needs and proximity to other cities. The second most common response talked about the great community and the diversity of the City. Many respondents also mentioned that they liked the parks, community activities, and how close they are to the airport.

Notable Quotes

- “Central location, diverse population, affordable.”
- “I love working in a city that works to connect with its community”
- “What I love about SeaTac is it's centrally located. The mix of people from all sorts of backgrounds makes our community rich and interesting. Even with the airport and hotels keeping us busy, our city still keeps a cozy, neighborly feel where folks look out for each other.”
- “Proximity to things (my work, highways to the city, light rail, airport, stores in Southcenter)”
- “All the incredible people, backgrounds, stories, and experiences”

¹ The largest words within the word clouds represent the most frequent and common answers among the compiled list of respondent answers. The smaller words represent more unique and less common answers from respondents. Combined phrases are direct reflections of respondent answers.

Question 3 – Is there anything you don't like about SeaTac?

225 people provided a response to this open-response question. The most common answer, approximately 40 respondents (18%), noted crime as their main concern. The second most common response was the respondent saying that they did not have anything that they do not like about the City of SeaTac. Other common responses included concerns about the lack of a vibrant downtown, presence of trash on the streets, the unhoused population, the lack of walkability across the city, and the air and noise pollution from the airport.

Notable Quotes

- “Areas feel unsafe”
- “Increasing crime”
- “There are no pleasantly walkable business districts”
- “Lack of walkable shopping and safe gathering spaces”
- “I don't like all the air traffic and pollution”
- “No, I love everything.”

Question 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)

Respondents were asked to select what types of amenities, businesses, services, and public spaces would best contribute to the quality of their neighborhood. They were given sixteen response options for this question. The options ranged from topics such as arts and culture, accessibility, walkability, retail, and housing to name a few. The most popular responses were in favor of Farmer's Markets and Local food options, as well as small scale restaurants, coffee shops, and pubs. While the lowest selected response was that of shared office spaces.

Results

Of the 241 responses to this question, 137 respondents said they would like to see Farmers Markets and local food options in their neighborhood. 126 respondents believe that small scale restaurants, coffee shops, and pubs would best contribute to the quality of their neighborhood.

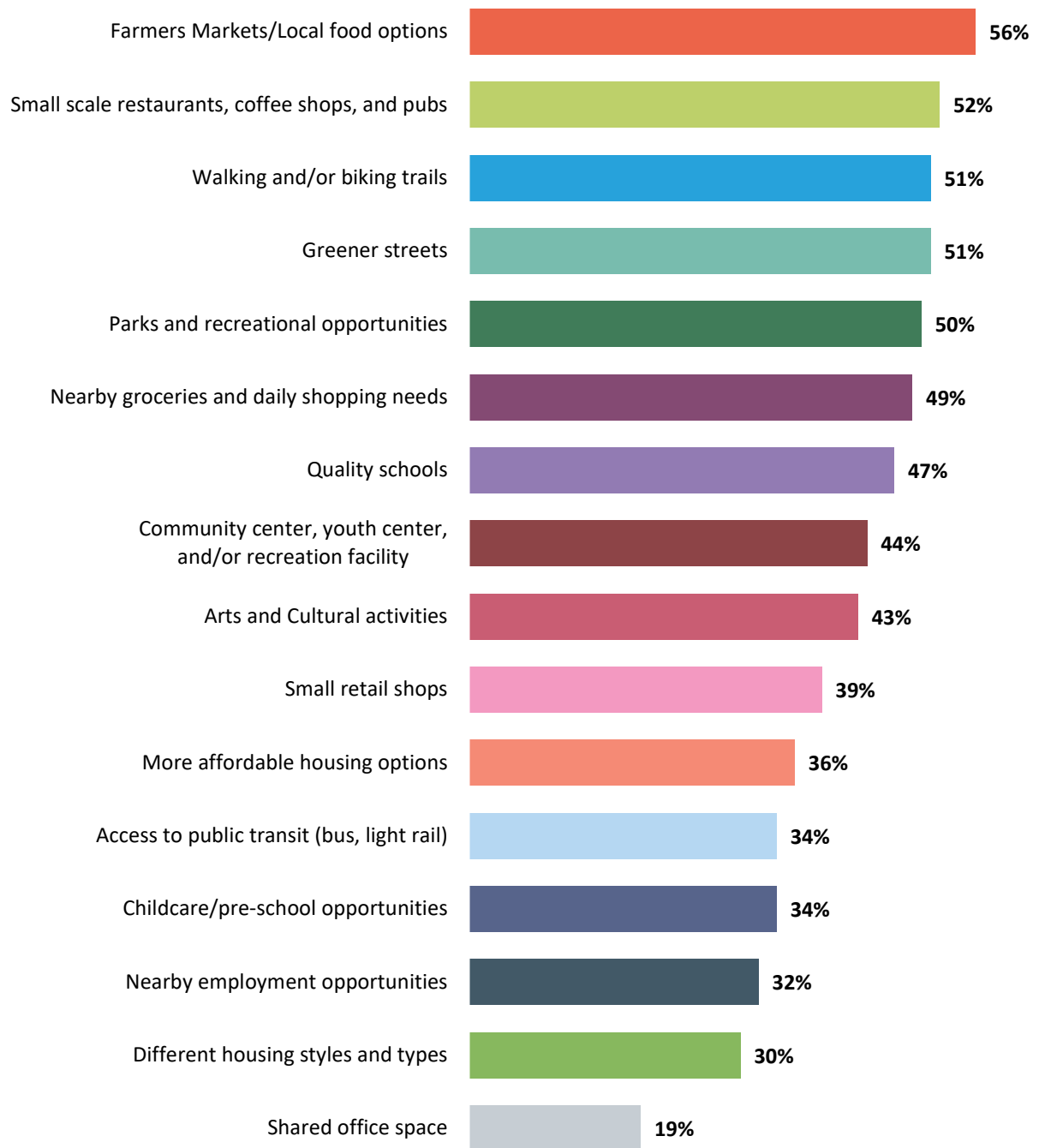


Figure 1. Percentage of Responses to Question 4

Question 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.

Respondents were asked to select up to three priorities that they believe the City should prioritize to improve their neighborhood in the future. There were sixteen priorities listed to be chosen for this question. A full list of response options can be found in the graph below.

Results

219 respondents answered this question with the top three attributes being Small scale restaurants, coffee shops, and pubs; Greener streets (more trees and landscaping in public areas); and Farmer’s Markets/Local food options. More affordable housing options was ranked fourth in overall importance. Notably, Shared office space for small businesses and community-based organizations was ranked the least important priority.

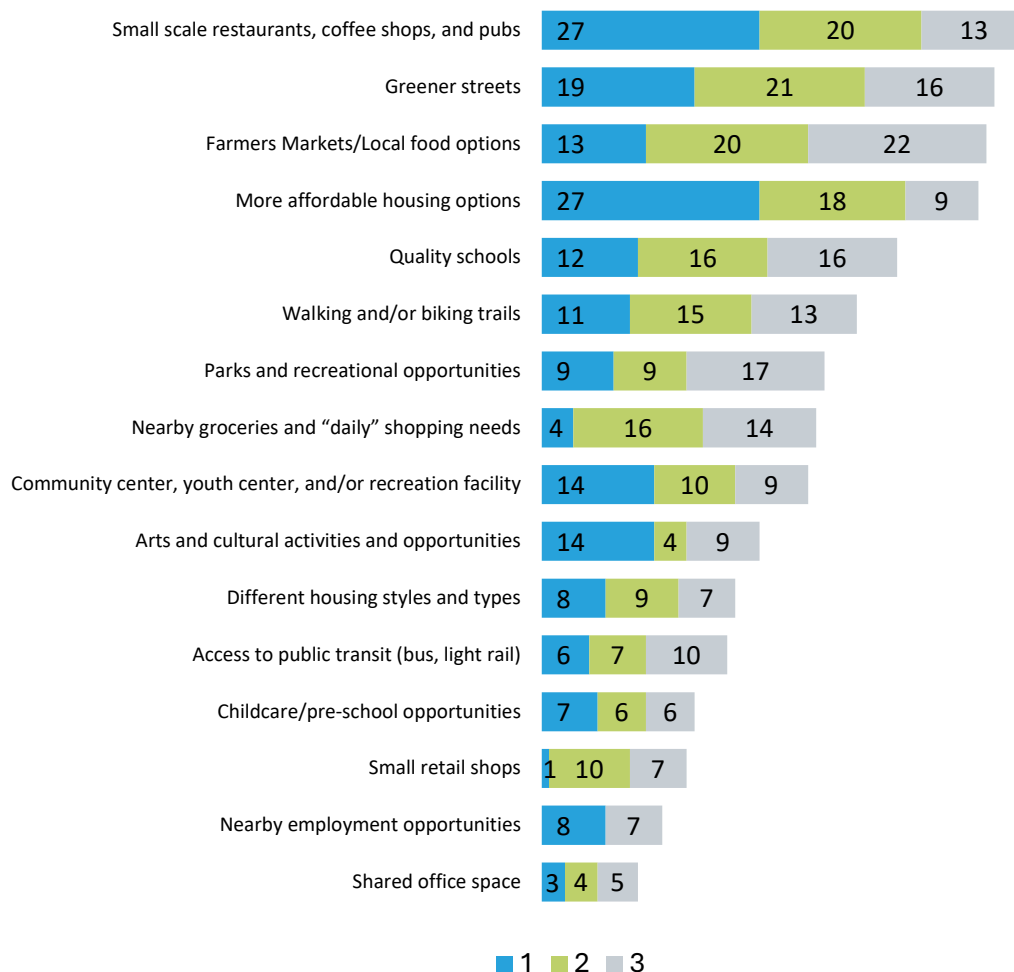


Figure 2. Number of Responses to Question 5

Question 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.)

213 respondents provided a response to this open-response question. 76 respondents (35%) expressed that they will continue to drive their own vehicles in 2044. 70 respondents (32%) shared that they hope to be able to walk more in 2044. 16 respondents (7.5%) said that they currently do not feel safe walking and hope to see safer walking routes by 2044. 64 respondents (30%) would like to use public transit as their main mode of transit in SeaTac by 2044 but mention that it will require more direct transit routes, increased public transit frequencies, and secure/safe public transit.

Notable Quotes

- “A safe path between pedestrians and cars would be great”
- “Lack of sidewalk and safe walking paths”
- “Safety prevents our family from utilizing public transit”
- “I literally feel like I’m risking my life walking to the Tukwila station”
- “Buses need to run more frequently”

Question 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.)

204 respondents provided a response to this open-response question. Overall, the most common concern, 36 responses (18%), was the loss of greenery throughout SeaTac. Similarly, the second most shared concern was related to increasing the tree coverage throughout the City.

Other concerns included 29 respondents concerned about climate change adaptation, 28 respondents concerned about recycling, 23 respondents shared their concerns about waste management, and there were a combined 52 responses concerned about varying forms of pollution, from general pollution throughout SeaTac, air and noise pollution from the airport, and water pollution. Additional concerns related to emergency preparedness, greenhouse gas reduction, and public health.

Notable Quotes:

- “More greenery > Cement”
- “Adapting to climate change, recycling/waste management/ green energy at home (affordable)”
- “Elders and young children not having AC for the hot summers, city infrastructure and plantings not adapted to climate change, funds available for solar conversion and electricity upgrades, keeping greenspaces green, not losing greenspace around the airport.”
- “The airport and how it may contribute to our air, water, and soil qualities.”

Question 10 – Check all that apply.

Respondents were given four options to share their relation to the City. These options included Live, Work, Business, or Other.

Results

229 respondents provided a response to this question. Respondents were able to select more than one option for this question, therefore, the graph in Figure 3 equals more than one hundred percent. The majority of respondents live in the City of SeaTac.

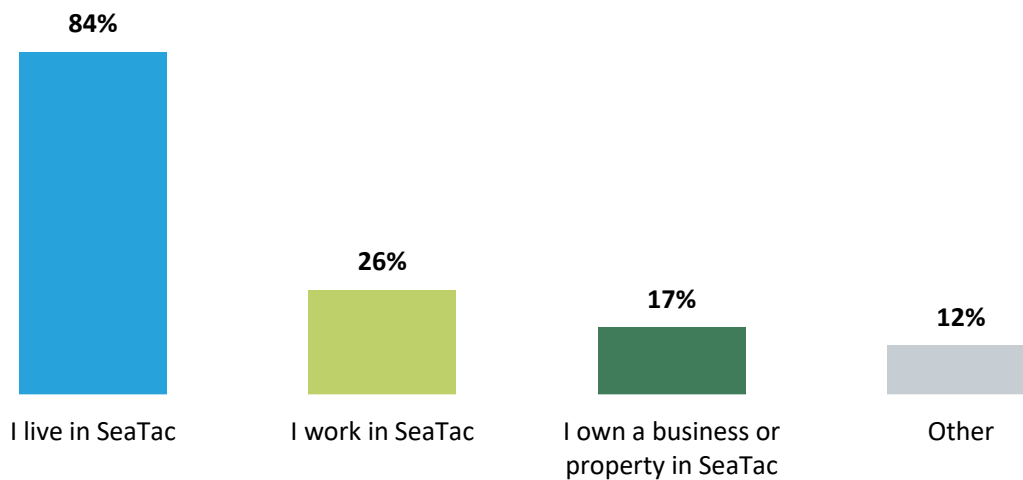


Figure 3. Number of Responses to Question 10

'Other' Responses:

- "I live right next to SeaTac"
- "I go to church in SeaTac."
- "I live very close to SeaTac and use their parks."
- "I visit SeaTac often."

Question 11 - If you live in SeaTac, what neighborhood do you live in?

Respondents were asked to choose what SeaTac neighborhood they live in.

Results

216 respondents provided an answer to this question. A quarter of respondents, live in McMicken Heights. Another quarter of respondents live in either Angle Lake or Bow Lake. About 20% of respondents answered Other, Do not live in SeaTac, or Unsure/Do not know.

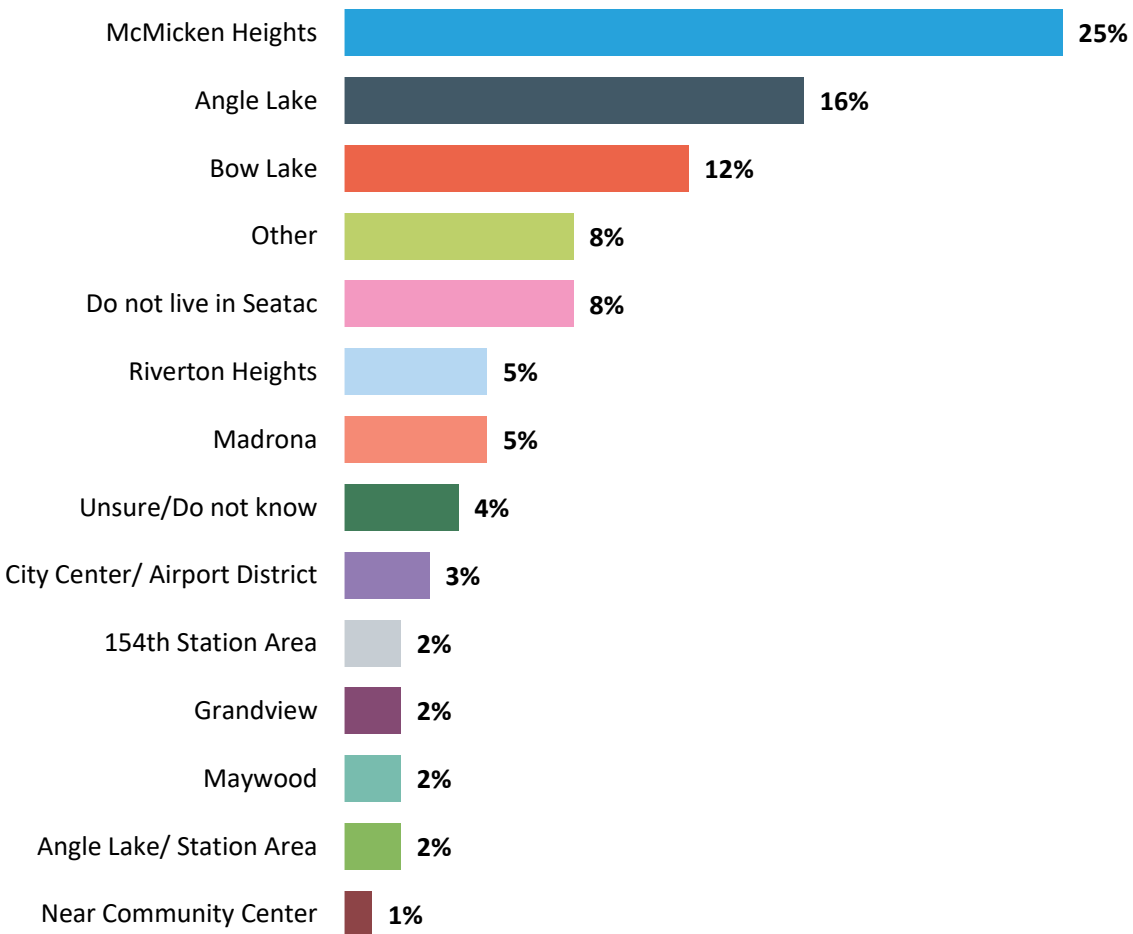


Figure 4. Number of Responses to Question 11

Question 12 - What race best describes you?

- 213 responses

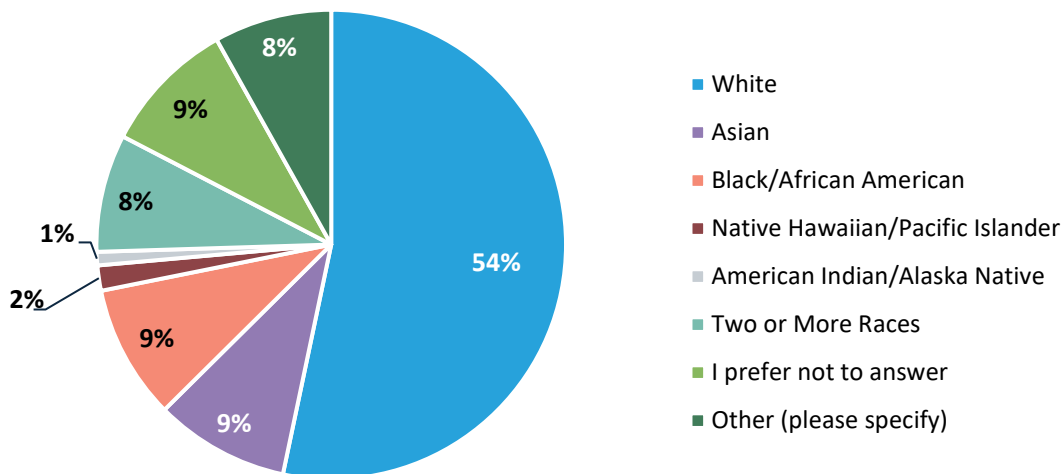


Figure 5. Percentage of Responses to Question 12

Question 13 - Are you Hispanic, Latino, or Spanish origin?

- 227 responses

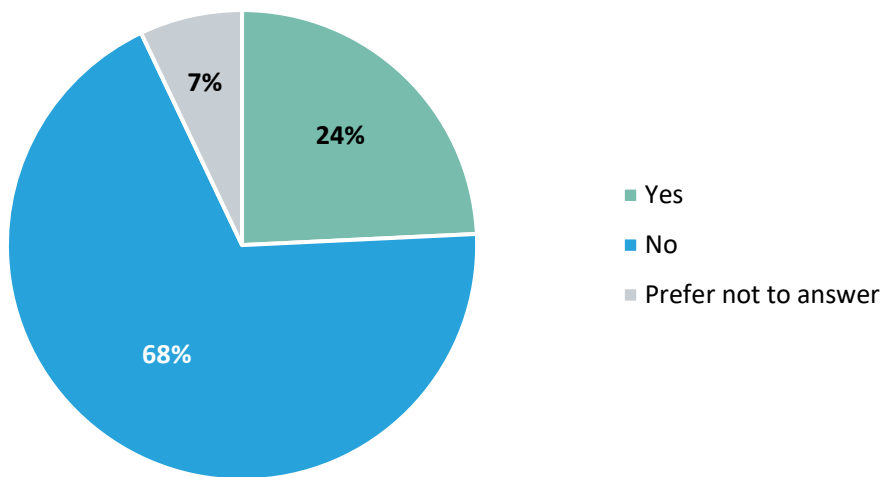


Figure 6. Percentage of Responses to Question 13

Question 14 - Do you own or rent your home?

- 229 responses

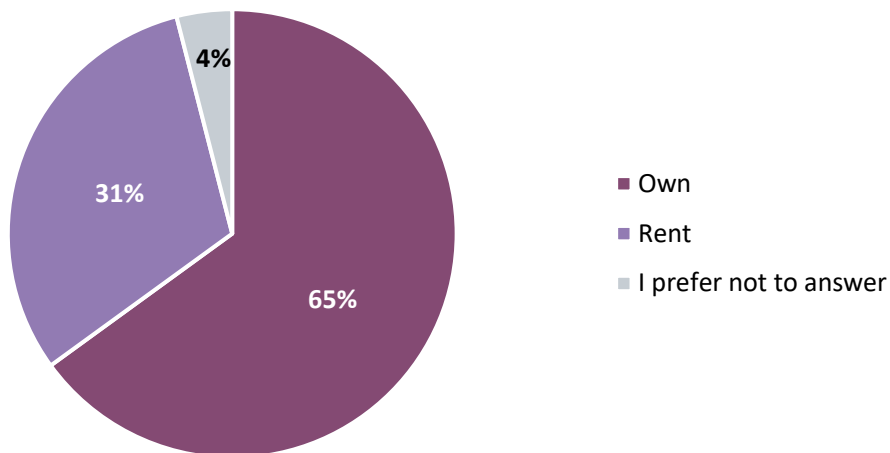


Figure 7. Percentage of Responses to Question 14

Question 15 – What is your age?

- 235 responses

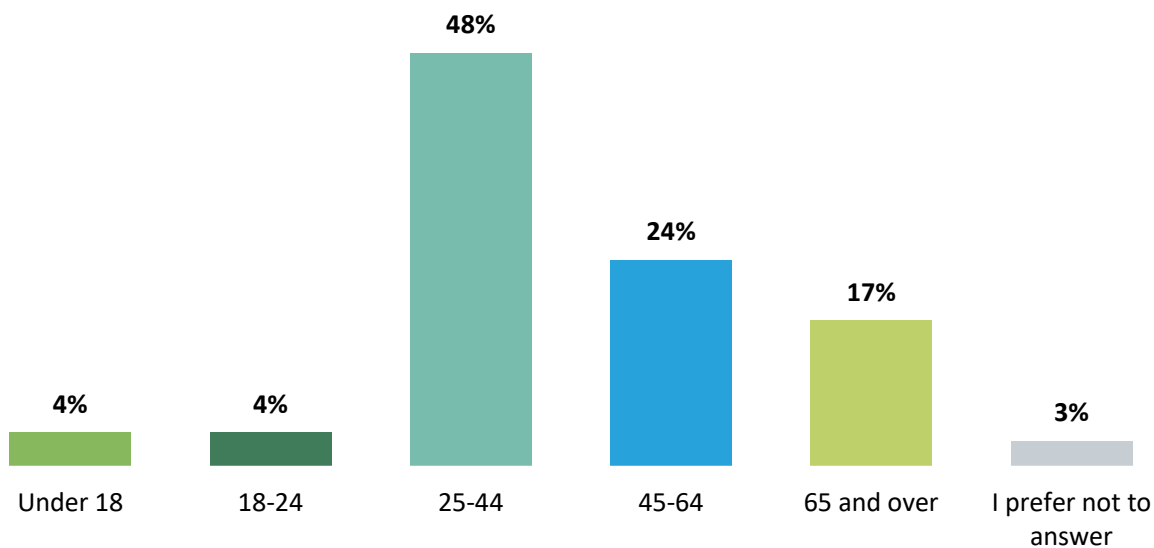


Figure 8. Percentage of Responses to Question 15

Appendix – Responses to open-ended questions

Note: The names of individuals and swear words have been redacted.

Question 1 - What one or two words best describe the City of SeaTac today?
Tranquil. Safe
Nice city
Park
Nice place
Great
It great
hype, cool
Angle Lake
Close to the airport and downtown
Lively
Tranquility
Clean and peaceful
Good
very good
innovation
Good
Wonderful
Beautiful, opportunities
Community
beautiful
Secure
good weather
Small
Families
Amazing community
Bonita/ Pretty
Sweet & friendship
Clean
Diverse, food
Love the area, many outdoors activities
Very helpful community
Es muy popular/ It is very popular
Awesome city
Small Parks
Busy, fun
Great community
Una Inida ciudad y tranquila/ A nice and calm city
When I lived in SeaTac (McMicken) in the 60's it was clean and safe and neighbors knew each other.

Best place to live
Interesting
Need parks!
Best, beautiful
Con eventos para la comunidad/ Events for the community
Un lugar hermoso y muy tranquilo para vivir/ a pretty and calm place to live
Es segura y limpici/ secure and clean
Connected
Very good
Great
Inclusion/diversity
Beautiful
Decentralized, opportunity
Community
Clean & safe
Vibrant
Popular
Connected and fun
Great small town vibe
Efficient
So perfect
Getting discount for ??
Beautiful parks
Long & segmented
Comfortable
Population, new development
Growing
Convenient and busy
Active
Airport hub
Busy
My hometown
affordable, convenient
Hub, useful
Busy overcrowded
Mediocre suburb
Average
Dangerous
Transient
Vibrant, Diverse, Affordable
expensive

Diverse and Emerging
Trash everywhere
First Impression
Diverse
Fine
Airport, International Blvd
Very dangerous
Home
Home
Unwalkable
Airport city
Diverse
No downtown
Sad, all about airport
Scary unsafe
A parking lot lovers paradise
Airport
Going downhill
Residential
Noisy, gritty
Quite
Is clean
Parks
Friendly, community
Rainy, Community
Wonderful and beautiful
Beautiful and Clean
Noisy
Diverse, changing
Going downhill
A hidden gem - quiet, affordable, safe, large lots, easy access to multiple main highways, reasonable Seattle / Bellevue access for employment
Busy. Traffic
Homeless problem
Airport
Laid back
A polluted noisy airport dwarfing a city...
Modern Dynamic
Number of parks and out door areas
Lacking
Diverse, accessible housing
separated!

Really boring
Dense suburbia
Airport noise
Unlimited potential
Diverse pass-through
Airport support
Growing community
Potential
Diversity and airport
Pollution, airplanes
Airport
Vibrant, diverse
Trying
Beautiful sunsets
That's has a airport nearby and some Amazing hotels
Peaceful community minded
enclosed
Dangerous
Airport, light rail station
Growing
Airport "city"
Convenient
Airport parking
Not just an airport.
Diverse & accessible
Busy
Diverse
Convenient, friendly
Evolving
Location
Trash
awesome
Death and broke
Car centric
Broken, poor.
Drug market
Dangerous, a lot of crime.
Buffeted
Airport.
Loud and boring
The city council, mayor, city manager, city director and code enforcement are useless. Absolutely no support.

Diverse Growing
Boundless possibilities.
Diverse
Incredible diversity
Diversity and culture
Cars and planes
All facility available like school and community
Loud, Amazing
Prostitutes and drug dealers, and deforestation and overdevelopment.
Diverse. Parking lot.
Homeless, dangerous
High Gas Prices
Busy
Travelers and poor refugees
SeaTacky No sidewalks Low income
Diverse
Airport, my attorney
Getting too crowded
small and pass-through
Concrete galore
Diverse and central
Dangerous
Great neighborhood
third world dump
Jet city.
Diverse, not crowded
Very friendly
Confused priorities
For me personally I can think of only one. HOME
safe
Growing
Airport; transitional
Diverse, transient
it's hotels
Geographically divided
Declining
home
up-and-coming
Pit Stop
Port of Seattle Company Town
Ugly, scary

Airplanes, diversity
No city center. Just a drive-thru community.
Searching for identity
Gateway to a major international airport.
Growing!
Multicultural
Multicultural
Friendly welcoming
Not safe
Mall is near, you can shop anytime
Safe Chill
1
Love SeaTac
Clean
Warm welcoming
Good and helpful city
Beautiful, pleasant
Hot and green
Bella ciudad
Great place to live
Pretty
Very nice
One
Bipolar
Kinda [REDACTED] for the event but the place is nice just that we were treated very differently since we were 4th in line very early and then afterwards told to go to the back to the front of the line of any other city or place and were held there for quite a while and then told we had to stay there and wait till everyone else from SeaTac got there stuff and that we didn't pups still get at least some stuff and then finally could go back in line which was at the end of the big line so we went from the front to held near the start of the registration to then go all the way back and wait for those that were from SeaTac to get stuff and including those that got here just then
Wonderful
Needs more flowers and cleaning
Diverse
Good neighbors
Sunny
Caring, energetic
Best city

Question 2 - What do you like about SeaTac?
everything's very close
community

People
everything's very close
All thing that I have are available
I like for good environment
parks
green streets, angle lake, close to airport
clean, everything that offers to the community
The people and recent community activities
the commute
it is convenient
Back to school
that the shops are close to home
more security
Gives stuff to community
How I am able to feel safe at anytime
people and love for us
the community center/safe place
that everything's close (clinics, banks, etc.)
Very clean city
sea and beach
it has many events for the community
sense of community
we have the best community
includes all services in one city
community
Safe for driving
Close to all my friends
Safer and family support
Everything is close
El parque/ The park
The parks and cood community
I like that SeaTac is doing road improvements
They make sure we get what we need
Friendly people
Some parks
Que es una linda ciudad/ It is a nice city
Low income, uninspiring
Community is strong and well come
Airport
The parks
En la actualidad veo mas activadads pera la familia/ more activities for families

sus parques/ its parks
limpieza/ its cleanliness
I love working in a city that works to connect with its community
Everyone is kind
Community
Diversity, recreational activities
I like the local parks
We have a good community of people
Small but lots of activities to help the community come together
A lot of markets + pharmacies + doctors
The community
Everything is pretty close
I love that the city makes efforts to bring the community closer together through events
Good mixture of ethnic groups
Parks & Recreation - transportation
everything especially the staff, they are so friendly
Very convenient and good customer service
its just beautiful
Nice community, nice people
We appreciate and use the SeaTac Community Center often
Community Center, I feel safe to move around, shop, walk.
Lots of trees and open space
The community, affordable housing
Everything I need is close by. Good trails close to work
Proximity to work and water
BMX Bike park & events at Comm. Center + Zoo/Aquarium tix + Botanical garden
Convenient location
Easy access to freeways, airport, outlying areas
Diversity ie food, services, community.
easy access to freeways, low property values, good road conditions
Close to everything
Airport
I live close to work
View of Mt. Rainier, close to shopping mall, Light Rail, many street options if one street/highway is closed off
Convenient location to other cities.
It's proximity to everything in the Puget Sound region.
Centrally located, good access to Seattle, Southcenter, Angle Lake, easy access to the Bow Lake transfer station, stores I like such as PCC in Burien
location

What I love about SeaTac is it's centrally located. The mix of people from all sorts of backgrounds makes our community rich and interesting. Even with the airport and hotels keeping us busy, our city still keeps a cozy, neighborly feel where folks look out for each other.
It's convenient.
Diversibility
convenience
Proximity to things (my work, highways to the city, light rail, airport, stores in Southcenter)
The light rail access and development potential
Diversity
Large lots, low density residential neighborhood. Trees, parks.
People priority and budget priority.
Location
Nice hotels
Affordable housing..small houses
Transit
Safe (at least my part) and easy to travel to and from places.
Close to down town
Ample parking!
Few homeless
Angle Lake, airport, parks, neighbors
Neighbors
Gritty, working class
Convenient
Have activities during the year
Manny , activity For Family, arrow SeaTac.
They support their community
Weather, parks
Exciting
A lot of activities
Activities
Diversity, proximity to airport
Close to airport, Angle Lake, central to everything
Large home lots - not over developed Limited homeless encampments Residential streets are not just "free airport parking" Thru traffic kept to main roads (military, 188th, 176th..) making residential streets quieter and safer We're small and have our own government
My neighborhood Angle Lake.
Airport
Centrally located, yet quiet despite being wedged in by the airport and freeway.
Proximity to Seattle, Tacoma, mountains
Airport.
Close to downtown
Location

Highline Botanical Garden, North Sea Tac Park amenities
Easy freeway access.
Distance from work
Central location, diverse population, affordable.
Light rail to the airport
Diverse population, potential for growth, location
Convenient location, affordable (by W WA standards), diverse
Center of regional transportation
I like how central it is to Seattle and Tacoma. I like the progressive changes that are being made and how to see more.
Diversity, Progress, Parks.
Diversity
Nothing
Botanical gardens
Proximity, center
The sense of community and the cities approach with sharing pride of/in our community
The sunsets and trees and nature life
The variety and more comfortable place to be and some good community
Community minded
The parks, the amenities like the YMCA + Safeway + the light rail, and the community events
Little
Convenient location
Diversity of the community.
Location and the beautiful Angle lake!
Angle Lake
My diverse neighborhood.
Proximity to major business and transportation hubs, diversity of people and cultures
The people
Convenient location (to shops, medical svcs, access to fwys). Quiet neighborhoods.
I like the community engagement, the fast police response and that we do not put up with homeless encampments
Diverse community, neighbors supporting neighbors, a great YMCA, accessibility of location, good public transit
Easy access to freeway, light rail and airport.
Leaving
fantastic place
Diverse community and services
We got a big airport
Light rail and access to airport
Easy access to major highways and the airport.
Restaurant's that offer food from different cultures.
The airport

The park, garden and community center
Reasonable housing prices while still being relatively close to work.
It's affordable- ish
Nothing anymore.
Close to airport lower property taxes
Location
Convenient Location
All the incredible people, backgrounds, stories, and experiences
The environment and access to all the different parks and local stores
Communities and proximity to other areas.
I like the job opportunity.
I just love being there because it's where i grew up
The North seatac Park where the rugby field is at. Only place where you can find peace.
Diversity, parks, community events.
Convenience of travel like the link rail station
Not many street people yet
Location
Diversity
Close to major transportation networks
The communities within Seatac
Short distance to airport. Close to my church, Boulevard Park Church.
Love the trees
It's proximity to Downtown and other cities with amenities that do not exist in Seatac. I like the mixed use trails.
Nice parks. The parks department puts on great summer events. (Perhaps more seasons?)
The diversity and community.
Close to downtown
We love living in SeaTac. We are close to our jobs, the grocery store, and the stores we rely on. Our extended family lives near as well. We appreciate the steps the city has taken to prevent the homeless crisis like Burien is facing.
nothing anymore
Grew up here. It is also very diverse..
Green, urban low designations that make single family homes on large lots possible and affordable for people who want to be near Seattle.
The view of the water
Great access to freeways, close to airport, close to lakes and oceans. Good job in the homeless problems compared to other places close by. I like the Neighborhood nite outs and meeting local police, firemen and city council.
The part of Seatac I live in has been my home for 40 years. I grew up in the same neighborhood i live in now. I love that it is backed to the des moines creek trail and i used to love how my little neighborhood had been left untouched by the surrounding "big city"
good for single family housing
Angle Lake

Convenient to all three “big” cities, city response times to issues, less property tax increases than other cities, community engagement efforts and responsiveness. Also, love the new sidewalks adjacent to the new school (in Kent), but I know Seatac coordinated. Efforts to recycle and I believe I’ve even seen trade?
The proximity to seattle and burien and federal way
We have a diverse community with residential areas that have grown (somewhat) organically, without large cookiecutter developments or strangling HOAs.
Diversity
location
airport, neighborhoods
Property prices use to be cheaper
Ease of driving in any direction and close proximity to everywhere
Convenience to the airport
It’s close to the airport.
How easy it is to get around, the diversity of food and community
Angle Lake and city government
Unlimited potential! We have the resources, talent and can-do citizens to make anything happen.
Angle Lake
Adding sidewalks and complete streets with landscaping
The unity
Love my city, I hope we can stick together like we always have
That SeaTac hold yearly events for the community like this one
I like that’s it’s close to the ocean
Transportation
Its chill
Lajente
Small Community Easy To Get Around
Everything accessible
Diversity
Take care about residents and none residents
I like that the stores are near where I live to not have to drive to far
The random weather
La bulevar y aeropuerto
Diversity and easy access for everything
Pretty
The parks
Everything is clear
The supplies ur get before school starts.
It looks nice some places
Their lakes
The lakes
The information events and parks

next to the airport
The community
The community
The community

Question 3 – Is there anything you don't like about SeaTac?
X
I like SeaTac
Nothing
everything good
Nothing
nope
No
unknown grants for small business or entrepreneurs
wish there were more parks
I love everything
security/safety/police slow to respons
parks
No
there is nothing that we don't like about seatac
see people in street with smoke and drugs (homeless)
not enough stores, recreation for kids/pool areas
no
everything is close for me where I live the schools, stores, library
crime in some areas
nothing right now
security in the schools
love everything
Nothing
Traffic at the airport
I wish we could have more opportunities after school activities
Homeless
Small parks. Like to have bigger parks please
How they get busy
Increase in theft (mail), no sidewalks on side streets
The roads are bad
Stop trying to social engineer it into a low income "speed bump"!
Crayme happening on te rode
No nothing
We need more nature trails and parks!
No everything like it

La inseguridad que areas se puede ver en al vecindorio/ The unsecure areas seen throught the neighborhood
No
No
None that I can think of.
I want more people to be treated the same good way
I wish there were more trees
I wish we had a true "Downtown" central area to gather in
No
Shootings
It has been feeling unsafe lately
How crowded it is
Not anything that is a major deal breaker, it is a pretty great city.
Lack of policing of bad driving habits - speeding, running stop signs, tailgating , etc.
Marv says "it rains too much"
No
Ignoring our house street messing by not working car parking a while
The airplanes are so noisy
Homeless, violence
There is no actual downtown city center (main street)
I don't see Police cars patrolling. I see lots in Tukwila.
People's disregard of keeping our roads and sidewalks clean of trash being thrown from cars. And airport / jet joise / so accustomed to it except when my windows are open. Traffic speeding down 24th ave So (Basically worry the street ike a highway)
Airpplane noise, lack of programs for children 2 and under, lack of sidewalks
Some areas feel unsafe. Homeless camps/parked cars are allowed free reign
Int'l Blvd
No preschool classes like gym/movement/dance etc at comm. Center
There is no community feel/main street/gathering place for retails, restaurants, small business
Lack of community center
Homelessness, crime.
crime, noise, speeding cars during rush hour, need more local shops, run-down homes that need maintenance
SeaTac is a great place to get to others places, but isn't a destination in an of itself.
Hiring [REDACTED] big mistake
Why are there no sidewalks and center lines on the side streets?
Increasing crime, lack of sidewalks, lack of wheelchair accessible sidewalks, speeding on Military Road
All the crime.
I do worry about air pollution from airplanes.
Lack of police
Smell of Jet Fuel, Sometimes the activity on 200th and Pac Hwy is undesireable
Too much traffic near airport, too much crime at Westfield center.

The noise and pollution from the airport are significant concerns, especially as we face the possibility of airport expansion encroaching on our green spaces. Affordability is another issue; rising costs are making it hard for many, including myself, to afford living here. I'd like to see the city proactively increase the housing supply to keep SeaTac affordable. I believe the city could step up its game in communicating with residents. Not everyone is on social media, so more direct methods like mailers or community meetings could keep us all in the loop. Infrastructure could use a boost, more sidewalks, and streetlights would make our community safer and more accessible for everyone.
The trash everywhere.
Accessibility
No sense of cohesiveness as a community. It seems to be more reactive than proactive.
There's not much to "do" here. We do not have a "downtown" area with restaurants, bars, coffee shops, retail shops, fitness studios, etc like you see in Renton and Burien where you can walk, explore, and hang out.
The narrow pedestrian infrastructure along International Blvd, given how many people walk along it between the airport and hotels/transit. The lack of any public access around Bow Lake.
How dangerous it is
Crime, drugs, violence, airport noise, reduction of green spaces, attempts to density neighborhood.
Needs wider and better kept sidewalks
Not pedestrian or bike friendly, noise and jet fuel smell from airplanes
Doesn't really have a city center
Noise, lack of commercial for residents
Lack of restraunts, better choices in Tukwila
The amount of air bnb without regulations for parking and the private rental car company taking up street parking.
Nothing else to do besides park your car (and then get it stolen)
Not an actual entertainment area/downtown. Not very walkable from certain areas
Crime increasing
Lack of sidewalks, speeding cars
Gentrification
None
SeaTac is great
Lack of community
All ok
Nothing
Dark residential streets and loitering/crimes.
Crime, don't feel like I have a space neighborhood to walk in
Too many homeless, scary people, naked people, drunk and drug addicted people walking around, hanging out in parks and walking through neighborhoods.
It's a little blah, lacking it's own personality Limited access to small dining or QUALTY grab and go food Safe walking path to meet community members Loud street racing that appears in enforced Love Angle Lake yet it's not really accessible due to limited parking and safety while there
Freeway on ramps at rush hour
Homeless people taking over Angle Lake Park, trash eveywhere at park, Main Street next to Angle Lake with ghetto casino and transients.

Getting expensive to live in this area. Trees overgrown into sidewalks.
Not enough grocery stores.
Lack of tree canopy, parks, green spaces, sidewalks, run-down homes and buildings, pollution, litter, noise, uncontrolled weeds/invasive species (English ivy and blackberries strangling native vegetation)
Polluted, noisy overcapacity airport!
The number of people openly using drugs. The increasing traffic
I do not like that there are no sidewalks in many neighborhoods (McMicken Heights), and I do not like the above ground power lines. No "downtown" area. Also need more parks!
Negative environmental impacts of the Port of Seattle....construction projects that remove trees
grouping,
Strange building rules. Why are there all these huge houses spattered around normal neighborhoods?
Air quality, noise (airport and freeway)
Airport noise
Dependence on the airport.
Trash in parks & on the side of the roads, not enough sidewalks, not enough connected green space
Fed restaurant options no real shopping area.
Lack of grocery stores, feels like a food desert.
The walkability of the city + access to public transit is lacking. I feel like I can't get anywhere without my car, but then all the cars driving down dimly lit roads without sidewalks makes it feel impossible to walk my dog (which makes me ever grateful for Grandview Park). I feel like there's a lot of potential to develop some of the urban areas to make it easier to get groceries, etc. But public spending seem to favor higher-income areas over their lower-income neighbors.
Lack of affordable housing.
Lots if pollution, lots of noise.
There isn't reliable public transportation
Public transportation
The abandoned buildings that attract homeless/trouble.
Too many immigrants
Bad drivers
Having to put up with King County.
lack of quick non-car transport options to travel to neighboring cities (ex. Tukwila), the long waiting time for pedestrians to cross the street near the light rail station, sr 99... highways and driveways should not mix!!
Crime/street people
PAC highway. Need better looking development around snlge lake station.
Racism and unaccountability of some council folks. They are our leaders.
That we are a city that caters to travelers and not its residents - everything is express, on-stop shopping. There is no community feeling, like a main street or town center.
The lack of safe walkable areas. There's a
The lack of a city center
Lack of a city center. Limited grocery stores. Too many Denny's.

More parks & walkability, better bike paths, and overall better/cleaner curb appeal. Too many fast food restaurants and gas stations - lead to crime & bring down the property value of surrounding neighborhoods.
Need more information on what is happening in Seatac
Mail theft, petty crime, lack of sidewalks, airport pollution (fuel)
Housing prices
Schools and community don't retain successful graduates/families. This isn't a destination community in spite of many of its attributes.
Noise, poor schools
The waste of tax dollars and amount of crime and homeless people.
too many bad people
Noise
Crime and homelessness. Broke
No bike lanes or walking focused. Since airport is near people a lot of people walk with luggage or hotels and other places in street and it can be difficult at times for them
The schools are almost dead last in testing across the state but want more money to rebuild to continue turning out the least educated children. The crime has gotten out of control. It's compounding yearly with no end in sight to being safe or liveable. There is no police presence and it takes them way to long to show up to anything. The only new houses built in years cost almost a million or more before the ground was broke. Just read that apartments are gonna be built... Why,? There is not enough parking and we do not have enough infrastructure to maintain the roads and utilities that are already in place. The city council for the most part is a bunch of degenerate shitbags that have no business being in public office. Angle Lake splash park is a crime ridden shit hole. We would love to take our kids there but everytime there ends up being a gang brawl or shooting.
Prostitutes, drug dealers and homeless bums.
Lack of police presence and criminals everywhere stealing with no reprocusion from the law or prosecutors.
The noise
Crime isn't great here. Above national average. Always feel like something is being broken into in the neighborhood. Doesn't feel like we have any real city identity aside from being a airport. No (even small) downtown area.
The noise, and lack of walkable shopping and/ or safe gathering spaces.
The city government
Airport noise at night
Plane noise, pollution, hard to get port window package
Intersection of 170th and 34th Ave S. Four way stop being ignored.
Crowded, homelessness, crime
Airplane noise
Too much traffic (bc of airport)
Planes noise and to much cars.
N/A

No, other than the fact that it's not a very walkable city

Vacant lots. Blight. Parking lots. No downtown/urban center. Not enough density. Not enough sidewalks.
The homeless, increased crime, construction workers working on Polaris parking their cars blocking the view of the street from Finley. Idk if that's a seatac or tukwila issue
Crime getting worse
Scattered City Limits
Open drug dealing and drug using. Crime due in most part to drug use.
Not safe to raise children. No sidewalks & too much low income housing
Neighbors with narrow mindsets Property theft
Too much garbage. On the streets, Safeway etc.
It's a pass-through city with no identity other than being the city where the airport is located. You have to go to other cities for nearly everything for entertainment, exercise, etc. It lacks a City Center, modern gathering place, variety of fitness options, boutiques, and other businesses.
My neighbors litter. I can't feel proud of home when there's garbage everywhere.
I don't like all the air traffic and pollution
No regulations for air bnb rentals in residential neighborhoods regarding parking.
Crime
There is quite a bit of graffiti around lately. I do not like that Safeway on Military has to deal with so much theft. We love supporting a local store, but we do not feel safe heading there at night. Same with Tom's Finer Foods. We love shopping there, but will not go there in the evening or night time.
rising safty issues, lack of shops
this city is overrun with beggars and tribal refugees the majority on the city council are lazy assholes
Crime, airplane pollution, threats of development to park and urban low neighborhoods specifically north seatac park
The out in the open drug problem
Priorities are confused. So many languages and no vision for common communications. Make it an honor to speak the English language. Quit calling it a second language. Angle Lake needs more parking.
Constant change! It feels like Seatac is being turned into another downtown. Soon this area will look like new york if they dont stop cutting trees down. The old Maywood elementary site should have been turned into a nature park for the community not a stupid warehouse!
The city is on the way of becoming like Seattle.
200th/Int'l Blvd abandoned properties!
Low school scores, Hwy 99 management (trash and homelessness), Angle Lake Park's crime rate, abandoned/boarded up buildings, could invest even more in green spaces/ landscaping. Also, would suggest petitioning the movement of rapid ride bus stops to away from gas stations and filler stores to help with crime, especially near Hwy 99 and 216th. New traffic patterns backing up Military Road ever since the 509 project begun.
Lack of sidewalks, lack of bus lines throughout the north and southern parts of the city. Lack of walkability
There is no proper city center or pleasantly walkable business districts.
Hard to be connected with the airport right in the middle
traffic and population growth
Airplane sounds and air contamination

Excessive amount of low-income rental properties and growing number of tax-exempt properties
Crime. Lack of local entertainment, restaurants. NO BREW PUBS!
Growing sense of being unsafe.
No
no city center anchor
Fragmented neighborhoods; the "us and them" mentality derived from politics, lifestyle and other demographics.
Transient resident turnover
congested; parking around airport neighborhoods
Crime
Recent crime, but not as bad as othe cities
Lately violence and crimes have been rising in area
The homeless
Crime
No
El trafico
No Complaints
Nothing
Homeless
No
I dont like the amount of homeless arouns seatac
Not really
Gente q no tiene donde vivir
No
Pretty
No
Problems with stealing vehicles
No
Yea the event for today
The clime
No
Loud airplanes
No
Trash if I see any
No I love everything

Question 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.)?
more/better bus system
Driving

Driving
Driving
Driving
Transit / Biking
driving, bus, walking
cleaner vehicles
car, walking, bike, transit
car
cleaner transportation, safer walking routes
driving
drive, walk, bicycle
Driving is the best option
bus, driving
buses
walking, biking
Train (No stops)
Driving
More bus services
Transit
Transit, Driving
El autobus/ the bus
Driving / walking
Light Rails, No parking, less visible security staff
Driving, transit, and walking
Drive
Transit
I doubt that I will be here in 2044, but stop messing with private transportation modes.
Car/driving
Driving
More buses going east to west, north + south every 10 min
Tren bus/ Train, bus
Andar en bicicleta/ bike
Bicicleta
Biking
Walking, driving, biking, transit (all of the above)
Electric Cars
Transit/train, bike, walk, need more walk and bike spaces
Biking
Car or truck
All the construction on 208th make it harder to catch the bus, the closed street
Walking, biking, driving

Transit, driving
I would love to drive by 2044 and what is keeping me from that in the moment is my lack of a license
Driving - None
Steve says "Hearst", Alain - Transit & bike, Marv says "Magic shoes"
Walking
Driving
Driving - Nothing its how I get around
Too much drugs on public transportation
We drive now but will need public transit. We need more east-west sidewalks so people can get to bus lines safely, most buses run north & south
Driving
Walking and biking, Lack of sidewalk and bike paths
Electric vehicle driving, currently prevented by lack of fast charging stations. Angle Lake Station parking fills quickly, transit not always safe in early mornings.
Biking preferred, walking trails not that many options (safe)
Biking! Don't want to go on busy streets w/ kids
Biking. It's not safe. Nothing to bike to.
Car
Driving
i would like to walk more but we don't have enough connected sidewalks, especially in our residential neighborhoods.
Walking, biking, & transit
Safety a big issue
The lightrail, better transportation to and from. This isn't Seatac, but less gross people who don't pay the fare.
Walking, biking, transit
Walking, biking and bus. It currently doesn't feel safe to walk along the main roads in Seatac and the shops are spread quite far and wide from each other.
Vans to get to Light Rail, City run electric ubers to drive me and other seniors to to the grocery store...(bus is a long walk with a hill)
Complimentary public transportation to navigate around SeaTac. The convenience of frequent and accessible transit options would greatly reduce the need for personal vehicles and could contribute to a cleaner less congested city. It's challenging for me due to inadequate infrastructure. Walking to the nearest transit center means risking my safety along. busy unprotected roadside. Park and rides are a decent option, however they come with concern of high vehicle prowling rates, which makes it less appealing. To change this, we need safer pedestrian pathways to transit hubs and better security at our park and ride locations.
More sidewalks
Connected sidewalk throughout the city
Walking. Lack of adequate sidewalks hinders walking.
I'm used to driving. SeaTac is like a collection of neighbors with no central area. A walkable city retail center (with free nearby parking) would be interesting.
Walking and biking. What keeps me from doing that is the lack of infrastructure (wide sidewalks separated from the car lanes, protected bike lanes)

I would take the bus more if it wasn't so dangerous. I shouldn't have to worry about being shot going to work
Drive
Driving, walking, biking.
Walking, but wider sidewalks
Biking, transit
Light rail. Need a quick way to get to it without driving
Transit, driving, walking
Driving, public transportation is not safe.
Driving, no parking for residence you own a house there should be street parking for guests not businesses taking it all up.
Biking, walking. Roads not safe for pedestrians or bikers. No sidewalk or shoulder to ride on. Airport
Walking, light rail Don't feel safe, too much crime, no longer safe on light rail
Biking, walking
Biking. No safe lanes.
Walking
Bus , driving,
Driving
Driving
Driving
Driving
Transit
Walking, Driving, Light Rail
Don't feel safe on light rail anymore. Too much crime. Bus is even worse. Don't even feel safe walking anymore.
Walking - I currently walk for recreation yet would like to walk on a community path to meet others. I'd love to have dining options close enough to walk to. Ideal if it were beautiful along the way, such as landscaping, art, with junk gathering yards addressed, or homes with an unreasonable number of cars addressed so we do not have airport businesses in residential neighborhoods.
Probably electric vehicles for city driving.
Transit
I'd love to walk and bike more- right now it's too dangerous- no sidewalks, people speed like crazy in my neighborhood, no bike lanes. I sometimes use the light rail when I go to Seattle.
Go look at OSLO Norway right now! A good example. Electric transport of all kinds. Cars, Busses, scooters, bikes.
Biking. Please see the Dutch Cycling Embassy at www.dutchcycling.nl . There is no safe way to bike in SeaTac, Des Moines, Tukwila, Federal Way, or greater Seattle. Any bike lanes start and end randomly, making biking completely unsafe. I would love a concerted effort to coordinate all municipalities to ensure safe cycling throughout our region.
Driving. Enough parking spaces for Apartment residents. Free parking.
Walking and transit. The traffic just to get to places and number of homeless and drug use throughout Seatac.
Driving
Continued support, parking, etc to our Light Link stations.

Light rail, bus
Driving, Cities are making driving more difficult, wasting gas by removing lanes and taking away accesses to get you from freeway to transit/light rail
Driving and transit. The city seems dangerous to walk or bike in popular areas.
Biking, walking, publicly available self driving conveyances
Light rail. Violence and drug use on and around light rail keep us away.
Biking and transit. Unfortunately I work off of Highway 99 and right now the bikers ride in the sidewalks. They don't have much choice because there is no bike lane for them. Not only are the trees limiting the amount of space for them to ride on. Even if they had a bike lane, the trees are making it hard for pedestrians to walk together down the sidewalk.
Walk & bike - no safe sidewalks in my neighborhood (51st Ave S to military rd)
Walking/ biking Things are spread out to the point driving is always a better option.
Walking, biking - safer sidewalks and bike lanes Driving
Sidewalks are essential. Biking lanes would be stellar. More bus routes could be life changing.
We need safer sidewalks so I can walk to transit.
Safe transportation. With no homeless.
Public transit. We live 8 minutes from the airport and my partner works at the airport but has no option to get there via public transit
Transit, no adequate bus routes specially to take light rail or go to airport. 10 minutes drive takes about 2 hours in public transport
Walking and driving
Transportation is great, keep it up.
More stop lights on 28th Ave South nearby Hampton inn and better bus service on some community street and almost the shape size of seatac
Driving
Biking, walking, and transit. I already do all three but not as often as I would like. Biking can prove challenging on hot days and routes with hills but I cannot afford an electric one. Also, the route to the light rail station does not feel safe due to the wide roads (the 156 bus does not show up often enough too). Meanwhile, biking to other cities (ex. Tukwila) is impossible due to high traffic volumes and lack of safe small roads and biking infrastructure. I also hope for high speed rail near the airport too.
I don't want to be here in 2044
It is all good but need safety at night
Walking, Biking
Walking - there is nothing to walk to. Have to drive to Burien to walk to shops
An express line on the Light Rail that would cut the stops in half from here to Downtown.
Walking, Biking. Too many cars & not enough trails keeps me from doing that now
Walking
Electric bikes with charging & security provisions.
Car, walking, nothing really
I would want strong public transportation options in every direction. Right now, there is limited parking for bus, light rail, carpooling, etc. Bus stops can be difficult to get to and often the buses are not running often. Walking and biking has limited access due to lack of safe options. There is limited/no short term (2 or 3 hour limit) free/ inexpensive parking (especially near the airport) to access businesses. (A park and ride on/near 188th would be helpful for commuters.)

Walking, biking, transit
Driving. Metro is a waste of money.
health
Metro flex that supports SeaTac and neighboring cities
Hovercraft
Walk, bike, transit
My car. I do not need or want more public transportation. Public transportation only brings crime and litter. It's a joke and unsafe.
Walking, The lack of sidewalks makes it unsafe to walk in my neighborhood.
I drive as public transportation is so very unreliable and taxis and Uber charge way too much.
Still keep driving my truck thats diesel no electric for me. Bad for the environment all the mining to make battery's.
Better access to light rail
Driving.
Bus, biking, and walking. Busses need to run more frequently. Walking and biking need to be safer so that sidewalks and bike lanes don't disappear before reaching a safe area.
Driving
Free buses
Disability rides
Walking/biking/scooter. We need safer roads. More police presence in some areas would be helpful.
Light rail and robotaxis
Transit/Biking Live too far away. It would take hours to reach seatac
100% walking, biking and public transportation.
I want to Walk, and Drive, specifically the North Seatac Area is very non walkable
Bus, walk, bike.
Sidewalks. Traffic calming infrastructure.
Link rail and buses. But I literally feel like I'm risking my life walking to the tukwila station and if I'm a guy feeling like that I can't imagine what a woman alone feels like
NA
Biking places and more consistent transit on the non arterials.
Short bus or trolley rides, to and from small shopping areas.
Buses. It is too far of a walk to the nearest bus stop from my home.
Walking and biking. No sidewalks or bike lanes; too much speeding cars
Biking Intl Blvd traffic
Access but in 2044 I will probably be dead or in a nursing home.
Car
Biking and walking. Our city, like others, is designed for cars. Change that and more people would walk and bike to things they need and want.
I wish I had more restaurants and coffee shops in walking distance.
Biking. They are working on more bike trails near me now. I will use them when open and would love to see more.
Walking driving. More parking and being safer when you are out walking. Afraid to walk city because of drug use and people urinating in public.

We walk to close neighborhood places like the grocery store. We drive to the valley for all of our other shopping needs.
More biking and walking - lack of side walks or bike lanes with people driving unsafely
car , walking
Car. I think airport employees should take the light rail to the airport and not drive reducing the need for large parking lots that detract from surrounding neighborhoods green space
Transit
Uber, shuttle or taxi. I use my car now.
There are plenty of transportation options already! Leave things be! We dont need to add more stuff! People can walk, bike, drive and bus it already
Driving and parking
Walking and biking are a challenge.
Safety prevents our family from utilizing public transit. If it were safe, we would return to utilizing all. Bike/Bus/Light Rail/Walking. We have even stopped walking for exercise on the streets and now go to the gym (in Kent).
Biking or transit. There's isn't enough curbs or sidewalks to bike to where I have to go or transit does not drop me off nearby where I need to go.
I want to walk more than I drive, but there's a lack of in-neighborhood retail and safe walking paths.
bus. Stops are too far in between outside of pac hwy
I'll be dead by then
Transit, Driving
Walking, biking and public transportation. Lack of sidewalk and connection of public transportation system.
Driving - Biggest barrier is lack of personal and vehicle security when on the streets and parking lots
Personal automobile
I live 1.1 mile walk from work (both in SeaTac). But half that distance is to a bus stop. Service along military road and S 200 would be great. Probably just need a van though. I've thought of an e-bike or 3-wheeler but I'm scared of the idiots speeding on the streets. A safe path between pedestrians and cars would be great.
Driving is just fine for me
driving
Walking, transit
Bike lanes. Enforce parking regulations especially number of vehicles per residents.
Walking
Walking
driving Gas expensive
Driving
Transit
Biking
Transit

More walking options
Walking
Cars because they are a fast way to get to your location
Driving
Caminar
Biking
Buses
Train
Train, transit, driving, biking
I not know
Driving
Electric bike
Walking biking
Driving

Question 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.)
recycling
Not sure
there is not many concern
adapting to climate change
Recycling / Waste management
Adapting to climate change, recycling/waste management/ green energy at home (affordable)
recycling
more playgrounds
recycling , garbage
recycling bins (public), adapting to climate change

I am not sure
adapting to climate
public health
reducing waste
Gas
losing the green/trees
Waste management
Greenery, trash/recycling
Sembrar mas arboles/ Plant more trees
Reducing greenhouse gas
Lake / river pollution
Too much trash on the floor
Airplane pollutiou. Leave the trees alone!
Climate change
Reducing greenhouse gas emissions
Decreasing trees, crime
Reducir las emisiones de gases/ Reduce gas emissions
El reciclaje/ recycling
Adaptar el cambio climaties
Increasing tree coverage
Reducing greenhouse gas emissions, pollution
Theft/drug usage
I'm scared of having more pollution in the air and water
More greenery > Cement
Reducing greenhouse gas emissions
Reducing greenhouse gas emissions
Recycling

I am most concerned about recycling as there is still a huge portion of the population who does not recycle correctly
Adapting to climate change - slowly, don't mandate
Recycle/waste - less plastic bottles - gas emissions
Reducing greenhouse gas emissions
Climate change, waste management
Reducing greenhouse emissions and increasing tree coverage. Many trees are being cut down for buildings & parking lots. Trees help make and keep our air clean
Recycling / Waste management. Clean air from planes.
Airplane pollution
Recycle plants, pollution
Air pollution, waste management
Reducing greenhouse gas emissions
Increasing tree coverage, more green spaces
Keeping SeaTac clean
Waste Management, recycling, adapting to climate change
the airport needs to stop cutting down trees and removing green space. the city can take a firmer approach to prevent the airport cutting down existing trees.
Airport impacts are the most important
██████████ is a nightmare
I would like a closer recycling facility and a better way to get rid of Styrofoam and other things.
Keeping it clean from crimes
Waste management
I think greenhouse gas is what I worry about most. Especially from airplanes. I know it'll get busier in the coming years too and much of that feels out of Seatac's control.
Elders and young children not having AC for the hot summers, city infrastructure and plantings not adapted to climate change, funds available for solar conversion and electricity upgrades, keeping greenspaces green, not losing greenspace around the airport
Too many flights daily.

The impact of airport operations on our community's health and well-being. I worry about the air and noise pollution affecting our quality of life. The potential deforestation to accommodate airport expansion is alarming.
There needs to be a massive effort to clean up all the trash.
Inforce clean neighborhood, individual property.
Increasing tree coverage on both public and private land.
Maintaining existing green spaces and adding more.
More park space
Increasing tree coverage, improved air quality, noise reduction.
Increasing tree coverage
I am concerned that the airport is used as a boogeyman and blamed for all the problems
More trees
Tree coverage, green storm water infrastructure, preservation of North SeaTac park
Noise pollution, climate change
Waste management
More trees needed
Airport pollution in all forms, garbage on the sides of the road
Overflowing trash cans in parks, homeless, mentally ill people, drugs
Increasing green space and not developing the green space we currently have.
Noise pollution
Recycling waste management
More tree, works more un climate change, recycling , violence and security
Increase tree coverage
Reducing greenhouse Gases
Green house emissions
Greenhouse and waste
Reducing greenhouse
Reduce pollution cause by Airplanes.

Climate change
Crime and homeless people are destroying our city. They litter in our parks and leave garbage in our streets.
Air quality - there's a black soot that covers our outdoor living spaces, beyond what exists further from the airport. Loss of our large lots for homes Support for residential and not just airport centric support
Addressing the homeless issue...
All the above; we'll probably not have much of choice as we'll need to focus on recycling and waste management. Planning department needs to collaborate with sidewalk committees regarding tree roots; perhaps raised flower beds or elevated raised center medians instead of doing a curb. Consider relocating trees on the other side of the sidewalk or raised flower beds or garden beds. Telecommuting and video conferencing is perhaps more practical than making people traveling when applicable. In terms of affordable housing why not consider converting existing office buildings into condos and / or apartments.
Adapting to climate change
Increasing tree coverage, reducing noise and air pollution from the airport and I5, reducing emissions, adapting to climate change
The airport is over capacity and determined to get even bigger. It's already a bad airport and getting worse! Need another regional airport badly. We don't want a Delta hub HERE!
SeaTac Airport and the airline industry are literally killing the residents with toxic heavy metals being spread across the area. The seriousness of this must be addressed. There are alternate fuels and technology that the airline industry will only bring forth if forced to. Please mandate that all airlines coming in/out of SeaTac make changes by 2033, or face serious financial repercussions. Use this money to enact safer protections for residents.
Infrastructure must be in place, before changes are made. Keep hydropower. No electric blackouts. Electric vehicles and hills, this is not flat surface More electricity needed for electric cars. Women, elderly, children not safe in electric charge areas. Need attendants to prevent theft, rape, crime.
Adapting to climate change
Waste Management
Tree coverage, trash
All of that. Preserve greenspace and you achieve 3 of these.
Having in place a emergency plan that will work for all the people. the over population will be the additive to climate change, to many people and animals out striping the Earth resources faster than Earth can restore them!!
Water quality, airport pollution.

All the above
Fine particulate pollution from jets.
My biggest concern is the amount of poisons coming from the jet fuel that is expelled from all the planes at SeaTac airport
Adapting to climate change More connected & cared for parks & trails (North SeaTac Park is a cool space but so much of it is covered in trash) Identifying, obtaining & re-wilding any remaining open spaces (ravines, open lots, etc)
Climate change worse winters and hotter summers
I'm most concerned with how the city is adapting to climate change and how we can reduce green house gas emissions.
100% reducing greenhouse gas emissions. The planes overhead are bad enough. I don't want to live in a city dependent on everyone having cars. Population and business density seems crucial. The climate-friendly development of a city center could be central to something like that. Then we can get rid of parking lots and build more parks.
The amount of pollution from cars.
Reducing airplane pollution. Please reroute flights to Everett.
Adapting to climate change
Tree coverages
Reducing greenhouse gas emissions. Recycling. A
I like the nature aspect of Seatac but don't want to attract bears or mountain lions. Maybe a bridge for wildlife over our parks and streets and stores so we don't lose wildlife but don't encounter it either
More housing and more improved paces clean street
Waste management safe and fre
I am most concerned about oil and gas usage in our homes, cars, products, etc. Preventing and reducing greenhouse gas emissions is paramount.
Crime
All of it, it all tied together
Addressing lack of safe sidewalks for the kids that attend Madrona and live the southern part of the city.
Reduce green house gas
The airport and how it may contribute to our air, water, and soil qualities.

Increasing trees & green spaces especially on the main roads, reducing garbage and other trash on sidewalks / roads, and most importantly improving air quality from the airport
Airport pollution - fuel, noise. Airport traffic congestion & emissions.
I guess maybe just the jet fuel lol but not much can be done about that
All of this is important such as greenhouse gases, tree coverage, etc. But as a city, adapting to the climate change such as adapting our green areas and the contributing issues such as flooding along with recycling and waste management would be something that a city would be able to address.
Increase tree coverage, adapting to climate change
Fix the roads in a timely manner
price of gas
Airport pollution
Damages from homelessness and crime
reducing green house emissions
Ever watch Robocop? Remember the crime??? Yeah. That's going to be SeaTac.
There are no shops nearby which means people must drive. This increases pollution. Plus the lack of sidewalks also makes it unsafe to walk in many neighborhoods. Driving everywhere increases pollution. The planes also pollute the air and increase cancer rates. Something needs to be done about that. I know 2 people in the area that have died from cancer recently. I live one mile from the airport and now the doctors are saying that my husband may have liver cancer. Something needs to be done to protect us from this.
It would be nice if you stopped removing all of the trees and building empty warehouses that do nothing to enhance Community value.
Waste management
Noise pollution and homelessness trash
What would seatac even do? If there are areas at risk of flooding, by all means, take care of those people. I'd prefer we focus on what we can change. I think environmental policies are probably best left to state and federal entities.
All of the above.
Crime
Reduce deforestation on the city
Adapting to climate, pollution from planes clouds of fumes above Seatac.
Trash coming out of politicians mouths need cleaning

Increasing tree coverage. Add in recycling machines that pay cash. More street clean up.
Pollution, both noise and contaminants from the airport
Increasing tree coverage Recycling
Reducing greenhouse emissions
Increasing tree coverage
I've heard that the North Seatac park was programmed to be chopped, that will be catastrophic. And city council should never allow it to happen.
Safety
Crime
Swamps being replaced by industry.
Reduce crime! A few drug dealers are holding the area hostage. It doesn't feel safe to walk the area, or the light rail station. Remove the gang influence.j
More green parks
Reduction of greenhouse emissions
Valley View sewer flooded my home with sewer water. They were so stupid they didn't know they did it. They wouldn't pay for damages.
Tree coverage, earth friendly business
I am most concerned about noise and air pollution from the airport and reducing greenhouse gas emissions (the airport is a major pollution center).
Airport expansion at the cost of greenery/parks and worsening traffic. There is too much garbage everywhere.
I worry about the residents health with all the air pollution
More trees and recycling
McMicken Heights can have a lot of ground saturation in the fall and winter. Basements/crawlspaces can flood easily.
increasing tree coverage
the homeless turning it into a tent city
More Trees would be awesome along 188th, Military Rd as well as hwy 99.
Tree cover, reduction of pollution from planes, north seatac park in SeaTac ownership and green space in perpetuity.

More trees
Waste Management and adapting to climate change.
Im concerned that all the trees will be gone, that all the wildlife will disappear! Our neighborhood was fine before Score was put in and before the trees were cut down at Maywood
increasing population density
Water security, increasing tree canopy, reduced consumption, increased recycling.
Airplane emissions. So much terrible pollution into our air everyday, more trees and less planes overhead
Future development should not be done to advantage cars. You cannot lessen dependence on cars without making driving a car less attractive. That means making the decision to be OK with increased traffic and limited parking, as painful as it seems. We cannot develop a walkable city while keeping it car-friendly.
Tree canopy
Too many people in limited space.
Increasing urban tree canopy and adapting climate change.
Homeless encampments
Single family homes being replaced by density infill
Recology doesn't seem to be doing as reliably as when they first got the contract.
Finding ways to better harvest the rainwater EG what high point has done with living ditches that filter storm water should be the biggest priority in a place with a lot of concrete like seatac
recycling and waste management, tree coverage
Need to expand recycling options! e. g. soft plastics, textiles
Keeping residential grandfather trees. Too many residents (renters) cut down large trees. More green space to compensate for all the paved parking lots. All new housing and all rental apartments and houses must provide sufficient parking for multiple cars per resident and then enforce those limits. Our city neighborhoods have too many vehicles illegally parked on lawns and in the street.
Crime
Gas prices hosingig rising
The homeless population
Reducing gas and too much noisy because of the airport
Reducing gas

Reducing greenhouse gas emissions
More trees
Adapting to climate change
The pollution increasing
Storm runoff
Reciclaje
Waste management
Global warming
Garbage on the streets
Increasing tree coverage
I not know how
Adapting to climate change.
Reducing greenhouse gas emissions, recycling and waste management
Waste management
Recycling
Pollution

Question 8: What one or two words best describe your Vision for the City of SeaTac 20 years from now?
improve the schools, more buses
I wish SeaTac had a Downtown
Clean city
to become a better place
bestest schools for kids so they decide to go outside
better multicultural community
best, diverse inclusive city
progress and health
more/better work opportunities

more green areas and electric public technology
a better place
expensive, beautiful
rennovate the city
more noise
clean, more housing, big parks with water
clean, safe
Shopping center
no woods, destroyed
Friendly
Advanced, diverse
Mas lugares de recreacion/ more recreation places
Good city
clean and interesting
Better way to live
at least middle income, safe and clean
Safe environment
Happiness city
Healthy, beautiful place
seguridad/ Security
Cuidado y mantenimiento para sus parques/ care and maintenance of its parks
Seguridad y limpieza/ security and cleanliness
The best city from Washington State
Cleaner
clean, safe, healthy environment
Innovation
Community, Gather
All the major construction to be over in 208th

Clean, Safe
Pollution, built
Clean and safe
Best city in NW
Great track - Parks dept & police & firefighters are wonderful - on the ball
Harder punishment for robberies
Healthy & Prosperous
Headed for overpopulation, poorer people, more airtraffic
Less airplane noise by enforcing noise guidelines for airlines
A city welcome to all that is safe for children to grow up
Green & clean
Family friendly + active
A place where you want to be - residents, tourists, etc.
Define city center
City that everyone wants to visit.
instead of focusing on the lowest income housing, we need more moderate income housing to meet the needs of the missing middle and attract more moderate income families.
A place folks choose to be, a city that other cities look to as a leader..
Thriving metropolis
Great food
Shiny, well cared for, inclusive for all
Safe streets
Stopover excellence
Equity Community Health
Sustainable and Healthy.
Cleaner
City center for community gathering, convention center to compete for major world events. Businesses will continue explorer convenient and easily accessibilty to conduct business, unlike other

surrounding cities, SeaTac is one of a growing major hops for businesses that do major conferences in an "in and out" setting.
Livable community, environmentally friendly
"More than just the airport"
Better urban development along International Blvd
Safer
Green, quiet
Walkable shops and green spaces
Walkable
Greener, airport/tourist focused
Green, community meeting places meet neighbors
Vibrant
Same as it has been for the last 40 years, just more people competing for their own needs over other peoples.
Safer, friendly
Stay and play
More inviting with entertainment complex with walkways, shops, restaurants
Safe Clean
Safe and green
Diverse community
Comfortable
Have option for mobilhome
Safe and clean
Modern, futuristic
Better transportaron
Affordable and accessible
Clean city
Growth

More of a community feeling. A “hub” or downtown area of small businesses and restaurants.
Clean it up
Balanced residential / commercial
Less traffic back ups
Thriving community
Let’s go.
Vibrant living
Shrunken, controlled airport. Quiet and clean.
I would love for SeaTac to be an environmental success.
Crime Free
Easy to walk and large green spaces throughout
Beautiful community
Nice parks and celebration of diversity
more high density living, the present systems can't keep up with the people growth, Water, Electric, air, the total environment!
Efficient hub.
The Jetson's
Quiet. Clean.
Green energy & use of technology combined
Beautiful, hidden gem
Gateway to Washington state and a place people can live more locally
Metropolitan gateway
Cultural trailblazer
Livability and diversity
Affordable and sustainable
Vibrant city
True destination
Beautiful and green with nature and trees

N/A
Safe and friendly. T
lively
Too many people
Safe streets
More of a town and less of an extension of SeaTac airport.
Walkable town.
City center
A destination city (not just an airport :-)
Green & community
Not to get bigger
Self contained
Affordable , family oriented, safe
Thriving community
Magnet city
meet new people
Immigrant centered
Nuclear war zone
People centric
Samoli slums.
Low crime
Most policed and safest city.
Low crime
Honestly I'd love to see more small businesses. Right now I find myself traveling to des moines and burien when my wife and I go out. Seatac is kind of...bland. I envision good schools and a safe environment to raise kids in.
Safe and welcoming community
Less trees

Quiet and clean air
REPUBLICAN ADMINISTRATION.
Family Friendly
Dynamic
More opportunities for transit. Dedicated bike lanes
Greener, local foods.
Variety of activities
Hopefully better schools and less crime.
Dense affordability. Urban core.
Portland Oregon
Overrun by Somalis
Relieved (from stressors of an overcrowded airport)
Cleaner, mixed shopping opportunities to celebrate the cultural diversity of the area. Safer terminals of transportation. Short ride transportation for shopping.
Sidewalks & less crime
Continuing diversity
I have no vision. I will be dead.
No more building
A small city that connects all and supports healthy living through intentional designs and development.
Less reliance on motor vehicles and more green space
Friendly safe
Hopeful
Good bye
A City to freely.
Green, lots of trees, low urban density
A close knit safe and quality community with hubs for shopping and easy access to parks and transport. Have a plan to minimize overpopulating with a thought to streets and traffic congestion.
Preservation of history

You have cast the dye is cast and we will be Seattle south with all its "glory".
A city with a visible community retail center that is family friendly and safe for walkers.
Safe haven
Greener, community
our city
connected, centralized community village
Degredation
Hopeful
Pleasantly civilized
Suburb
Attractive, a real city
Vibrant and thriving
Community with a city center.
A worthy destination to visit; a smart, rewarding and safe place to live.
Cultural Hub
Green and unity
Better public safety
Better
Quite city, clean city, rich city no crime I mean 0 crime
Good environment Safe space
Clean city
Advanced
Better
Bright
Newer technology, advanced cars and other vehicles, and bigger and better houses.
Ciudad más vella
Beautiful city and more diversity
Futuristic city

One
Better adoption to climate change, bipolar
Happines
More clean and beautiful.
Cleaner community
Ice cream shops
Lots of pollution
Healthy and safe

Question 9: What else would you like to tell the City about your vision for SeaTac's future?
keep it all as is or more better
nothing
opportunities for women, immigrants, youth
security is a must
Just want to see what comes out of Seatac
still kind and beautiful
great place to live
restrooms in the parks, more parks with water
N/A
shoping center would be great!
be safe and affordable houses
SeaTac is a great city to live in and highly recommend this city
Keep SeaTac residents in mind
clean environment
To remove old car from parking are expire taps
maintain singlefamily homes and pride in ownership. Stop turning SeaTac into a low income dumping ground!

Best of all places
Great city
mas segura y actividades/ more security and activities
Que lo mejar esta en sus parques porque son donde jovenes y familias conviven/ prioritize parks because it is where young people and families gather
Que tenga seguridad para nuestros hijos/ security for our children
IDK
It feels glued together! Make it more intentional
I wish to see other people viewing SeaTac as a safe place to live and thrive
Increase traffic policing
Maintain our multiple family units
Better community
Finding and figuring out ways to connect and interact with all the neighborhood
Quality schools, healthy curriculum
I would like the trails to be better maintained for bike riders
The city that has access to the world should be an example to the world of green & clean
Less parking lots/hotels and more gathering places
Nothing
Less fast food, more local pubs and small restaurants. Better transportation to and from the lightrail. A local art scene. Sidewalks and center lines on the sidestreets.
Add more accessible routes for wheelchair users, making it attractive for all residents with and without disabilities.
Courts need to send a message to criminals to not commit crime here.
I'd like to see more innovation with the current building spaces throughout the city, specifically the ones that aren't in use. I imagine the city's funding and processes makes for challenging protocols but I strongly believe there is business benefit and impact if we could be innovative with some spaces (existing or investment in new spaces) through the Arts.
What about something dramatic that announces your arrival to the Northwest, since SeaTac is an important port city? Giant statuary of Washington's Legacy women, or Salmon Woman and her children, something to honor the Filipinx community...

<p>My vision for SeaTac is a city where growth and environmental health go hand in hand. I imagine robust public transit making getting around easy and safe, with the bonus of being free. I want to see our green spaces protected even as we grown and for everyone to afford a home here. I want to see our streets improved with more lights and sidewalks to ensure everyone's safety. I want to see a second community center that provides youth activities providing our young people with opportunities to learn, play, and grow. In all, I see a SeaTac that is as healthy and sustainable as it is welcoming and connected.</p>
<p>Just focus on cleaning up the garbage, after that you can concentrate on other stuff.</p>
<p>Bring in more major businesses (hotels in particular), while maintaining the family neighborhood atmosphere, and diversity environment.</p>
<p>I think the Port of Seattle will take over SeaTac and build more runways for the airport.</p>
<p>Consider a name change.</p>
<p>Build a multi-use path around Bow Lake! Acquire/condemn the property required. The landowners around the lake don't understand how much that amenity would benefit their business.</p>
<p>I'd like to see all of north Seatac Park protected in perpetuity. No more airport expansion, region needs a second airport. Keep urban low areas as is. Keep expansion and densification to main arterial roads. Adopt a tree protection law like Seattle so old trees can't be cut down. Actually address the very obvious crime in the area.</p>
<p>I see international blvd as a city center, with big sidewalks and many stores and restaurants for locals and visitors. Make it inviting enough people won't feel the need to hotel downtown.</p>
<p>Focus on tourism and locals to make improvements</p>
<p>Don't let the airport build giant warehouses..rip out trees and plant little ones in its place!</p>
<p>I would like to see shareable community spaces in neighborhoods for creative collaborations. I would like to see a real downtown where folks could gather.</p>
<p>Be balanced, fiscally responsible,</p>
<p>Less focus on giving opportunities and money to businesses that don't affect the people that actually live in the city. So much space, money spent on parking lot and hotels that the residents don't use.</p>
<p>Clean up parks and streets and make it safe for people to enjoy</p>
<p>It would be great to have small restaurants, pubs, and shopping not all centered on International blvd.</p>
<p>Nope</p>
<p>Rebuilding roads and a bigger community</p>
<p>Reducing greenhouse gases</p>
<p>More recreation facilities</p>

<p>Need to tighten up our standards. Criminals are getting away with crimes, homeless and drug population increasing.</p>
<p>Decisions made by the Mayor and City Council are SO crucial. We need more interaction opportunities. To my knowledge, [REDACTED] is the only one actively reaching out to constituents.</p>
<p>Until we get rid of the socialist leaning leaders we will continue to go the way of Seattle.</p>
<p>Leverage what's great about us being small</p>
<p>Is there motivation for SeaTac merging with Tukwila?</p>
<p>More local restaurants and pubs</p>
<p>It can't happen unless you demand it.</p>
<p>You can wear designer clothes and fine jewelry anywhere, even at night without fear of being robbed. No need to lock cars or home</p>
<p>Let's get ahold of the open drug use before we have no way to control</p>
<p>Continued infrastructure improvements & city beautification please!</p>
<p>I like the city because it's ethnically diverse. Find ways to celebrate that with community events</p>
<p>People need to get out of the box with everyone way of thinking, everyone seems to be all on the same page or in the same box!</p>
<p>Ensure livability and good wages for workers in the transportation industry.</p>
<p>I think they should take Highway 99 underground like they did with the viaduct in Seattle. At least in front of the airport and then put a wall of trees that do grow very large to create a sound and visual barrier between the airport and a plaza that would be on top of the tunnel.</p>
<p>Investments in city beautification projects are worth it in the long run. I love the art wrap utilities project - focusing on beauty in that way (along with cleaning trash & more native planting) gives the sense that this is a community that is worth spending time & money.</p>
<p>I'd like to see more affordable housing and diversity developments.</p>
<p>It seems like SeaTac has a long history of spearheading progressive initiatives in the state (and the country). I think lawmakers look to us for how to build a more progressive and sustainable community. There is huge opportunity here to set a precedent for how the whole country ought to operate.</p>
<p>Please don't take away the park to make room for more runways. The Everett airport can be expanded and used.</p>
<p>Should offer more cultural visibility</p>
<p>Please please work on public transit</p>

Hold business accountable when their building need updates/refresh/improvements/cleaning up
I love the new light rail and street design and hope to see more changes just as long as it includes nature
N/A
That we are NOT like Seattle.
I think dense housing + small shops/markets instead of airport parking lots would generate more opportunities for fun local events and interactions. Could the Port of Seattle provide a check to buy up that land...? :3c
Waste of money
We need our first responders to be able to do their job and we need more of them. They should be able to enforce the laws no matter what.
Need a center and a reason to go there like artist hub
This is an amazing place - let's recognize this about ourselves and get others to see it as well.
My husband and I bought our first condo in SeaTac in 2020. We loved living there although crime was a little concerning. We decided to upgrade to a house and ultimately chose Federal Way over Seatac. We wanted a safer neighborhood to raise kids, without the hustle and bustle of the airport traffic and overall better air quality from the airport, in a cul de sac. We were attracted to the green spaces in Federal Way, the many parks and trimmed roads with greta curb appeal. Also, the week before we moved from our condo, my husbands car along with 12 others in our condo complex were broken into with 1-4 windows smashed per car. We had the ability to fix it immediately but others in our neighborhood did not have that privilege. The worst part was, the police couldn't do anything about it. So, I envision a greener, safer, and family-oriented community in the future in SeaTac. We rented out the condo so we still are constituents in the area and care about it. Thanks for the opportunity to share!
No 4th runway
Hard on crime
I envision a safe city and a community that looks out for each other - please do not become Burien or Seattle
We need to address the needs of our future generations. Improve our schools improve our community so that people will want to stay here for generations.
price of groceries
Death apocalypse
N/a
You're failing. You know it. Be bold and actually do something radical and change it.

Do it for the kids
Dear God, the crows. Something needs to be done. They've completely destroyed my yard multiple times. I recommend an immediate council meeting.
Expand sewer access in areas on septic tanks to allow for increased housing density. Can we change the name of our city? Rainier City? Something acknowledging the indigenous culture of this area? Make our section of Pacific Highway prettier? Add trees and shrubbery and art? Better and more frequent communication with citizens? The mail we get about our community is from Des Moines.
They don't listen
More penalties on criminals, to reduce damage to business Stones properties
To have a second airport so the third runway over my house is not so noisy. The volume is ridiculous.
Look at other Dem run cities. I.E. Philly, NYC, Detroit, Portland, Chicago and do the opposite.
Make Panhandling and Loitering Illegal.
Small business incubators for our community members, programs for kids in schools, etc
N/A
More side walks
nothing much
Keep North seatac park alive.
Idk if this is a seatac issue but that fence on the tukwila light rail by the street made it where you can't really see what's happening on the other side and made it more dangerous
N/A
I want to see multi level shopping and working areas in the downtown core, especially near transit hubs and light rail.
Please, the drug dealers must go! And the gangs must go! Make it a family friendly area, where the residents feel safe to go out into the neighborhood.
Stop making low income housing, it brings up the crime rate!
Black and Brown residents must be a part in shaping that vision
Homelessness.
Population cap
Please put trash cans along the S 200th trail starting at Des Moines Memorial. The first trash can you encounter is at 200th and Pac Hwy. There are trash cans on the Des Moines Memorial trail but there should be more along the way.

More community events to bring folks together
Make it safer
I'm pretty sure the airport will grow, what direction I don't know. I hope no more homes get bought up.
Keep SeaTac green. Don't overdevelop current urban low neighborhoods. Keep single family housing affordable. Keep SeaTac from becoming Seattle.
A quality and safe place to live. Look at other models like Normandy Park. People feel safe there and take care of their homes. Obviously money is an issue but educating people can be done to reduce expense and encourage people and landlords to take care of what they rent and own. Leave free handouts to churches and charities. A happy place to live.
Please do not turn this area into another downtown seattle or another new york.
With a FEW enhancements the city is great.
Seatac needs a seasonal community event like a farmers market or Holiday market to give it an identity that is family friendly. Not a crafts bazaar but a full on food and retail vendor experience. A winter market at Angle Lake park would be great!
We already have so many positive things going for such a small city. I would say keep going and let's try and get our neighboring cities to do their parts through collaborating and if need be calling them out (Kent). Let's be a breath of fresh air city where we don't accept the new norms by way of crime/drugs/trash. Let's invest in schools and green spaces so us residents feel safe again to engage our city spaces.
As density in the Seattle area continues to grow we must plan for a real city with its own local businesses and culture, and not just a place that sits around collecting hotel money.
We need a dynamic space of housing and community organizations, centered around a green area
We are headed over a cliff with our current leadership, schools, crime, and density.
residential and airport centric
People and nature over politics.
Provide a safe place to live, work and visit
Bring back the strip clubs
Would love a unique attraction that would bring in visitors...a museum, gallery, interactive outdoor installation, theme park, etc.
Focus more attention on permanent residents and home owners. They pay the taxes and care for the city. Even though we have such a high percentage of temporary residents and people seeking jobs at the airport, the city puts too much focus on affordable housing. Put more effort in attracting

permanent homeowners and remodeling existing homes and neighborhoods as well as attracting visitors to great restaurants and entertainment.
Do better
More employment opportunities and best high schools
Hope to see more opportunities for young kids
Yes
Growing very fast
Need more transportation
Better
I would predict affordable housings but I don't know what the future brings
Más ordenada limpia/ More tidy clean
It's important for kids to live
Nothing
Our safety on the streets
Mmm nothing much
Idk
Shopping centers so we don't have to leave SeaTac
A fun place to be in



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 3/21/2024
To: Planning and Economic Development Committee Agenda (PED)
From: Maria Langbauer, Senior Economic Development Strategist
Subject: Tourism Destination Development Plan (TDDP) 2024 Work Plan Update

Summary

On January 23rd, the City Council formally adopted the SeaTac Tourism Destination Development Plan (TDDP). Following this adoption, there was a clear expression of interest from the City Council to review the associated TDDP Work Plan. This memo is designed to offer the Planning and Economic Development Committee members detailed insights into the Work Plan, emphasizing the strategic framework set forth by the TDDP. The memo highlights the projects and pilot programs slated for implementation in the upcoming year and provides an overview of the key milestones and metrics established to gauge progress and success towards stated objectives.

Analysis

Background on the development of the SeaTac Tourism Destination Development Plan (TDDP)

The TDDP provides the first ever SeaTac-focused strategic, holistic, and actionable guidance road map to coordinate the recommended implementation strategies and lodging tax allocations to further the Council-adopted Tourism and Travel Policies expressed in the Economic Vitality Element of the Comprehensive Plan. The plan development process included Councilmember interviews, robust stakeholder community engagement, Hotel Motel Advisory Committee and PED committee presentations and input, independent research, and coordination with the Explore Seattle Southside Regional Tourism Authority. The TDDP was adopted by the City Council on January 23rd, 2024.

Strategic Planning and Stakeholder Engagement for the 2024 Work Plan

The TDDP has developed a Strategy Flowchart that outlines five key areas, each of which encompasses five pillars with related strategic initiatives. The pillars are:

1. Optimize the SeaTac Angle Lake Station Area's Cultural Assets and Highlight Community-based Experiences
2. Develop Tukwila International Boulevard Station Area as a Grand Entrance to "SeaTac North" and North SeaTac Park
3. Activate the Three Light Rail Stations as Experience Platforms to Showcase Local and Regional Culture
4. International Boulevard Visitor Experience: Beautify, Brand, and Enhance Mobility and Transportation Infrastructure
5. Develop and Build Out an Entertainment and Events Mixed-Use District near SeaTac/Airport Station

These strategic initiatives have been categorized based on their anticipated development timelines: immediate ("now"), short-term (1 to 2 years), medium-term (3 to 5 years), and long-term (6 to 10 years). The focus of the 2024 Work Plan is on projects slated for immediate development under the "now" category. It is important to emphasize that the 2024 Work Plan is a dynamic document, subject to ongoing updates and revisions to reflect changing priorities and progress.

Staff have interviewed key stakeholders associated with the areas where the projects are proposed. These interviews were conducted both online and in-person. Staff encouraged stakeholders to discuss their 2024 work plans and explore ways in which ED SeaTac staff could best support their needs. The findings collected

from these interviews were used to identify insights regarding the strategies discussed and to further develop each project.

Strategic Initiatives to Enhance Tourism, Economic, and Community Development in SeaTac

The Economic Development staff, guided by the TDDP Strategy Flowchart, have identified and in part initiated approximately 30 projects aimed at enhancing space activation, beautification, mobility, and supporting SeaTac's local economic development.

Placemaking, activation and beautification projects

The Economic Development team plans to collaborate with placemaking specialists, the Community and Economic Development Department, Parks Department, Public Works, and the Arts Commission. This collaboration will focus on activating and beautifying the vicinity of International Boulevard and the SeaTac/Airport Station through public art, "I Love SeaTac" type signage, enhanced lighting, and landscaping, with a consultant leading the public engagement process. This initiative is set to begin in August 2024.

Supported by the TDDP under sections (4.a.b) and (5.a), these projects include creating a significant "I ♥ SeaTac" or "Welcome to the City of SeaTac" type sign/monument, beautifying the area near the electric substation with murals, and expanding public art, branding, lighting, and landscaping near SeaTac/Airport Station and throughout the City.

Additionally, in partnership with Sound Transit and other organization, there are early iterations of a proposed summer pop-up pilot project at the Sound Transit Kiss and Ride site, aiming to cultivate an Entertainment and Events District experiences near the SeaTac/Airport Station. This project, encouraged by the TDDP Strategy Flowchart (5.a), plans to host two events featuring vendors, food trucks, and music in June and July 2024 to enhance the community's vibrancy and appeal for travelers, workers, and residents alike.

Training and local tours pilot

Key initiatives include forming a partnership with the Chamber of Commerce to elevate service quality in local restaurants and developing a pilot program for local cultural and food tours. These efforts aim to increase partnerships with Mall of Africa, SeaTac International Mall, and other local ethnic businesses, leveraging the cultural assets of the SeaTac Angle Lake Station Area to provide curated experiences for hotel guests, showcasing the diversity of the SeaTac community and business offerings.

Marketing and Advertising Projects

The City of SeaTac is launching a "station domination" and advertising campaigns at the Link Light Rail Stations and the Car Rental Facility areas, starting in June 2024. These campaigns will feature vibrant, diverse advertising that welcomes visitors with colorful graphics and illustrative widgets across pillars, posters, and escalators. They will showcase SeaTac's restaurants, hotels, and attractions, including QR codes for additional information and discounts. This initiative, supported by the TDDP (1.a & 3.a), aims to enhance the sense of place and identity within the stations through multimedia programming and art, transforming the three Light Rail Stations into Experience Platforms that highlight local and regional culture, and help optimize the SeaTac Angle Lake Station Area's and overall SeaTac's cultural assets.

Additionally, staff proposes to enhance social media campaigns for promoting ethnic local businesses, starting in August 2024, with the support of Explore Seattle Southside and a social media contractor. This effort, endorsed by the TDDP (1.a, 3.a.c), seeks to use the Three Light Rail Stations as platforms to exhibit local and regional culture, foster a stronger sense of place and identity within the stations through multimedia programming, and underscore the City of SeaTac's diverse resident population to promote diversity, equity, and inclusion as core strengths of the city and region.

Furthermore, staff are exploring a few projects to increase mobility and connectivity and are in early conversations on workforce development through a hospitality scholarship program for SeaTac residents in partnership with Highline College.

Next Steps

The Economic Development Staff is preparing a full 2024 Work Plan update in April for the Hotel Motel Advisory Committee and the Planning and Economic Development Committee.



FY24 Second Quarter Report

2/2/2024

Submitted by: The Imagine Institute
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+1.206.492.5249 | pauli.owen@imaginewa.org

Imagine U

Overview

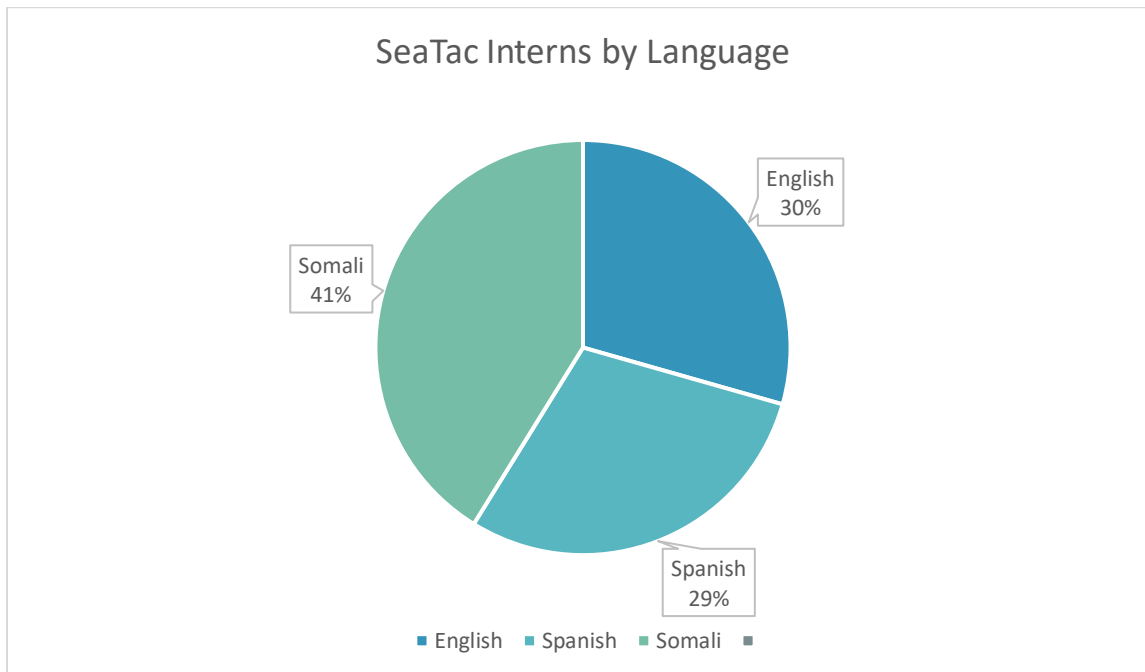
After extensive and coordinated outreach efforts in the first quarter of fiscal year 2024, the Imagine Institute launched the first City of SeaTac cohort of Imagine U interns in the second quarter. Imagine matched 16 trained peer mentors recruited from the existing early care and education (ECE) workforce with 17 SeaTac residents who want to open their own licensed family home business (referred to in Imagine U as interns).

- Interns received 747 hours of on-the-job training in their mentors' business.
- Interns received 7 hours of formal training from a state-approved trainer.
- Mentors completed 28 structured observations of their interns.
- Interns completed 221 assignments related to Environment and Health, Business and Child Development and Safety.
- Imagine U staff also collaborated with and presented at Seattle University's Center for Community Engagement to increase awareness of the program and recruit new participants in English and Spanish.

Between a segment on Fox13 News about Imagine's partnership with the City of SeaTac and sending 11,000 postcards to SeaTac residents, Imagine was able to recruit an additional 16 interns who are slated to start Imagine U in March, **bringing the total new businesses in progress to open to 33.**

About SeaTac Interns

City of SeaTac interns are linguistically diverse.



Additionally, these aspiring child care entrepreneurs will open licensed child care businesses in racially diverse communities that are considered extreme child care access deserts with high racial disproportionality in kindergarten readiness.

DCYF Factors	% of Member Businesses Who Meet Criteria
Extreme Child Care Access Desert	100%
Hight Rates of Kindergarten Disproportionality by Race	100%
High Concentration of Children of Color Under 15	100%

Training and Technical Assistance

In the second quarter, Imagine staff and lead and associate lead mentors prioritized familiarizing SeaTac interns with the systems and software necessary to complete the program including the learning management system (LMS) Matrix and the Department of Children, Youth, and Families’ (DCYF) ECE professional development registry, MERIT.

In addition to this foundational training, participants received the following support:

Interns

- Weekly training and technical assistance sessions lead by a lead mentor and supported by an associate lead mentor in English, Somali, and Spanish on technology, program policies, contracts, and child observations.
- Weekly coffee hour held by Imagine staff for extra support and technical assistance in their preferred language.
- Monthly meetings to review upcoming assignments and ensure both are prepared for completing the next month’s milestone.

Mentors

- Training on intern observations and learning-focused conversations.
- Quarterly meetings with their professional learning community.
- Monthly meetings to review upcoming assignments and ensure both are prepared for completing the next month’s milestone.

Q3 GOALS

In the next quarter, Imagine plans to complete the following goals:

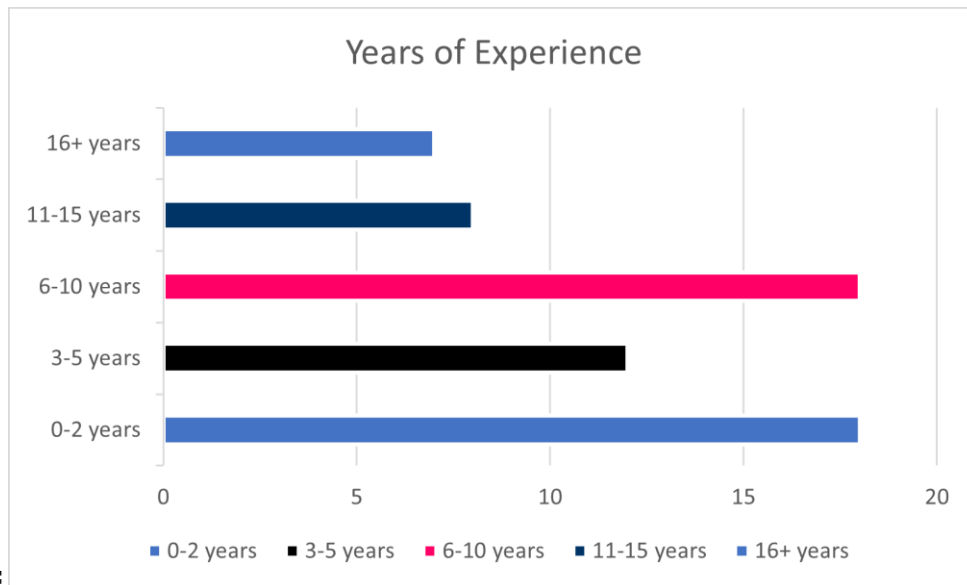
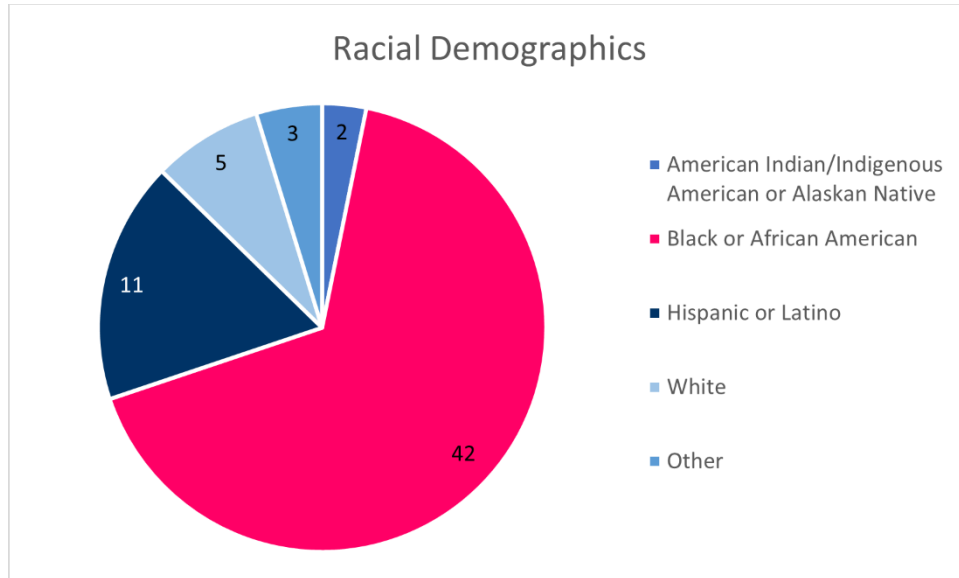
- Launch a newly designed Information Guide to new applicants designed to increase their knowledge of the program, pre-requisites, and next steps.
- Pilot a rolling admission process, launching a second, midyear cohort for the first time in the program’s history.
- Testing a hybrid model where participants can hold virtual classes as well as come together in-person once a month for support with assignments, collaboration of business resources and peer-relationship building.
- Increase awareness of the program with local businesses, collaborating with the SeaTac Community Outreach Strategist, and continuing social media outreach.

- Support the quality of peer mentorship by launching a new mentor observation process where experts in relationship based professional development conduct video observation of all Imagine U peer mentors.

Shared Services

Overview

63 licensed child care providers in the city of SeaTac are members of the Shared Services Hub. These members are diverse linguistically, racially, and have a wide range of years of experience.



Similarly, member businesses are in communities with high levels of marginalization as defined by the DCYF.

DCYF Factors	% of Member Businesses Who Meet Criteria
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Extreme Child Care Access Desert	100%
High Childhood Poverty	41%
Hight Rates of Kindergarten Disproportionality by Race	100%
High Concentration of Children of Color Under 15	100%

Ninety-two percent of City of SeaTac Shared Services Hub members have successfully logged into the program’s online portal to access services in the second quarter. In addition to utilizing the Hub’s member benefits, 17% of member businesses have created a website for their business using Imagine’s website builder, Sandbox.

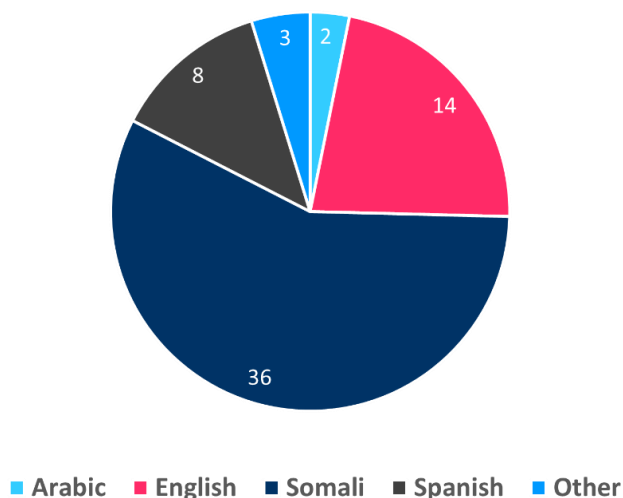
Shared Services program staff collaborated with Imagine U staff to overhaul Imagine’s policy builder, Policy Wizard, to align with new guidance from the Department of Children, Youth, and Families licensing team and the University of Washington’s Cultivate Learning who administer Washington State’s Quality Rating and Improvement System, Early Achievers. Additional accessibility features were also added, including video overviews, which many child care providers have cited as a helpful medium through which to learn new information. New business owners opening through Imagine U, as well as all member businesses of the Shared Services Hub, will now be able to use this updated policy builder to create completely customized policy books that promote success in licensing and Early Achievers.

Training and Professional Learning Communities

Funding from the City of SeaTac supported 15 Community of Care (CoC) members in English, Spanish, Somali, and Arabic. Communities of Care are professional learning communities where licensed child care providers can build community, ask for support, share resources, and learn new information.

- Members attended monthly CoC meetings with content customized to their unique needs, such as discussions around hiring staff and reviewing Washington administrative Code related to pre-service requirements, and best practices for staff onboarding. The groups also discussed the different requirements and guidelines connected to the USDA Food Program when working with children and families with special dietary needs.
- Based on providers’ requests, the Shared Services Hub facilitated 26 hours of Emergency Preparedness Training which covered how early learning programs prepare for earthquakes, the importance of planning for potential emergencies in advance, and practicing what to do in an emergency during business hours.
- Members received 13 lockdown emergency kits.

Languages Served



Collaborations and Community Partnerships

The Shared Services Hub partnered with the Washington Association for the Education of Young Children (WAEYC) to provide one-year memberships to the SeaTac Somali-language Cohort. Imagine's technical assistance team will be providing 1:1 technical assistance to help those who need it to maximize benefits through their WAEYC memberships in Q3.

Imagine partnered with Navos Infant and Early Childhood Mental Health Program, which specializes in working with young children and their caregivers to help identify and support mental health needs in young children. Imagine will be hosting two informational sessions in collaboration with Navos in January exclusively to SeaTac Shared Services Hub members. The goal of these sessions will be to create a cohort of providers receiving Navos infant and toddler mental health supports Navos from our existing membership pool.

Imagine collaborated with Cultivate Learning to provide Meaningful Makeovers to two SeaTac Shared Services Hub members in their initial pilot of this project. Research shows that small changes to a classroom can make a big impact on a child's learning. A makeover usually consists of cleaning and rearranging learning areas, adding and removing furniture and materials, and consultation. Providers who were selected will receive up to \$2,000.00 of learning materials. This program is aligned with Early Achievers and will help these providers with their Early Achievers Quality Rating.

Q3 Goals

In the next quarter, Shared Services plans to complete the following goals:

- Add a welcome packet that will help providers understand everything that is currently available to Shared Services members and how it can help build, sustain, and connect their business to needed supports.
- Increase staff professional development opportunities by adding Dual Language Learner training and PREPARE training to help staff meet annual STARS training requirements.

- Grow program support packages that will include professional development, NAEYC Memberships, Business Support and Environments and Curriculum
- Strengthen outreach for CPR, CCB, EQEL Years 1&2, and PACE training to support staff and meet minimum education requirement through equivalency in alignment with the WAC.



2023 Annual Progress Report. 2023 was a time of foundation building, bringing awareness about SKHHP to a wider audience, and expanding the South King Housing and Homelessness Partners (SKHHP) Housing Capital Fund to fund the creation and preservation of affordable housing in South King County. SKHHP welcomed its new Executive Manager to the coalition in January and two member cities pooled a new funding source for the Housing Capital Fund resulting in quadrupling funding available for affordable housing projects and doubling the number of applications received over 2022.

WHO WE ARE

Formed in 2019 by an Interlocal Agreement, we are a collaboration between 10 South King County cities and King County united under the common goal to ensure the availability of housing for all income levels of residents in South King County. We achieve this through a focus on the production and preservation of affordable housing, partnership with public and private organizations, pooling and sharing resources, and advancing housing policies.

PURPOSE

Create a coordinated, comprehensive, and equitable approach to increasing housing stability, reducing homelessness, and producing and preserving quality affordable housing in South King County.

CONTACT

Claire Vanessa Goodwin
Executive Manager

Website:

<http://skhhp.org>

Phone:

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Email:

info@skhhp.org



GOAL 1. Implement SKHHP Interlocal Agreement.

New Executive Manager – Hired and successfully onboarded new Executive Manager.

2024 Work Plan – Facilitated development and adoption of the 2024 work plan and budget.

Advisory Board – Recruited, interviewed, and appointed nine new Advisory Board members.

New Member – Presented at three City of SeaTac public meetings on becoming a member of SKHHP. SeaTac City Council took action in January 2024 to join as SKHHP's newest member.



GOAL 2. Build long-term sustainability for SKHHP Housing Capital Fund.

2023 Housing Capital Fund – Two member cities pooled revenues collected under HB 1590 to fund affordable housing through the SKHHP Housing Capital Fund quadrupling funding amount available in 2023 over 2022 (from \$1.4 million to \$5.9 million). Received six applications for funding and the Advisory and Executive Boards recommended funding four projects throughout South King County.

2022 Housing Capital Fund – Presented to eight City Councils and received concurrence on the Executive Board's recommendation to support two affordable housing projects in Burien.



GOAL 3. Work with partner jurisdictions to enhance and develop policies that protect existing affordable housing and accelerate access.

Preservation Strategies – Worked closely with South King County planners (SoKiHo) on the development of subregional affordable housing preservation strategies.

South King County Joint Planners and Developers – Hosted an open discussion with 11 developers on reducing barriers to affordable housing development in South King County. A summary of the discussion is available [here](#).

Affordable Housing Inventory Dashboard – Finalized the internal tool and completed the requirements of the Housing Action Plan and Implementation grant on behalf of five cities.



GOAL 4. Represent South King County and its affordable housing needs at all relevant decision tables and foster collaboration between partners.

Stakeholder Collaboration – Collaborated with King County and ARCH on a joint application for HUD's Pathways to Removing Obstacles to Housing grant. Updated Congressman Smith on SKHHP's work.

Participation in Local Meetings and Forums – Represented SKHHP at 200+ regional meetings representing 25 unique groups. Attended four statewide forums and one national conference.



GOAL 5. Further strengthen regional stakeholders' understanding of the spectrum of affordable housing options and the range of related needs.

Executive Board Briefings – Coordinated six presentations to the Executive Board including on permit accelerator programs, King County's Community Preference Program, King County Housing Authority's preservation program, and Homestead Community Land Trust's homeownership model.

**South King Housing and Homelessness Partners
Fund Status as of December 31, 2023**

REVENUES	OPERATING ACTUAL	HOUSING CAPITAL FUND CONTRIBUTIONS 2023	DEPARTMENT OF COMMERCE GRANT ACTUAL
Auburn	\$ 34,385	\$ 152,865	\$ 6,556
Burien	19,838	69,897	6,556
Covington	9,919	438,028	-
Des Moines	9,919	34,301	-
Federal Way	44,965	133,558	-
Kent	44,965	4,745,112	6,556
Maple Valley	9,919	-	-
Normandy Park	5,290	6,992	-
Renton	44,965	246,643	6,556
Tukwila	9,919	17,233	6,556
Unincorporated KC	44,965	-	-
King County additional contribution	30,035	-	-
Contributions/Donations	(5,000)	-	-
INTEREST EARNINGS	132,093	-	-
Total	\$ 436,177	\$ 5,844,630	\$ 32,779
EXPENDITURES	OPERATING ACTUAL	HOUSING CAPITAL FUND ACTUAL	
SKHHP Cost Reimbursement	337,937	-	
Administration Fee	33,400	-	
Total	371,337	-	
Beginning Fund Balance – January 1, 2023	296,916	1,448,075	
Estimated net change in fund balance – December 31, 2023	97,618	5,844,630	
Estimated Ending Fund Balance – December 31, 2023	394,534	7,292,705	

SKHHP Cost Reimbursement Detail	
EXPENDITURES	
Wages	204,036
Benefits	56,156
Supplies	502
Professional Services	46,547
Interfund Allocations	30,696
Administrative fee	33,400
Total	371,337