

DESCRIPTION OF POLICY AUDIT:

Description: Identify relevant polices that could be furthered through the location/development of a civic center.

DECISION CARD GOALS

Description: Selection of a consultant to conduct a feasibility study to define the cost, process, and options for building a new City Hall and civic campus

Justification: In August 2022, the City Council directed the City Manager to pursue a feasibility analysis to understand what the process would include to construct a new City Hall within a possible civic campus. A feasibility analysis would help to identify options the City could pursue within the following tasks for constructing a new City Hall: identification of properties, campus footprints, cost considerations, policy guidance, financial options, staff staging options, complementary partners, and options for what to do with the existing City Hall.

POLICY DOCUMENT	RELEVANT POLICIES REGARDING BUILDING CIVIC CAMPUS IN URBAN CENTER (Goals/Policies in bold text)
CITY VISION	
COMPREHENSIVE PLAN VISION STATEMENT	<p>CITY'S STRATEGIC GROWTH & DEVELOPMENT VISION</p> <p>Vision Statement (see Policy Reference document for entire vision statement).</p> <ul style="list-style-type: none"> - 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.
SUBAREA PLAN VISION STATEMENTS	<p>Updated City Center Vision Summary: Active hub in enticing walkable, urban district with diverse experiences for residents, workers and visitors.</p> <p>Angle Lake SA Vision Summary: Pedestrian-oriented, culturally diverse, employment hub and center for the community with multiple housing types.</p> <p>S 154th SA Vision Summary: Vibrant, mixed use, pedestrian-oriented residential neighborhood and place to celebrate cultural diversity.</p>
POLICY DOCUMENT	RELEVANT POLICIES
SEATAC 2044 KEY THEMES (Presented at 6/14/2022 CSS)	<ul style="list-style-type: none"> ▪ Increase access to opportunity & wellbeing ▪ Strengthen neighborhoods & create healthy, equitable, connected complete communities ▪ Grow urban villages near light rail with a variety of options for living, working, and recreating ▪ Provide connected, efficient, multi-modal transportation networks ▪ Housing for all - increase housing types and affordable options ▪ Economic vitality – increase economic opportunities that empower residents and support the business community ▪ Enhance resiliency of the built and natural environments

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CH. 1 INTRODUCTION & FRAMEWORK	Note: Ch. 1 includes the City’s vision statement noted above.
	<p>Policy 1.1C Serve as a model employer and public agency by providing an example to the larger - community through equitable, healthy, and environmentally sound practices.</p> <p>The City can further its stance on sustainability and lead implementation efforts through socially equitable hiring and contractual practices, purchasing eco-friendly supplies that are sourced from “fair trade” companies, providing healthy food options in City Hall, reducing energy use within public buildings, and promoting non-motorized and eco-friendly travel for City staff.</p>
	<p>Policy 1.1C Implementation Strategies:</p> <ul style="list-style-type: none"> - Provide healthy food options at City Hall vending machines and events. - Reduce energy use within public buildings - In all new public buildings, build to a minimum of LEED Gold and aspire to Living Building Challenge level of environmentally friendly practices. - Promote non-motorized and eco-friendly travel for City staff by providing transit passes, high quality bicycle storage, showers, and electric vehicle charging stations and by locating and designing City facilities for multimodal access.
CH. 2 LAND USE	
GROWTH MANAGEMENT GOALS AND POLICIES	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.
Urban Center Land Uses	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.
Urban Center Land Uses	<p>2.1A Implementation Strategies:</p> <ul style="list-style-type: none"> - 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
Urban Center Land Uses	Policy 2.1B Direct moderate and high density residential development to the Urban Center, especially within the City Center and station areas.
Urban Center Land Uses	<p>2.1B Implementation Strategies:</p> <ul style="list-style-type: none"> - Incentivize multi-family residential projects in the Urban Center through measures such as density bonuses, multifamily tax credits, and infrastructure improvements. - Evaluate and implement options for promoting mixed-use residential development in the Urban Center.
Urban Center Land Uses	<p>Policy 2.1C Promote development that reduces block sizes in the Urban Center, particularly in the City Center and the station areas, and provide a network of connected local streets to facilitate pedestrian circulation and transit accessibility.</p> <p>The physical layout of the Urban Center, including its street and sidewalk network, block size, and configuration, is perhaps the most crucial determinant of its pedestrian and transit accessibility. A dense network of connected streets provides</p>

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	pedestrians with direct, safe, and interesting routes between destinations. Development should add new streets to reduce the average block size in station areas from the current 11.4 acres to three to six acres.
Urban Center Land Uses	2.1C Implementation Strategies - Identify desirable linkages and secure access through purchase or easements.
Urban Center Land Uses	Policy 2.1D Focus retail development within the City Center and station areas.
Urban Center Land Uses	Policy 2.1 D Implementation Evaluate and implement options for promoting retail development in the station areas.
HEALTHY, EQUITABLE & CONNECTED GOALS & POLICIES	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.
Access to Transportation	Policy 2.2A Establish land use patterns that promote walking, bicycling, and transit use to access goods, services, education, employment, and recreation
	Policy 2.2A Implementation Strategies - Implement the City Center, 154th Street, and Angle Lake Station Area Plans to ensure that a high intensity of residences and destinations (e.g., local-serving retail, community gathering places, parks, grocery stores, etc.) develop in station areas - Prioritize pedestrian and bicycle infrastructure in transit communities
	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. (Transit communities are within ½ mile of light rail stations and bus service per PSRC Growing Transit Communities Compact the City signed in 2013/4?)
Access To Healthy Foods	Policy 2.2C Incorporate consideration of physical health and well-being into local decision-making by locating, designing, and operating public facilities and services in a manner that supports creation of community gardens on public open space in accessible locations.
	Policy 2.2E Provide opportunities for shops, services, recreation, and access to healthy food sources within walking or bicycling distance of homes, work places, and other gathering places.
Access to Housing	Policy 2.2F Foster high quality, diverse, and affordable housing. (2.2F implementation strategies reference Housing Element's "increase housing opportunities for all" policies)
Access to Neighborhood Services	Policy 2.2H Promote and incentivize developments in commercial designations with retail and service-oriented businesses on the ground floor or on the same site to serve employees, residents, and visitors. A mixed use building/site has a mix of different uses within one structure or a given site, such as retail uses on the first floor with office and/or residential on the upper floors. This type of development promotes a more pedestrian-friendly environment and might encourage more resident oriented businesses to locate in SeaTac. Ground floor activities should serve the daily needs of employees, residents, and visitors to provide the opportunity for a car-free lifestyle. These may include convenience shopping, specialty shops, and restaurants.

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	Policy 2.2J Encourage the development of small, “resident-oriented” businesses in SeaTac.
	2.2J Implementation Strategies - Identify types of resident-oriented businesses and locations and actively recruit them (small businesses serving neighborhoods, incl. culturally appropriate) - Consider small business incubators
CH 7 COMMUNITY DESIGN	
	GOAL 7.1 Provide residents and visitors with a positive, identifiable image of the City of SeaTac.
Parks, Open Space, and Greenbelts	...SeaTac should strengthen its image by requiring parks and open space with redevelopment...
	Policy 7.1D Require developers to provide publicly accessible open space (e.g., neighborhood pocket parks and plazas) in commercial zones...
	Policy 7.1F Require or incentivize the connection and linkage of parks, boulevards, neighborhood greenways, open spaces, and greenbelts in any redevelopment.
Urban Center Policies	GOAL 7.2 Provide a well-designed, pedestrian-friendly, and community-oriented environment in the Urban Center.
Urban Center Policies	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.
Urban Center Policies	7.2A Implementation Strategies - Implement all public actions identified in City Center and Station Area Plans - Where possible, fund or partially fund public gathering space projects - Explore the possibility of a joint public/private ‘flagship’ project
Urban Center Policy Description	Transit Communities These policies are intended to foster transit-oriented development around SeaTac’s three light rail stations
Urban Center Policies Transit Communities	Policy 7.2D Partner with developers to catalyze high-quality, transit-oriented developments in the station areas. Station areas will evolve over many years into village-like places. <u>The City should take the lead on establishing the character and level of quality during the initial phase(s) of development.</u> Public amenities should be provided, such as comfortable walking, bicycling, and resting environments, small parks and plazas, pedestrian-scaled lighting, weather protection, and bicycle storage.
Urban Center Policies	7.2D Implementation Strategies - Where possible, fund public amenities (e.g., trails, small parks and plazas, pedestrian-scale lighting, weather protection, etc.) to catalyze development. - Develop a plan conceptual for each station area, suggesting the form and type of development, with target years for the completion of major components.
Urban Center Policies	Policy 7.2E Require clear and reasonable connections (e.g., station platforms and pedestrian paths) between new development and the light rail stations.
Urban Center Policies	7.2E Implementation Strategies

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	Require new development to integrate with and provide comfortable, usable connections to light rail stations.
Pedestrian Environment	Policy 7.2F Incorporate sidewalks and pedestrian-oriented street furnishings along streets within the Urban Center
	Policy 7.2G Establish a variety of public spaces throughout the Urban Center.
	7.2G Implementation Strategies Seek public-private partnerships and/ or fund the construction of public spaces (e.g., pocket parks, small gathering spaces;...
	Policy 7.2J Encourage pedestrian and bicycle connections through large blocks.
	7.2J Implementation Strategies Require or incentive pedestrian and bicycle connections through large blocks.
Quality of Building Design	...The Urban Center is intended to be developed at a higher intensity of land use than areas outside its boundaries...(Policy 7.2K, 7.2KL design related)
	Policy 7.2M Provide a variety of public amenities throughout the Urban Center. All developments should contribute to an appealing and lively public realm. Accordingly, <u>buildings should provide exterior and interior public spaces, connections to the sidewalks and between properties, pedestrian fixtures and furnishings, and art. Additional public amenities include restrooms, day care facilities, bicycle facilities, and community meeting spaces.</u>
Civic Facilities	SeaTac’s Urban Center should provide a range of spaces and places for civic and community functions such as public meetings, government services, ceremonial events, and community festivals.
	Policy 7.2O Create public spaces within the Urban Center. Urban centers are stronger and more focused when they have one or more major public parks or squares. Such a place is seen by the community as a “commons” when it is publicly owned, programmed, monitored, and maintained. A privately provided plaza may not accomplish the same result, since it is not “held in common” by the community.
	7.2O Implementation Strategies <ul style="list-style-type: none"> - Evaluate options for acquiring and developing a public space, including private sector partnerships. - Establish a civic park or square identified in a subarea plan through the Capital Facilities Program.
	Policy 7.2P Encourage the development of buildings and structures in the Urban Center which provide civic functions. Public facilities should be encouraged to locate within the Urban Center. Symbolic civic features, such as a monument, observation platform, or clock tower can reinforce the civic identity of SeaTac.
Implementation Strategy	7.2P Implementation : Establish one or more civic structures within the Urban Center. Encourage public-private projects to provide civic functions.
	Policy 7.2Q Include art with public improvements.

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RELEVANT POLICIES	POLICY REFERENCE
CH. 3 HOUSING & HUMAN SERVICES	
	GOAL 3.4 Increase housing options in ways that complement and enhance nearby residential and commercial uses.
	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.
RELEVANT POLICIES	POLICY REFERENCE
CH. 4 TRANSPORTATION	
Non-Motorized Transportation	GOAL 4.4 Plan for and develop a system of transportation facilities for all users and all modes including pedestrians, transit users and bicyclists.
	Policy 4.4E Prioritize safety and pedestrian capacity improvements on streets that provide access to schools, parks, transit facilities, public facilities, and within the Urban Center.
RELEVANT POLICIES	POLICY REFERENCE
CH. 5 CAPITAL FACILITIES	
	Policy 5.1B Set the LOS standards as follows: Category 2: City-owned/operated facilities to which concurrency will not be a test for new development. <ul style="list-style-type: none"> • City Hall: 256 gross sq. ft. per employee
RELEVANT POLICIES	POLICY REFERENCE
CH 6. UTILITIES	
	NA
RELEVANT POLICIES	POLICY REFERENCE
CH. 8 ECONOMIC VITALITY	
	EV Goal 8.6 Maintain and upgrade existing and strategically locate new public infrastructure to provide capacity for economic growth.
	EV 8.6B Analyze the impacts of the City's capital investments on businesses, employment, and other economic development opportunities when making decisions about utilities, transportation, and other public facilities
	Goal 8.7: Enhance and utilize the City's natural and built environment to increase the desirability of locating in SeaTac.
	EV 8.7A Beautify and enhance the commercial and residential areas of the City through the application of urban design standards and support for public facilities and amenities to attract commercial and residential growth. Places that are well-designed and include important community facilities (e.g., sidewalks, street trees, bike lanes, parks, public trails, vegetated LID BMPs [low impact development best management practices]) and amenities (e.g., public art) attract high-quality businesses and development, enhance the visitor experience, encourage residential growth, and improve the City's quality of life and long-term economic success.

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CH. 9 ENVIRONMENT	
	Policy 9.3B Protect and enhance natural drainage systems to maintain and improve water quality, reduce public costs, and prevent environmental degradation by using best management construction practices and current stormwater treatment and flow control standards on new and redevelopment projects.
	GOAL 9.5 Reduce greenhouse gas emissions as a means of addressing the potential adverse impacts of climate change.
	Policy 9.5C Reduce energy use in existing buildings, and limit emissions growth in new buildings.
	Policy 9.5F Develop and implement actions to reduce greenhouse gas emissions in City operations.
	GOAL 9.13 Increase the amount and diversity of public access to the shoreline, including trails, viewing platforms, and improved piers, and preserve and enhance views of the shoreline, consistent with the natural shoreline character, private rights, and public safety.
RELEVANT POLICIES	POLICY REFERENCE
CH. 10 PARKS, RECREATION & OPEN SPACE	
	GOAL 10.1 Provide diverse active and passive recreational opportunities through a parks, open spaces, interlinking trails, programs, events, and community centers system.
	PROS 10.2E Establish and require recreation and open space in new commercial and residential development, especially in new multifamily development. The City should require on-site recreational opportunities (e.g., ...In addition, commercial and mixed-use developments should be required to provide publicly accessible open space, seating, gathering areas, and/or other recreational opportunities.
RELEVANT POLICIES	POLICY REFERENCE
Subarea Plan Summary	
	Existing, 1999 City Center Plan: Addresses encouraging civic uses in the city center multiple times despite having “city hall” references removed in 210 amendments.
	City Center Vision Report: Does not specifically address civic uses but encourages a “mix of uses,” and improved infrastructure and amenities.
	Angle Lake Station Area Plan: Specifically encourages civic uses.
	S 154th St Station Area: Encourages a mix of activities and amenities.
City Center 1999, Amended 2010	References to a City Hall in the City Center deleted and text revised; 2010 Amendments The City Center Plan was amended in November, 2010 by City Council action under Ordinance 10-1025.
	The primary objectives of the City Center Plan are to focus growth in the City Center and promote integrated development, pedestrian-oriented design, diversity of uses within close proximity, link open spaces to the residential areas, and create a centerpiece; a Civic Center focal point for community identity

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For city center project 4 mil sf of non res dev 5,500 new housing units	These City documents envision the future City Center as a densely developed, mixed-use area that includes approximately four million square feet of non-residential development and over 5,500 new housing units, with pedestrian-oriented retail activity, new civic spaces , public transit facilities and pedestrian connections to the Airport terminal
	Objectives: - Identify and encourage potential public and private projects that could create an identity for the City Center (e.g., new civic amenities such as additional parks, new civic buildings and improved streets and sidewalk networks).
	Amenities and civic places are essential elements to draw pedestrians and development to an area
For city center project	Image Image: The existing City Center character and form of surface parking negatively affects development looking for new commercial and residential project sites as well as the Airport travelers' comfort and the Airport's image as a world class gateway. The existing strip commercial image has limited business opportunities in the City to date. Amenities and civic places are essential elements to draw pedestrians and development to an area. The present City Center area offers few amenities. With recent incorporation as a city and no historic center or previous plans for a downtown, the core commercial area lacks an identity or image in the minds of residents and travelers. A lack of public amenities in the area results in low pedestrian / community activities and / or interactions as well as loss of retail dollars and businesses to adjacent communities.
For city center project	Economics/Market Conditions: Successful commercial cores with vibrant pedestrian activities evolve through continued planning, design and development efforts from both the public and private sectors. Much of the City's employment and commercial development is dispersed along International Boulevard. There is no concentration of activities within the City. Without new community-based commercial and retail uses, or civic and public amenities, residents and workers will continue to shop and socialize elsewhere, thus reducing opportunities for improved development. Although Park-&-Fly offers revenues and taxes to the City, if allowed to be the predominant land use it would severely limit employment and therefore pedestrian activity in the future.
	Image Civic activities, such as public buildings, and public parks/gathering places are important elements toward creating a City Center area. If civic uses and local neighborhood commercial uses are linked via streets and pedestrian paths to the commercial core and residential areas, a neighborhood center could develop separate from the Airport commercial core.
For city center project Recommended using parking and hotel/motel	Public improvements to roadway, parks and amenities will facilitate private development actions. Private development typically follows public investments. Strong Airport and commercial economies benefit City residents. The more the

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taxes to make improvements that could in turn catalyze development	Airport and commercial uses expand, the less the tax burden falls to residential properties
	Connections with Civic Places Commercial and residential buildings within the City Center should be linked to public spaces and future buildings.
	Planning Themes Develop new open spaces/parks/plazas and establish new civic presence in the City Center that will draw both residents and visitors;
	Policy LU-2B: Provide pedestrian-oriented amenities, such as trails and paths, and link them with civic or recreational areas.
	Policy T-2A: Develop sidewalks and pedestrian/bike trails and paths to link public, private and civic facilities to other areas within the City Center.
	Policy CF-1A: Coordinate the provision of public and private streets, open space, parks, and pedestrian facilities and other civic amenities with private development and non-City capital projects to support and enhance the City Center Plan.
	Policy CF-1B: Encourage civic and public facilities within the City Center area comparable or better than the quality of private sector development • Imple: Site new public facilities within the City Center when possible.
	Policy CI-1B: Encourage cultural, civic, and entertainment activities and facilities to locate within the City Center. - Imple: Locate new civic facilities within the City Center area, when possible.
	Policy CI-1C: Encourage activities and facilities that create a sense of place and identity to locate within the City Center.
	Civic amenities such as water fountains/features and public art can help attract people to an area and create a sense of place
	Policy OS-1A: Create an integrated system of accessible open space, park and recreational opportunities within the City Center. Discussion A connected network of publicly accessible open spaces provides more opportunities for more people to take advantage of the facilities as well as making the system more versatile. The same paths, parks, sidewalks, and trails can function at both local and community scales as neighborhood play spaces, civic gathering spaces, commuter bicycling trails, and/or recreational walking trails.
	6.1 Priority City Actions Examples of Civic Character and Public Amenities
	C. City Actions The City should invest in public amenities to attract private redevelopment in the City Center There are many examples of cities in the Pacific Northwest that have successfully sparked redevelopment through publicly initiated improvement programs. Downtown Kirkland, Mercer Island and Bellevue have built parks, developed specialty signage programs, and invested in street furnishings and lighting that showcase special areas, resulting in both increased civic pride and retail activity. Portland’s waterfront and the Port of Seattle’s Bell Harbor Center in Seattle have created artistic, active, and enjoyable public spaces to enliven these areas.

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City center planning	<p>The City should work to maintain and expand SeaTac’s share of the hotel market to help foster more retail and entertainment activities. There is a great potential to capture more travel related dollars and as create additional new attractions for business travelers local residents.</p> <ul style="list-style-type: none"> - There is a demand for over 3,400 new hotel rooms and - this increase will generate secondary demand for 24-hour fitness centers, micro-brew pubs, quality/specialty food and entertainment uses, as well as a specialty niche markets for the region’s retailers such as REI or others that see proximity to the Airport as an advantage.
	<p>7. Develop signage, lighting, street tree, public art and other visual improvement programs Incentives for public art would also support the City’s art program, encourage artistic enterprises, and provide opportunities for citizens to participate in the civic life of the area</p> <p>D. Examples of Civic Character and Public Amenities ...Similarly the development of parks, wetlands, open spaces, plazas, and public gathering spaces provides a forum for civic interaction and dialogue that is so essential for a vibrant community.</p>
City Center Plan Update Vision Report 2020	
	<p>Principles:</p> <ul style="list-style-type: none"> - Economic Prosperity: Prosperity for all is achieved through improved land value, more diverse employment opportunities, and increased tax revenue. - Attractive Public Realm: The comfort, quality, and programming of streets and public spaces entices people to come out and linger in the district. - Mix of Complementary uses: Development supports a mix of office, lodging, retail, and airport service uses that are mutually supportive of one another. - Efficient Circulation: Access to and between major activity centers limits congestion and maximizes mobility for all modes, including air.
	<p>District’s Urban Design Concept Airport Business District “an urban, airport-serving, and mixed use district along International Boulevard” Residential Multi-family “a residential area stepping down in intensity to meet the single family neighborhoods at the eastern-most boundary (mapped yellow).”</p>
	<p>Objectives & Actions Urban Design</p> <ol style="list-style-type: none"> 1. Enhance image and aesthetics of district 2. Identify potential gaps in open space, including locations for recreation and gathering 3. Activate public and private spaces with programming
	<p>Economic Development 1. Pursue economic development activities that strengthen the airport business district on the west and neighborhood district to the east</p>

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	<ul style="list-style-type: none"> - Identify programmatic, regulatory, infrastructure and other City actions that promote existing and potential uses that enhance the airport business district and adjacent neighborhood district - Analyze the need for workforce housing and other affordable and market rate options and identify a strategy that provides a variety of residential opportunities for diverse income levels <p>3. Encourage businesses and services that address and leverage the needs of visitors, workers and residents</p> <ul style="list-style-type: none"> • Examine strategies that promote co-location of airport-related uses with shopping, restaurant and other retail services - • Explore a food hall concept with multi-cultural foods for siting small, local business incubation (food and culture) <p>4. Identify redevelopment opportunity sites • Conduct opportunity site analysis to understand potential redevelopment options of district properties • Identify goals for long term use of Sound Transit Kiss & Ride site</p> <p>5. Explore how to allow pilot projects that can catalyze other development and the implementation of community-stakeholder vision</p>
S 154th Station Area Plan 2006	
	<p>Station Area Principles</p> <ul style="list-style-type: none"> - 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.
Angle Lake Station Area Plan 2015	
	<p>Key Issues for Residents & Community Stakeholders More destinations: Retail, restaurants, offices, civic uses, recreation opportunities and gathering spaces</p> <p>Sub-District1: District Center</p>

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	<p>Promote a diverse mix of people-intensive, transit-oriented land uses including office, commercial, retail, hospitality and civic uses - multifamily residential is also appropriate within the mix of uses</p> <p>Implementation Strategies CEO-13: Encourage public agencies to locate civic uses within the District which promote the community vision.</p> <ul style="list-style-type: none"> • Work with the King County Library System to encourage the siting of a new library in the District.