

Resolution No. 26-005

A Resolution directing the City to explore the incorporation of a market hall and revenue generating parking into the first phase of development of the proposed City Hall, Civic Plaza, and associated parking at the SeaTac Civic Campus (International Village).

WHEREAS, in 2020 the City hired an architectural firm to evaluate the long-term sustainability of the current city hall to determine whether the building can continue to meet the needs of the staff and community for the next forty (40) years; and

WHEREAS, in 2021 and 2022 the City Council reviewed and evaluated the preliminary recommendation by the architectural consultant regarding the feasibility of overhauling the current City Hall's infrastructure and the alternative option of constructing a civic campus that includes a new City Hall; and

WHEREAS, in 2023, the City Council passed Resolution 23-007 that authorized the City Manager to hire additional staff and consultant services for the purpose of supporting a civic campus project by conducting site evaluation, project design, and potential acquisition and construction oversight for the duration of the project; and

WHEREAS, in March 2024, the City Council adopted Ordinance number 24-1009 authorizing the City Manager to execute a contract with JLL, Inc. to provide services associated with Phase I of the civic campus project; and

WHEREAS, on July 22, 2025, the City Council adopted Ordinance number 25-1015, authorizing the City Manager to enter into a Purchase and Sale Agreement for a civic campus property; and,

WHEREAS, on July 22, 2025, the City Council adopted Resolution number 25-011, which provided direction related to the inclusion of a City Hall, community uses, and civic uses that should be incorporated in the Civic Campus programming; and,

WHEREAS, on October 28, 2025, the City Council adopted Ordinance number 25-1024, authorizing the issuance of Limited Tax General Obligation Bonds to finance costs related to acquiring the Civic Campus property; and,

WHEREAS, the City Council closed on the purchase of the civic campus property in December 2025; and

WHEREAS, the City of SeaTac and consultant team, including JLL, Inc., are working on the development of a master plan, financial strategy, and financial model for the Civic Campus; and,

WHEREAS, the City of SeaTac and consultant team have started work to retain an architect and design team to design the proposed City Hall, civic plaza, and public parking, with an anticipated construction cost currently falling between \$85,000,000 and \$119,000,000; and,

WHEREAS, the creation of a market hall and revenue generating parking during the first phase of Civic Campus development would serve to create additional space for community uses consistent with Resolution Number 25-011 and could create a revenue source that could be used to offset the debt service anticipated from the proposed construction of a City Hall, civic plaza, and public parking; and,

WHEREAS, the City and consultant team recommend further analysis and exploration of the creation of a market hall and revenue generating parking to confirm the feasibility of including both a market hall and revenue generating parking in the first phase of development of the Civic Campus.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC WASHINGTON, HEREBY RESOLVES as follows:

Section 1. The City should continue to explore, and report back to the City Council, on the incorporation of a Market Hall designed to provide space for community services generally described in Resolution Number 25-011, and the creation of revenue generating parking as part of the first phase of development of the Civic Campus.

PASSED this 12th day of May 2026, and signed in authentication thereof this 12th day of May 2026.

CITY OF SEATAC


Senayet Negusse, Deputy Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Cindy Corsilles", is written over a horizontal line.

Cindy Corsilles, City Attorney

[Market Hall and Revenue Generating Parking – Civic Campus]