



Planning Commission Agenda

May 19, 2026
5:30 pm
Hybrid Meeting

The Planning Commission consists of seven members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.

Members: Alyne Hansen (Chair), Andrew Barker, Damiana Merryweather, Karin Ellis, Biruk Belay, Jeffrey Guite, Savio Pham

Staff Coordinator: Kaelene Nobis, Interim Planning Manager

A quorum of the Council may be present.

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order / Roll Call		Chair	5:30 (2 min)
2	Election of Vice Chair	Action Item	Chair	5:32 (3 min)
3	Approval of the minutes of March 17 and May 5, 2026, meetings.	Review and Approve	Members	5:35 (3 min)
4	Public Comment on items <u>not</u> on the agenda. <i>Comments on agenda items occur after the staff presentation and Commission discussion on each item below.</i> <i>See Public Comment Process below.</i>		Chair	5:38 (7 min)
5	SeaTac Central Subarea Plan: Update	Briefing and Discussion	Staff and Members	5:45 (40 min)
6	CED Staff Report	Briefing	Staff	6:25 (3 min)
7	Planning Commission Comments (including suggestions for next meeting agenda)	Discussion	Members	6:28 (2 min)
8	Adjourn			6:30

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://www.seatacwa.gov/seatvlive>.

Public Comment Process: The commission will hear in-person public comments and is also providing 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 3:30 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.

- Instructions for providing remote oral public comments are located at the following link: [Council Committee and Citizen Advisory Committee Virtual Meetings](#).
- Submit email/text public comments to PCPublicComment@seatacwa.gov. The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website.

CITY OF SEATAC
PLANNING COMMISSION MEETING
Minutes of March 17, 2026, Meeting

Members present: *Commissioner Andrew **Barker**, Commissioner Damiana **Merryweather** Commissioner Dee **Abasute**, Commissioner Karin **Ellis**, Commissioner Tony Zuniga **Sanchez***

Members absent: *Chair Alyne **Hansen**, Vice Chair Bandhanjit **Singh***

Staff & Others Present: *Interim Planning Manager (**IPM**) Kaelene **Nobis**, Admin Asst 3 (**AA3**) Barb **Mailo**, City Assistant Attorney (**CAA**) Ha **Dao***

1. Call to Order/Roll Call

- (5:36 pm) (*Acting Chair*) **Merryweather** called the meeting to order and roll call.

2. Approval of March 3, 2026, meeting minutes.
(Review and approve)

- (5:37 pm) *Commissioner **Sanchez*** motioned to approve the meeting minutes.
- (5:37 pm) Second by *Commissioner **Ellis***.

Motion passed: 5-0

3. Public Comment on items not on the agenda.

None

4. House Bill 1757 Code Amendments Public Hearing

Public Hearing Order:

1. Public Hearing Opened: (5:38 pm) *Acting Chair **Merryweather*** opened the Public Hearing
2. Staff Presentation
 - a. Presented by (***IPM***) **Nobis**.
3. Public Comment: No in-person public comments.
4. Planning Commission Questions: Comment by
5. Public Hearing Closed: (5:49 pm) *Acting Chair **Merryweather*** closed the Public Hearing
6. Direction to Staff or Recommendation:
Commissioner Sanchez motioned to pass recommended changes to City Council.
Second by Commissioner Abasute
Motion passed: 5-0

5. CED Staff Report
(Briefing)

Presented by (***IPM***) **Nobis**

- Staff preparation of Bullpen site for FIFA.
- Staff outreach efforts for International Village. Survey on Speak-Up page.
- SeaTac Central outreach responses collected. Targeting April date for an Open House.
- Last PC meeting for Vice Chair Singh, Commissioner Abasute, and Commissioner Sanchez

6. Planning Commission Comments (including suggestions for next meeting agenda)
(Discussion)

Acting Chair Merryweather and Commissioner Ellis express gratitude for outgoing commissioners' services. Commissioner Sanchez and Commissioner Abasute expressed appreciation to the Commission.

7. Adjournment

- (5:54 pm) *Commissioner Abasute* motioned to adjourn the meeting.
- (5:54 pm) Second by *Commissioner Ellis*.

Motion passed: 5-0

The meeting adjourned at 6:01 pm.

DRAFT

CITY OF SEATAC
PLANNING COMMISSION MEETING
Minutes of May 5, 2026, Meeting

EXHIBIT 3b: Page 1 of 1
DATE: 5/19/2026

Members present: *Chair Alyne Hansen, Commissioner Damiana Merryweather, Commissioner Karin Ellis*

Members absent: *Commissioner Andrew Barker, Commissioner Biruk Belay, Commissioner Jeffrey Guite, Commissioner Savio Pham*

Staff & Others Present: *Interim Planning Manager (IPM) Kaelene Nobis, Admin Asst 3 (AA3) Barb Mailo Interim Director (ID) Jenn Kester*

1. Call to Order/Roll Call

- (5:37 pm) *Chair Hansen* cancelled the meeting due to a lack of quorum.

2. Adjournment

The meeting adjourned at 5:39 pm.

DRAFT



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 5/5/2026
To: Planning Commission (PC)
From: Kaelene Nobis, AICP, Interim Planning Manager
Subject: SeaTac Central Update

Purpose

This meeting is intended to:

- Re-orient the Planning Commission to the SeaTac Central Subarea Plan, including new members who were not present for the initial February briefing; and
- Provide an update on work completed to date, including Phase 1 community engagement results and how that feedback is shaping the next phase of the project.

The goal is to ensure a shared understanding of the project scope, what we've heard from the community, and how the Planning Commission can guide upcoming policy and concept development as the plan moves toward adoption by March 2027.

What is the SeaTac Central Subarea Plan?

The SeaTac Central Subarea Plan is a long-range policy document that will guide land use, development, transportation, housing, and public investments in the SeaTac Central Urban Village.

The plan area generally includes International Boulevard and surrounding neighborhoods and is intended to function as a welcoming, walkable urban village that supports residents, workers, businesses, and visitors, while maintaining strong connections to Seattle-Tacoma International Airport.

This plan replaces the City's 1999 "City Center" plan. With the civic campus relocating to Angle Lake, the City is intentionally transitioning away from the "City Center" terminology.

Once adopted, the plan will serve as the primary policy framework guiding zoning, capital investments, and development decisions within the subarea.

Background and Previous Work

This effort builds on community engagement conducted between 2019 and 2024, which established four guiding principles:

- Economic Prosperity
- Attractive Public Spaces
- Mix of Uses
- Easy and Safe Travel

In early 2026, the City initiated a new phase of engagement to confirm whether these principles still reflect current community priorities.

What We Heard – Phase 1 Engagement (February 2026)



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Since the February Planning Commission briefing, staff conducted Phase 1 engagement, including:

- Online community survey
- Bow Lake community meeting
- Windsor Heights engagement session

- **Housing & Affordability**
Protect existing affordable and senior housing
- **Economic Development & Jobs**
Economic growth that improves local incomes, not just increases development
Support for resident-serving businesses, higher wage jobs, and regional economic partnerships, especially development that benefits airport employees rather than only travelers
- **Transportation & Connectivity**
Desire for pedestrian safety, sidewalks, traffic calming, and better crossings, especially along major corridors and transit areas
- **Public Safety**
Crime prevention, better lighting, more visibility in public spaces, and consistent enforcement
Improved police responsiveness and community trust-building
- **Public Spaces & Walkability**
Desire for more parks, trees, community gathering spaces, and amenities such as cafes, grocery stores, and recreation facilities
- **Airport-Adjacent Development**
Support residents and employees, not just transient travelers
Reduce traffic and noise impacts on neighborhoods
- **Governance & Budget Trust**
Concern about government transparency, tax spending
- **Environmental Protection**
Strong support exists for preserving trees, green spaces, and wildlife habitat
- **Infrastructure Needs**
Desire for road repairs, lighting improvements, public restrooms, bike networks, and more community facilities

Phase 2 Outreach – Vision, Principles, and Land Use Scenarios

The project is now in Phase 2 outreach.

Staff is actively engaging the community to:

- Refine and validate an updated Vision and Planning Principles, informed by Phase 1 input; and
- Gather feedback on two preliminary land use scenarios.

Urban Design Framework and Scenarios

An urban design framework shows how a place can grow over time by coordinating streets, public spaces, buildings, and transit.

For SeaTac Central, this framework helps organize ideas into a cohesive direction that will guide:



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

- Future planning
- Public investments
- Private development

The two land use scenarios are not final plans. They are tools to test different approaches and understand community preferences. At this stage, the goal is not to select a preferred scenario, but to understand tradeoffs and identify which elements best reflect community priorities.

Project Timeline

Due to staffing changes and the need for additional consultant support, the project timeline has been extended. The City will also be seeking modification of the consultant contract using salary savings to accomplish this work.

Updated Schedule:

- Early 2026: Phase 1 Engagement (Completed)
- Spring–Fall 2026: Phase 2 Outreach (Vision, Principles, Scenarios)
- Late 2026 – Early 2027: Draft Plan Development and Public Review
- By March 2027: Plan Adoption

Planning Commission Role

The Planning Commission will continue to play a key advisory role, with upcoming focus on:

- Providing feedback on Vision and Principles
- Evaluating land use scenarios and tradeoffs
- Guiding policy direction for housing, transportation, and development

PC Direction

Staff is seeking:

- Feedback on Phase 1 engagement themes
- Input on updated Vision and Principles
- Initial reactions to the two land use scenarios
- Identification of key policy topics for future work sessions

Packet Materials

- Memo
- Presentation

SeaTac Central Update

5/5/2026



PURPOSE OF PRESENTATION

Update on the progress on the SeaTac Central Subarea Plan

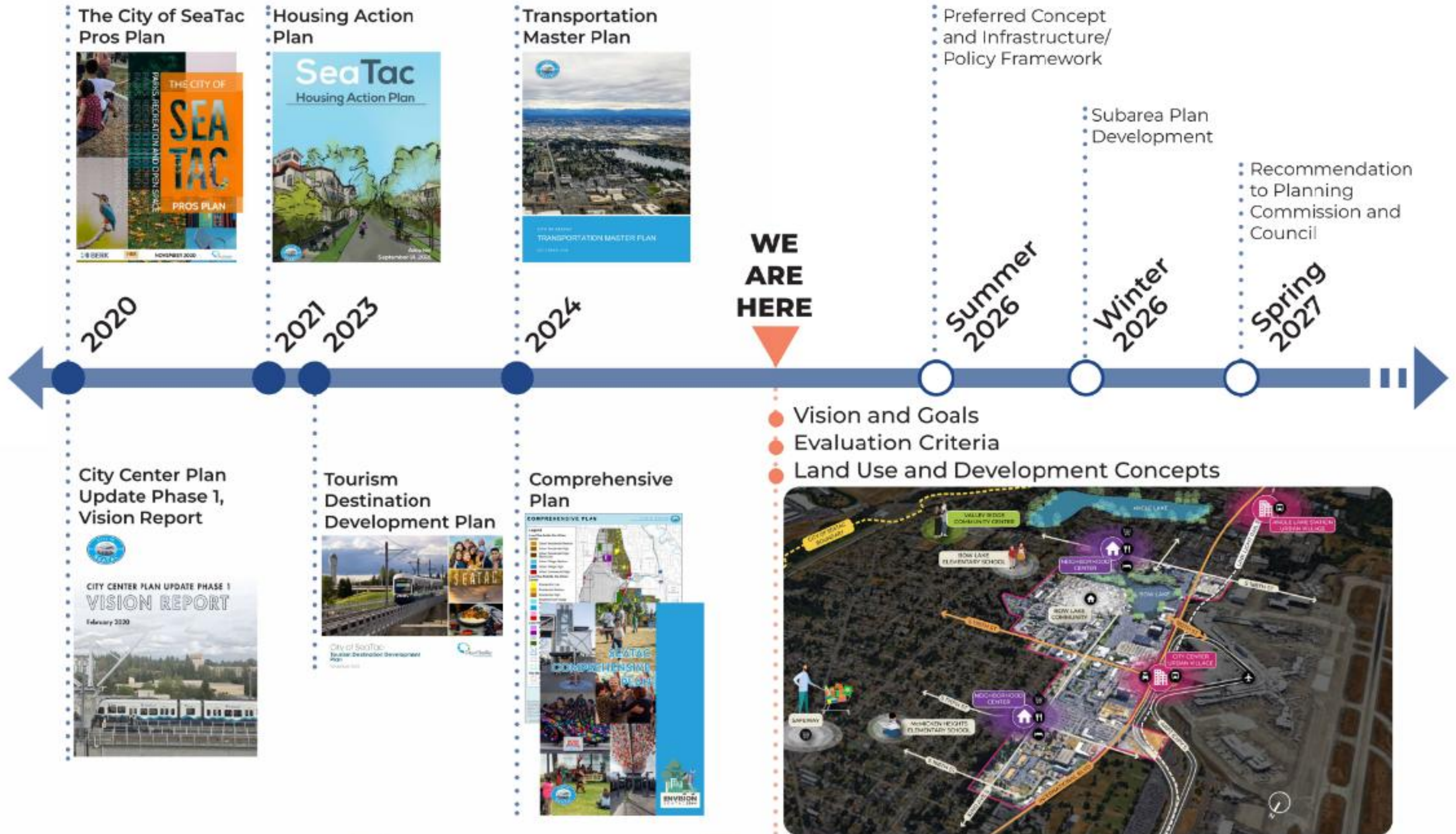
Bring new planning commissioners up to speed on what has been done.

WHY IS THIS ISSUE IMPORTANT?

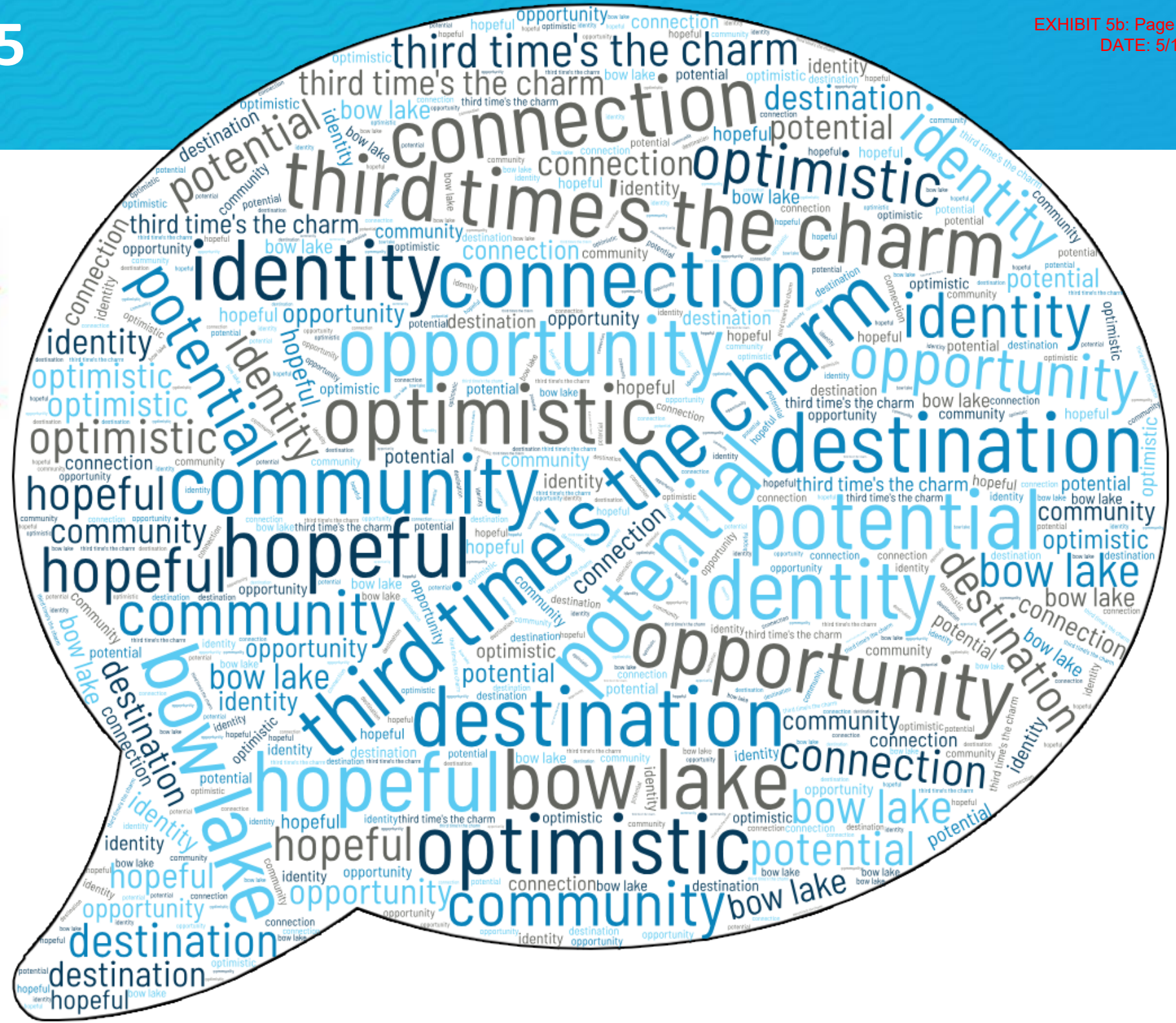
1. Implements long-term policy direction by guiding land use, housing, and transportation decisions in one of SeaTac's most visible and complex areas, adjacent to the SeaTac Airport
2. Builds on years of community input to shape how growth, affordability, and neighborhood character are balanced near the airport.
3. Sets the framework for future zoning updates, capital investments, and development decisions through 2026 and beyond.



Project Timeline



Kick-Off December 2025



Baseline Analysis – Opportunities and Challenges

Identity

- No clear sense of **arrival, destination, or civic heart**. Few reasons to stay, gather, or linger.

Infrastructure & Open Space

- **No schools, fire stations or major parks or open space** within the Central Subarea within 0.5 miles
- Lack of "complete community" infrastructure, **including a grocery store** shortage, and limited dining/shopping options.

Health

- **Urban Heat Island** effect poses a high health risk within the Central Subarea.
- Very high **pollution respiratory hazard**.
- High rates of **physical inactivity and mental health stressors**

Transportation & Walkability

- **Poor connectivity and connection to adjacent detached residential neighborhoods** as well as commercial portions of the study area.
- **Physical "mega-blocks" that hinder pedestrian movement.**
- Surface parking generates critical **City revenue** but **undermines the long-term vision of a walkable district.**
- Despite relatively high mode share, existing pedestrian and bicycle **infrastructure is disconnected and high-stress.**

Displacement

- High potential for **economic and cultural displacement of vulnerable residents** as the area redevelops.



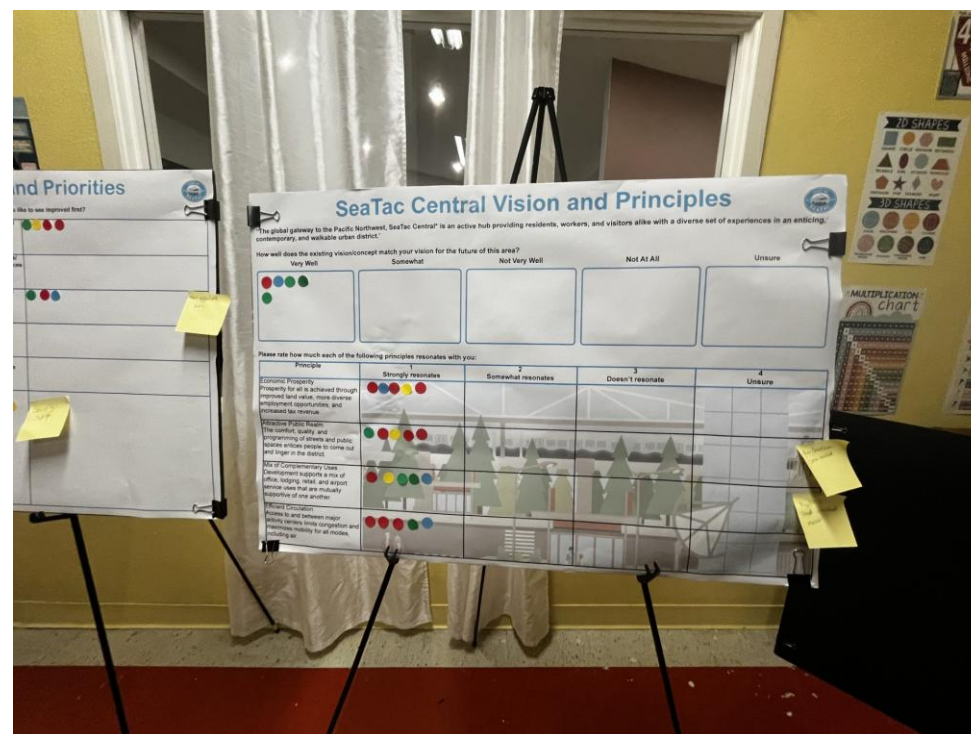
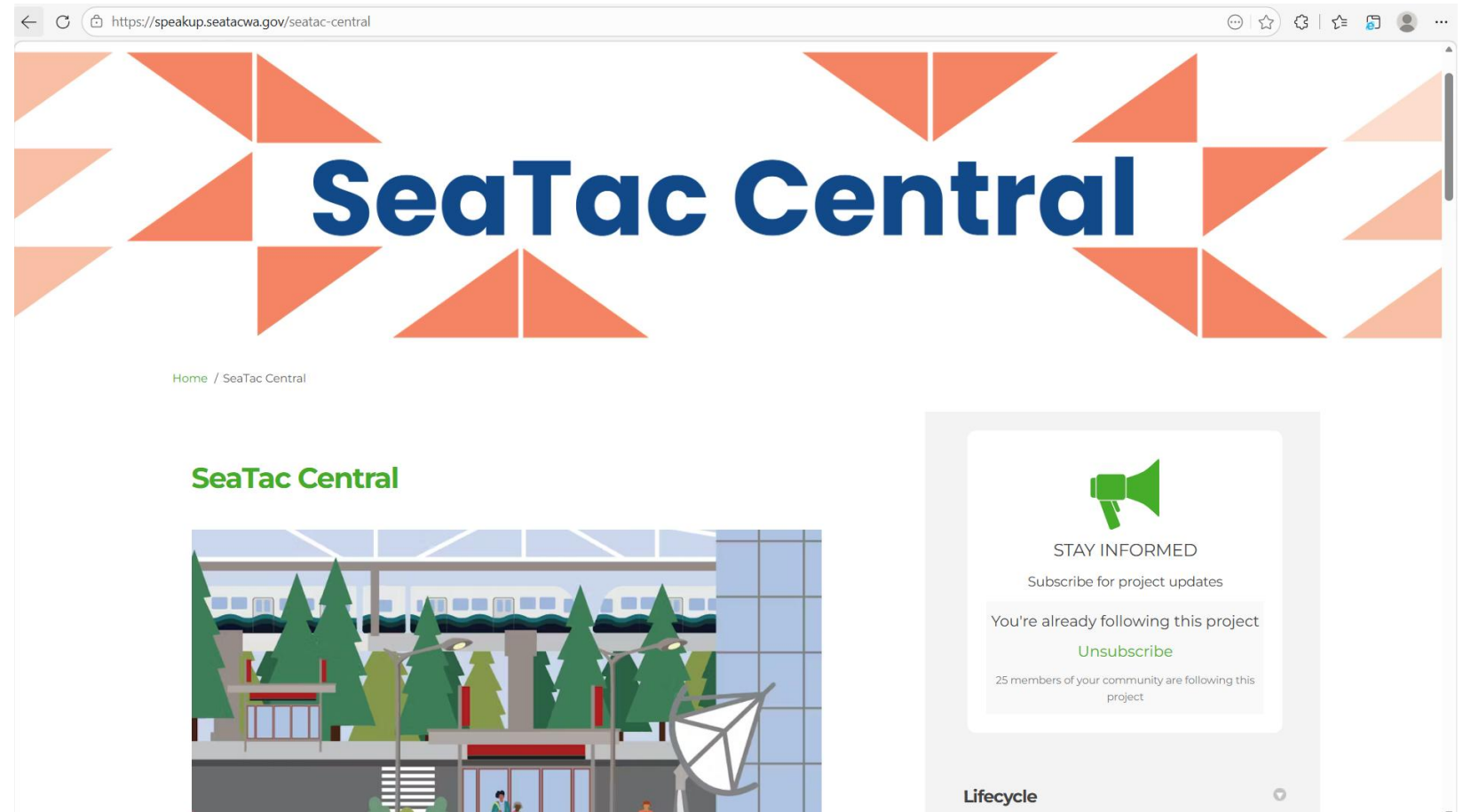
Phase 1 Outreach - Reconfirm the vision and goals

Goals:

- Build the listserv, build awareness
- Reconfirm the vision and goals

Strategies

- Online community survey (Advertised on social Media – 168 responses)
- Speak Up Page- 866 people “Aware”
- Build the List serve, Uploaded everyone from phase one of the project, since then has more than doubled
- Bow Lake community meeting
- Windsor Heights engagement session



Phase 1 Outreach - Themes

Housing & Affordability

Protect existing affordable and senior housing

Economic Development & Jobs

Economic growth that improves local incomes, not just increases development
Support for resident-serving businesses, higher wage jobs, and regional economic partnerships, especially development that benefits airport employees rather than only travelers

Transportation & Connectivity

Desire for pedestrian safety, sidewalks, traffic calming, and better crossings, especially along major corridors and transit areas

Public Safety

Crime prevention, better lighting, more visibility in public spaces, and consistent enforcement
Improved police responsiveness and community trust-building

Public Spaces & Walkability

Desire for more parks, trees, community gathering spaces, and amenities such as cafes, grocery stores, and recreation facilities

Airport-Adjacent Development

Support residents and employees, not just transient travelers
Reduce traffic and noise impacts on neighborhoods

Governance & Budget Trust

Concern about government transparency, tax spending

Environmental Protection

Strong support exists for preserving trees, green spaces, and wildlife habitat

Infrastructure Needs

Desire for road repairs, lighting improvements, public restrooms, bike networks, and more community facilities

Phase 1 – Feedback – Jargon, Hard to understand, missing items

Ph 1 Vision

The global gateway to the Pacific Northwest, SeaTac Landing is an active hub providing residents, workers, and visitors alike with a diverse set of experiences in an enticing, contemporary, and walkable urban district.

Updated Vision

A global gateway, SeaTac Central is a welcoming and vibrant place with safe streets, attractive public spaces, and seamless routes to get around. It connects people to housing, jobs, and services while supporting a strong community and a high quality of life.

Ph 1 Principles

Economic Prosperity	Economic Prosperity for All
Attractive Public Realm	Attractive, Welcoming, and Safe Public Environments
Mix of Complementary Uses	Mix of Diverse Interconnected Uses
Efficient Circulation	Connected and Efficient Transportation Options
	Community Preservation / Anti-Displacement
	Community Empowered Process



Phase 2 – Updated Vision, Principles, Goals, and Development Concepts

Goals:

- Refine and validate an updated **Vision and Planning Principles**, informed by Phase 1 input; and
- Gather feedback on **two preliminary land use scenarios**.

Strategies

- Online community survey
- Speak Up Page
- Direct Emails to list serve
- Open house
- Pop up events – YMCA Healthy Kids Day
- Sound Transit Pop Ups
- Tye Highschool
- Direct outreach to Bow Lake community meeting
- Windsor Heights engagement session

City of SeaTac - Government
April 16 at 10:12 PM · 🌐

Join us for an open house to explore early ideas for SeaTac Central and share your input on how this area can grow into a more walkable, vibrant, and transit-friendly district.

📅 Friday, April 24, 2026
🕒 4:30 – 6:30 PM
📍 McMicken Heights Elementary

What to Expect:

- Learn about the SeaTac Central Plan
- Review early land use concepts and ideas
- Share your feedback and priorities
- Connect with City staff

Drop in anytime to interact with the stations!

Need interpretation or translation services? Contact Knobis@seatacwa.gov to let us know.

Registration is not required, but it is encouraged. To RSVP, visit our Eventbrite page, <https://bit.ly/4civsvj>!

SEATAC CENTRAL

What are you most interested in seeing in SeaTac?

Businesses and Amenities
Some examples are...

SMALL/LOCAL RETAIL	CULTURAL EVENTS	FARMER'S MARKET	POP UP BUSINESS	GROCERY STORE	FOOD TRUCKS
PLAYGROUND	RESTAURANTS	CO-WORKING SPACE	CONVENIENCE STORE	COMMUNITY CENTER	CULTURAL CENTER

Which elements do our community need most?
Using the image examples above, please write on the program/services that you feel are important to integrate into the community. Your feedback will help inform the SeaTac Central Subarea Plan development.

Are there community services and programming missing?
Tell us more! Grab a sticky.

Please answer our survey:
English: Scan the QR code for more information.
Spanish: Escanea el código QR para obtener más información.
Vietnamese: Quét mã QR để biết thêm thông tin.
Amharic: ጽሑፍ ይህንን QR ኮድ ለማንበብ ይጠቀሙ።
Somali: Maqan qoraalka koodhka QR ee ka hadashay.

CENTRAL SUBAREA PLAN | WORK-IN-PROGRESS DRAFT FOR COMMENT | MITHUN



<https://speakup.seatacwa.gov/seatac-central>

Phase 2 – Updated Vision, Principles, Goals, and Development Concepts

Vision

A global gateway, SeaTac Central is a welcoming and vibrant place with safe streets, attractive public spaces, and seamless routes to get around. It connects people to housing, jobs, and services while supporting a strong community and a high quality of life.

Guiding Principles

Economic Prosperity for All

Attractive, Welcoming, and Safe Public Environments

Mix of Diverse Interconnected Uses

Connected and Efficient Transportation Options

Community Preservation / Anti-Displacement

Community Empowered Process



Did we get this right?



Phase 2 – Updated Vision, Principles, Goals, and Development Concepts

Goals

Planning Goals

- 1** Preserve and Protect Existing Affordable Housing:
Prevent displacement and maintain housing options of current residents
- 2** Improve Pedestrian Safety and Accessibility:
Sidewalks, crosswalks, ADA access, safer crossings, and traffic calming
- 3** Support Local Businesses, Jobs, and Economic Opportunity:
Serve both residents and airport-related workers, expand retail
- 4** Create and Enhance Public Spaces and Connections:
Greenery and neighborhood amenities, wayfinding and placemaking, grid connections
- 5** Promote Environmental Preservation:
Trees, pocket parks, trails, and natural areas

- 6** Balance Growth with Residential Stability
- 7** Balance Mobility Needs of Residents, Workers, and Visitors:
Right size parking, travel demand management
- 8** Enhance Transit Mobility Hub:
Transit access, last mile services, ride share access

Process Goals

- 1** Engage Residents in accessible and meaningful participation:
Plain language, multiple languages, follow up, and engagement throughout the process
- 2** Maintain Transparency and Fiscal Accountability:
Both project planning and implementation





**What do these goals
mean to you?**

**How can we achieve this
in SeaTac Central?**



What is an Urban Design Framework

Key Drivers

- **Park and fly lots and some hotels** will be longer term, challenging redevelopment opportunities b/c of current revenues without significant subsidy.
- **Opportunity sites** include large parcels with aging and less profitable uses.
- **Improving connectivity** is a critical issue for pedestrian and cyclist safety.
- **International Blvd** is a challenging but important gateway.
- **Existing naturally affordable housing** is a resource to preserve where possible.
- **Bow Lake** is a valuable natural asset to be enhanced.
- **Food & Beverage** is a key commercial use to highlight.



Framework Strategies

1. Prioritize actions that support redevelopment of underutilized sites.
2. Create a signature destination for travelers and locals to spend time.
3. Identify opportunities for quick wins and incremental improvement.
4. Add connectivity opportunistically.
5. Anticipate anti-displacement needs and opportunities.



Urban Design Framework

Light Pink areas are long term opportunities for redevelopment of large sites with dense, walkable mixed use residential or office. Ground floors are active uses located in each scenario.



Dark Pink areas are near term opportunities for redevelopment with dense, walkable mixed use residential or office. Ground floors are active uses located in each scenario.



Yellow lines show potential new connections. These can be vehicular or pedestrian only.



Green lines show shared use paths, typically not within the roadway.



Scenarios Approach

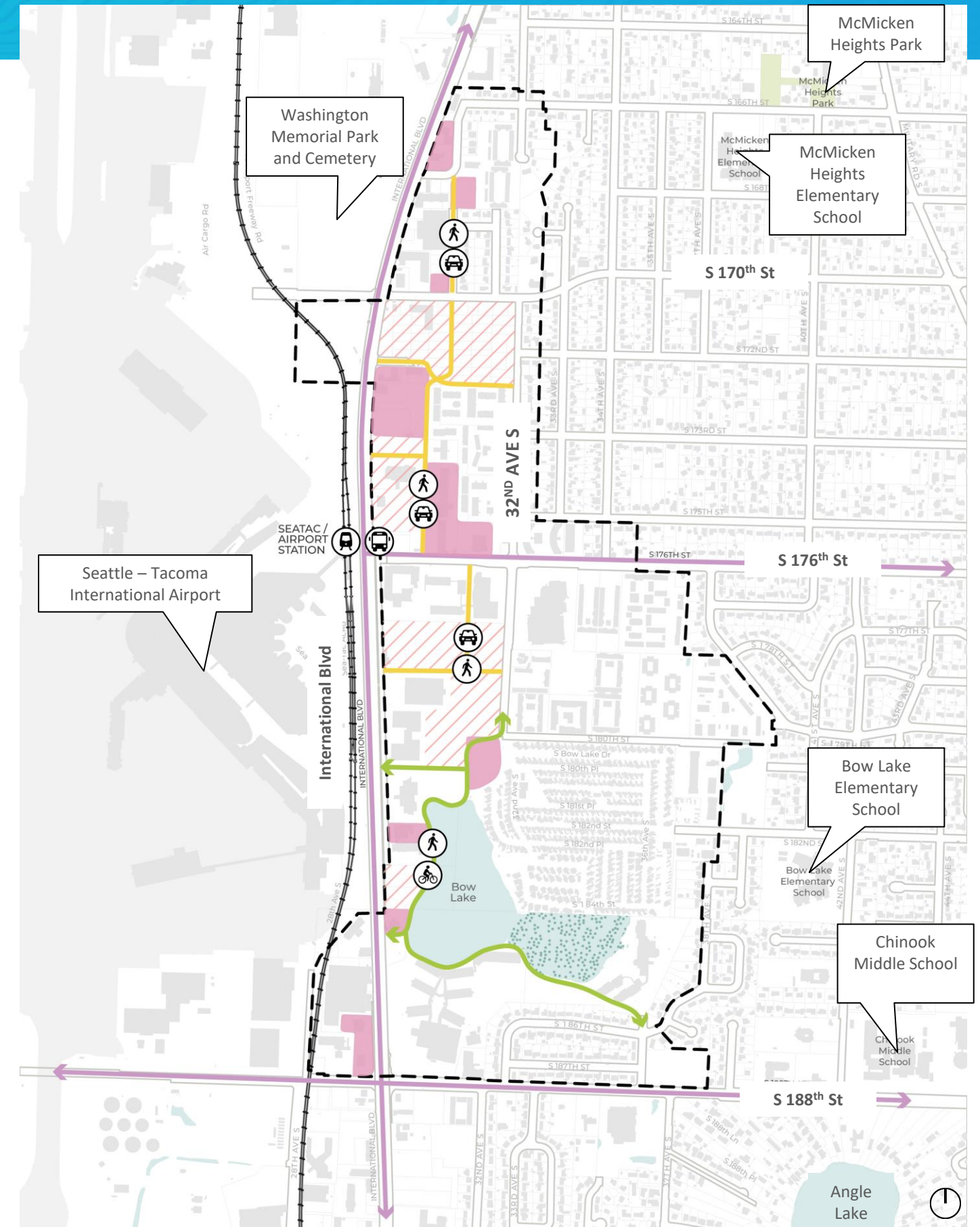
What's Consistent Across Scenarios (Urban Design Framework)

- Total Amount of Growth
- Planned Transit Network
- Activation of Bow Lake
- Improvement of International Boulevard
- Priority Locations for Midblock Connections
- Urban Design Framework

What's Different Across Scenarios

- Location of Growth
- Bike/Ped Improvements
- Level of activation at Bow Lake
- Level of improvement of International Boulevard
- Design of Midblock Connections

- NEAR TERM DEVELOPMENT
- ▨ LONG TERM DEVELOPMENT
- RETAIL FOCUSED FRONTAGES
- FRONTAGE IMPROVEMENTS
- SHARED USE PATHS
- PARK / PLAZA
- FUTURE STREET OR PEDESTRIAN CONNECTION
- BIKE NETWORK
- PUBLIC TRANSIT



“Community Hub”

A vibrant, recognizable “heart” for SeaTac’s Central Subarea



“District Loop”

A network of smaller, connected places designed to support everyday experiences across the district



LEGEND

- POTENTIAL REDEVELOPMENT - NEAR TERM
- POTENTIAL REDEVELOPMENT - LONG TERM
- PROPOSED ACTIVE USE FRONTAGES
- PROPOSED FRONTAGE IMPROVEMENTS
- PROPOSED SHARED USE PATHS
- PROPOSED STREET OR PEDESTRIAN CONNECTION

Attractive, Welcoming, and Safe Public Environments

“Community Hub”

A vibrant, recognizable “heart” for SeaTac’s Central Subarea



“District Loop”

A network of smaller, connected places designed to support everyday experiences across the district



LEGEND

- POTENTIAL REDEVELOPMENT - NEAR TERM
- POTENTIAL REDEVELOPMENT - LONG TERM
- PROPOSED ACTIVE USE FRONTAGES
- PROPOSED FRONTAGE IMPROVEMENTS
- PROPOSED SHARED USE PATHS
- PROPOSED STREET OR PEDESTRIAN CONNECTION

Mix of Diverse Interconnected Uses

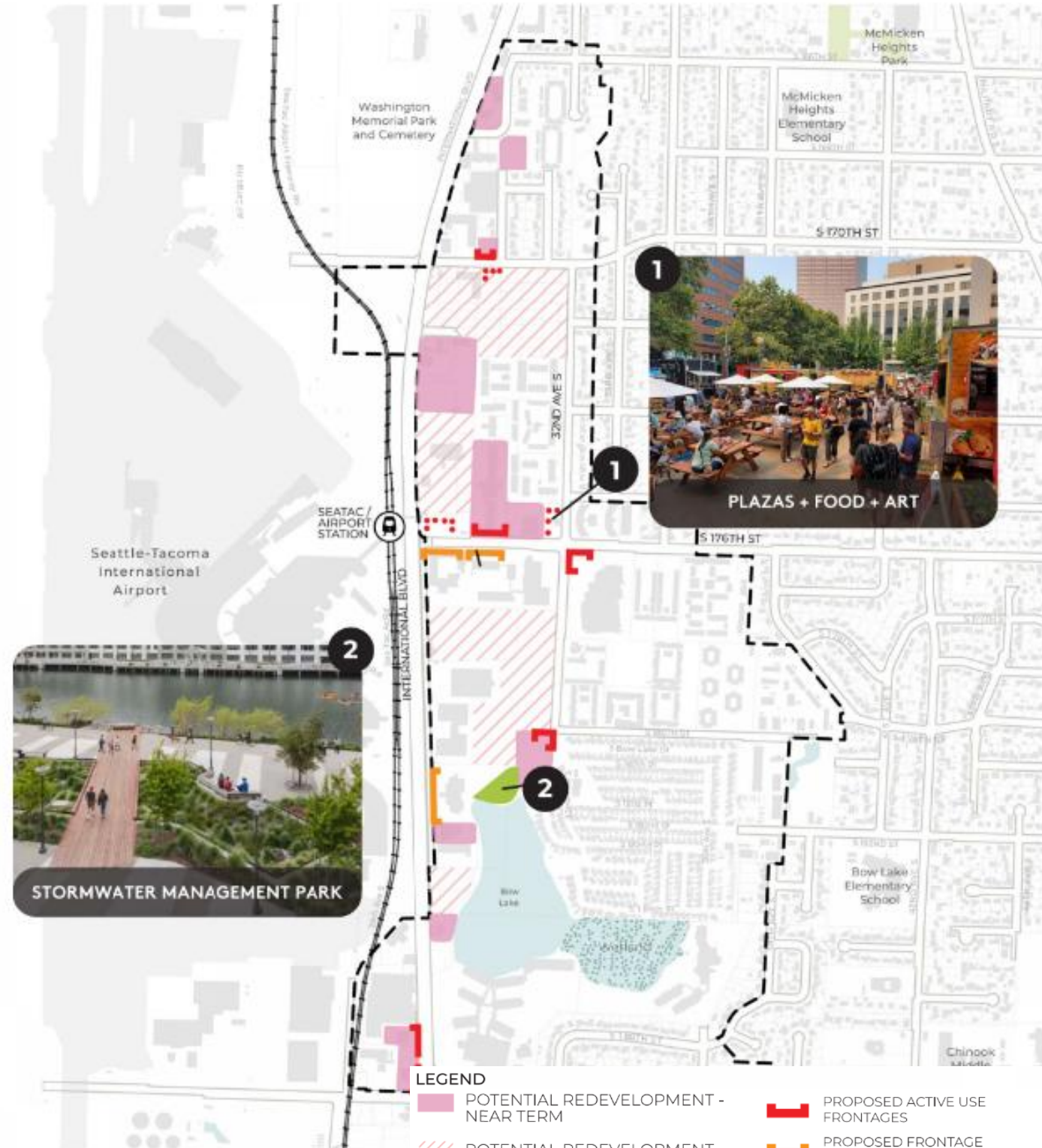
“Community Hub”

A vibrant, recognizable “heart” for SeaTac’s Central Subarea



“District Loop”

A network of smaller, connected places designed to support everyday experiences across the district



LEGEND

- POTENTIAL REDEVELOPMENT - NEAR TERM
- PROPOSED ACTIVE USE FRONTAGES
- PROPOSED SHARED USE PATHS
- POTENTIAL REDEVELOPMENT - LONG TERM
- PROPOSED FRONTAGE IMPROVEMENTS
- PROPOSED STREET OR PEDESTRIAN CONNECTION

Connected and Efficient Transportation Options

“Community Hub”

A vibrant, recognizable “heart” for SeaTac’s Central Subarea



“District Loop”

A network of smaller, connected places designed to support everyday experiences across the district



“Community Hub”

This scenario creates a **central gathering place** that anchors the district, where food, culture, and community life come together in one signature destination.

Development and Land Use:

- Creates a **signature use** to attract visitors and catalyze small business growth.
- Opportunity to **prioritize affordable commercial space** and community-serving uses in the core.
- **Active, well-programmed spaces increase safety** and belonging.

Mobility and Open Space:

- Efficient, **hub-based system with clear connections**.
- A **shared “living room”** shaped by community programming and identity.
- Strong vertical and horizontal mix concentrated in one area

“District Loop”

This scenario creates **multiple walkable district nodes**; each with food, small businesses, and open space, distributed across the subarea.

Development and Land Use:

- Supports **local entrepreneurship** across multiple locations.
- Daily needs integrated close to where people live.
- Encourages **incremental development** and reduces pressure on any single area.
- Each node can reflect **distinct community identity and input**.

Mobility and Open Space:

- **“Eyes on the street”** through activity spread across neighborhoods.
- Walkable, bikeable network reduces need for longer trips.





**What do you like about
each scenario?**

What would you change?



What you can do as planning Commissioners!

- Share the Speak Up Page
- Encourage People to Follow and Register for Updates
- Provide Feedback
- Project Ambassadors

<https://speakup.seatacwa.gov/seatac-central>

