



# SEATAC COMPREHENSIVE PLAN BACKGROUND REPORTS

VOLUME  
**2**



# ACKNOWLEDGEMENTS

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WITH THE ASSISTANCE OF

MAKERS ARCHITECTURE AND URBAN DSEIGN

TRANSPOGROUP, LLC

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Table BR1.1 Relationship between GMA and Plan ..... IF-BR-5

The Comprehensive Plan has been developed in accordance with Section 36.70A.070 RCW of the Growth Management Act (GMA), Puget Sound Regional Council's (PSRC's) Vision 2040 Regional Growth Strategy, and King County Countywide Planning Policies.

## URBAN GROWTH AREA AND URBAN CENTER

The GMA's overall goal is to "encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner" (RCW 36.70A.020(1)). A major component of the State, regional, and County goals and policies is to reduce the conversion of undeveloped land into sprawling, low-density development. Under the GMA, the primary means to achieve this objective is through the designation of urban growth areas at the County level, within which growth shall be encouraged, and outside of which growth can occur only if it is not urban in nature (RCW 36.70A.110). Land within the Urban Growth Area must accommodate projected 20-year growth. Development must coordinate with infrastructure and promote efficient land use.

Cities are also required to designate "urban growth boundaries" if they abut unincorporated land they would like to annex. SeaTac has no potential annexation areas. The land within SeaTac's current corporate boundary constitutes the City's Urban Growth Area.

Within the Urban Growth Areas, King County Countywide Planning Policies call for the designation of a limited number of "Urban Centers." Urban Centers are designated where a City's commitments will help ensure the success of that Center by adopting a map, housing and employment growth targets for that Center, and policies to promote and maintain quality of life in the Center through:

- A broad mix of land uses that foster daytime and nighttime activities and opportunities for social interaction;
- A range of affordable and healthy housing choices;
- Historic preservation and adaptive reuse of historic places;
- Parks and public open spaces that are accessible and beneficial to all residents in the Urban Center;
- Strategies to increase tree canopy within the Urban Center and incorporate low impact development measures to minimize stormwater runoff;
- Facilities to meet human service needs;
- Superior urban design which reflects the local community vision for compact urban development;
- Pedestrian and bicycle mobility, transit use, and linkages between these modes;
- Planning for complete streets to provide safe and inviting access to multiple travel modes, especially bicycle and pedestrian travel; and
- Parking management and other strategies that minimize trips made by single-occupant vehicle, especially during peak commute periods.

The City of SeaTac has accordingly designated a section of its land area as an Urban Center. This Urban Center designation has been approved by the Growth Management Planning Council (GMPC) and the King County Council, and is a regional growth center under PSRC's Vision 2040.

## GMA REQUIREMENTS

The GMA mandates Cities' comprehensive plans to include seven elements:

1. Land Use,
2. Housing,
3. Capital Facilities,
4. Utilities,
5. Transportation,
6. Economic Development, and
7. Park and Recreation.

This Plan includes these elements (though a few have modified names), plus elements addressing community design and environment. The GMA requires specific information to be addressed in each element. For example, the transportation element must include level of service standards, the utilities element must include an inventory of existing facilities, and housing must include provisions for the needs of all economic segments of the community. Additional elements may be included per RCW 36.70A.080. All elements must be coordinated and consistent with each other.

The plan responds to specific Growth Management Act requirements as noted in the table below.

<b>Table BR1.1 Relationship between GMA and Plan</b>		
<b>RCW</b>	<b>GMA REQUIREMENT</b>	<b>WHERE ADDRESSED IN THE PLAN</b>
<b>37.70A.070(1)</b>	Include a land use element designating the proposed general distribution and general location and extent of the uses of land, including population densities, building intensities, and estimates of future population growth.	Land Use Element and Background Report
<b>36.70A.070(1)</b>	Review drainage, flooding and stormwater runoff in the area and provide for the protection of the quality and quantity of public water supplies.	Capital Facilities Element and Background Report and Land Use Element
<b>36.70A.150</b>	Identify lands for useful public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools, and other public uses.	Multiple Elements and Background Reports
<b>36.70A.160</b>	Identify open space corridors to include lands useful for recreation, wildlife habitat and trails.	Community Image and Parks, Recreation, Open Space Elements and Background Reports
<b>36.70A.200</b>	Develop a process for identifying and siting essential public facilities, such as airports, State education facilities, State and local correctional facilities, solid waste facilities and State and regional transportation facilities (see also WAC 365-195-340).	Land Use Elements and Background Report and City of SeaTac Comprehensive Plan EIS (August 26, 1994)

