



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: September 14, 2022
To: Planning Commission
From: Kate Kaehny, Senior Planner
Subject: **Briefing on SeaTac 2044: Major Comprehensive Plan & Transportation Master Plan (TMP) Update Project**

On September 13, 2022, City Council approved funding for the SeaTac 2044: Major Comprehensive Plan & Transportation Master Plan (TMP) Update Project. The project will re-set the City's twenty-year growth and development policies for the years 2024 to 2044, and will be jointly managed by the Community & Economic Development (CED) and Public Works departments. While the Planning Commission will be fully briefed on the project at the September 20 meeting, the following information is also provided to assist with preparing for the meeting.

Background

The state Growth Management Act (GMA) requires periodic review and updates to the Comprehensive Plan and its implementing development regulations on a ten-year cycle. The state's due date for this cycle is year-end 2024. Because of the substantial changes to the city and region since the last periodic update in 2015, including major population increases in the Puget Sound region, multiple new state and regional growth management requirements, and shifts in City priorities, extensive updates to Comprehensive Plan policies and supporting technical data are necessary during this cycle.

SeaTac 2044 Approach

In order to leverage staff resources and ensure consistency within the City's policy documents, as required by state law, staff is proposing to follow the same overall process as the 2015 periodic update by concurrently updating the Comprehensive Plan and the Transportation Master Plan (TMP). Because of their technical differences, the two project components may be managed by separate consultants, but will be highly coordinated as follows:

- **Component #1: Major Comprehensive Plan Update Project:** Most of the ten chapters (or "elements") within the current Comprehensive Plan, including their background/data reports, are anticipated to require significant updates based on the following:
 - New state and regional requirements,
 - The integration of new data and City priorities, including strategies from the SeaTac Housing Action Plan, and
 - Input from the inclusive and robust community engagement process that will be undertaken as part of the project. (It should be noted that the community engagement process will be leveraged and coordinated to gather feedback for both the Comprehensive Plan and TMP project updates, to the extent possible.)

The Major Comprehensive Plan Update Project will also include code amendments to ensure the City's development regulations implement updated policies, as is required by state law. The six code amendment proposals identified in the Housing Action Plan, and others that emerge during the course of the project, will also be addressed.

- **Component #2: Transportation Element & Transportation Master Plan (TMP) Update Project.** The Transportation Element will be updated at the same time as other elements of the Comprehensive Plan to ensure it supports and is consistent with changes to growth and development policies throughout the Plan. The Transportation Master Plan (TMP) is a functional plan that guides the implementation of the Transportation Element. It also serves as the background report to the Transportation Element. The TMP will be updated after key changes to the City’s growth policies have been identified through the community engagement process, and the completion of other work as part of the Major Comprehensive Plan Update project component. The TMP update will include:
 - Reviews of existing conditions, level of service standards, the City’s concurrency program, other plans and programs (especially those adopted since 2015),
 - The update to the City’s travel demand model (TDM), a highly technical, and large undertaking, which the Port of Seattle will participate in, as was the practice for the 2015 periodic update, and
 - Updates to the multi-modal system plans and list of master projects to be completed during 2024-2044 to support the City’s growth policies.

Anticipated Project Schedule

- Consultant Hiring Process
 - September – December 2022
- Project Kick-Off
 - January 2023
- Project Completion
 - June 2024

Packet Materials

- This memo
- Presentation slides for project briefing