

# Planning the City Together

A Briefing on SeaTac's Major Planning Projects

- **Envision SeaTac 2044: Major Comprehensive Plan Update**
- **Transportation Master Plan (TMP) Update**
- **City Center/Airport District Subarea Plan Project**

Planning & Economic Development  
PED Committee  
8/17/2023



# PRESENTATION OVERVIEW

## PURPOSE OF PRESENTATION

To provide an update on three major planning projects now underway including:

- Rollout of proposed “Planning the City Together” branding that highlights the interconnectedness of the projects.
- Current status of projects:
  - Envision SeaTac 2044: Major Comprehensive Plan Update Project,
  - Transportation Master Plan (TMP) Update Project, and
  - City Center/Airport District Subarea Plan Project.

## WHY IS THIS ISSUE IMPORTANT?

1. These three projects will reset SeaTac’s growth and development policies over the next twenty years.
2. Policies in the Comprehensive Plan, which includes the Transportation Master Plan (TMP), and City Center/Airport District Subarea Plan (once adopted), will guide future City actions including City budgets, projects, and programs.



# POTENTIAL COMMITTEE ACTION

**NO ACTION REQUESTED:** This is an informational briefing.

## **REVIEWS TO DATE:**

- **City Center/Airport District Subarea Plan Project: 5/18/2023**
- **Envision SeaTac 2044: Major Comprehensive Plan Update Project: 3/23/2023**
- **Transportation Master Plan (TMP) Update Project: 3/23/2023**

# “PLANNING THE CITY TOGETHER” INITIATIVE

## WHY HAVE A NEW NAME/BRAND FOR THE THREE MAJOR PLANNING PROJECTS?

- **To raise awareness of City planning efforts and the connectivity of the three projects.** Because the TMP and City Center/Airport District Subarea Plan [once adopted] are part of the Comprehensive Plan, updates to policies in all three documents must align with each other.
- **To highlight the importance of public participation in all three projects** and confirm the City’s commitment to working together with SeaTac’s multiple communities on updating the City’s vision and policies.

## “PLANNING THE CITY TOGETHER” ROLL-OUT

- **Week of August 14<sup>th</sup>:** There will be a City blog article announcing the rollout of the “Planning the City Together” webpage, and the kick-off of the “Envision SeaTac 2044: Major Comprehensive Plan Update” and “Transportation Master Plan Update” projects.



# ENVISION SEATAC 2044:

## MAJOR COMPREHENSIVE PLAN UPDATE PROJECT

**PROJECT RECAP:** Project will update Comprehensive Plan document and coordinate and align updates with City Center subarea plan & TMP project work.

### COMPREHENSIVE PLAN DOCUMENT

- Ch. 1 Introduction & Framework Policies
- Ch. 2 Land Use
- Ch. 3 Housing & Human Services
- Ch. 4 Transportation (*\*Part of TMP update project*)
- Ch. 5 Capital Facilities
- Ch. 6 Utilities
- Ch. 7 Community Design
- Ch. 8 Economic Vitality
- Ch. 9 Environment
- Ch. 10 Parks, Recreation, Open Space
- Background/Data Reports

### ALSO PART OF COMPREHENSIVE PLAN:

**Shoreline Master Program:** Policies & code for area within 200 ft of Angle Lake.

**Three Subarea Plans:** City Center Plan (*update project underway*), S. 154<sup>th</sup> Street Station Area Plan, and Angle Lake Station Area Plan.

**Two Functional Plans:** Transportation Master Plan (TMP) & Parks, Recreation & Open Space (PROS) Plan

# ENVISION SEATAC 2044:

## MAJOR COMPREHENSIVE PLAN UPDATE PROJECT

**PRIORITY TOPICS:** Will be considered as part of Major Comprehensive Plan Update process. (Confirmed by City Council)

- **Access to Opportunity:** Increase access to opportunity & wellbeing.
- **Urban Villages:** Focus growth in urban villages near light rail with a variety of options for living, working, and recreating.
- **Complete Communities:** Strengthen all neighborhoods & create healthy, equitable, connected complete communities that are well-served by supportive infrastructure and amenities.
- **Housing for All:** Increase housing types and affordable options.
- **Transportation & Mobility:** Provide connected, efficient, multi-modal transportation networks.
- **Economic Vitality:** Increase economic opportunities that empower residents and support the business community.
- **Resiliency:** Enhance resiliency of the built and natural environments.





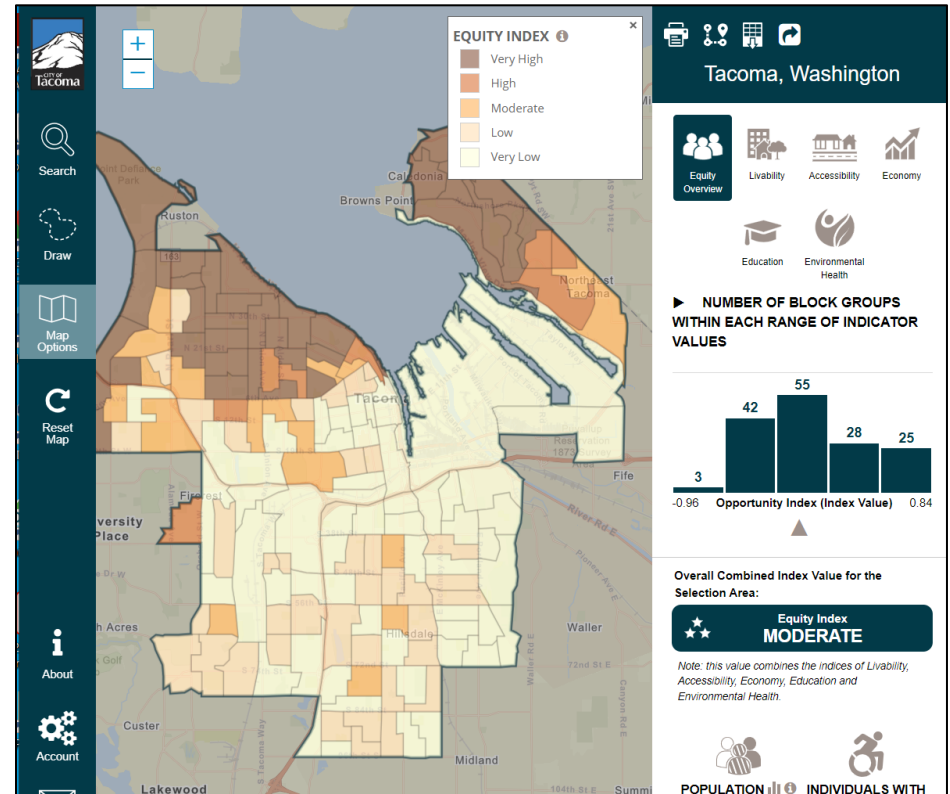
# ENVISION SEATAC 2044: MAJOR COMPREHENSIVE PLAN UPDATE PROJECT

## CURRENT PROJECT STATUS

### Early Work Completed

- Draft public involvement plan (to be presented at future meeting)
- Audit of all policies for compliance with changes to state law and regional policies since last major update of Comprehensive Plan in 2015.
- Preliminary work on SeaTac Equity Index (similar to Tacoma's Equity Index), a data driven tool that can help identify and track potential gaps in equitable access to resources and services that improve livability, economic opportunity, environmental health and other indicators of community wellbeing.

Example: Tacoma's Equity Index Tool



# ENVISION SEATAC 2044:

## MAJOR COMPREHENSIVE PLAN UPDATE PROJECT

### IMMEDIATE NEXT STEPS

#### Public Project Kick-Off Week of August 14<sup>th</sup>

- Rollout of project website.
- **Start of Comprehensive Plan Amendment Process for interested members of public and others.** (Applications will be accepted through mid-October)
  - Applications will be available for members of the public to propose changes to policy language or land use designations on the Comprehensive Plan Map.
  - Proposals from public will be considered along with proposed updates identified as part of Envision SeaTac 2044 Major Comprehensive Plan Update Project.

#### Citywide Vision Update Public Participation Process

Also launches week of August 14<sup>th</sup> and includes:

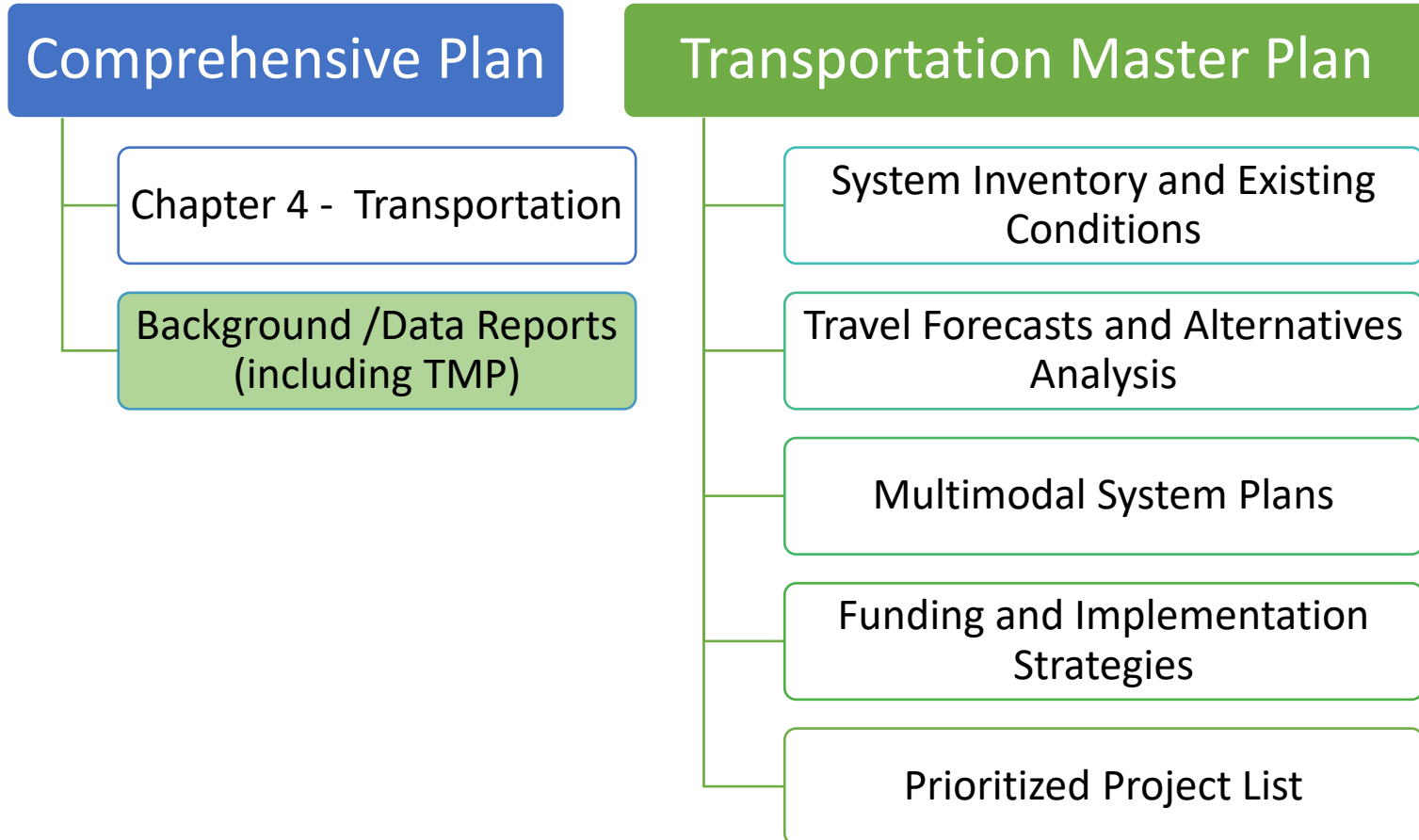
- **Online poll** to be available in City's five official languages: English, Amharic, Somali, Spanish, Vietnamese.
- **In-person outreach at community events** such as 8/19 Back-to-School Fair, 9/15 Resource Fair, and others.
- **Additional Citywide Vision Update public engagement activities** (still under development).





# TRANSPORTATION MASTER PLAN (TMP) UPDATE PROJECT INCLUDING TRANSPORTATION ELEMENT

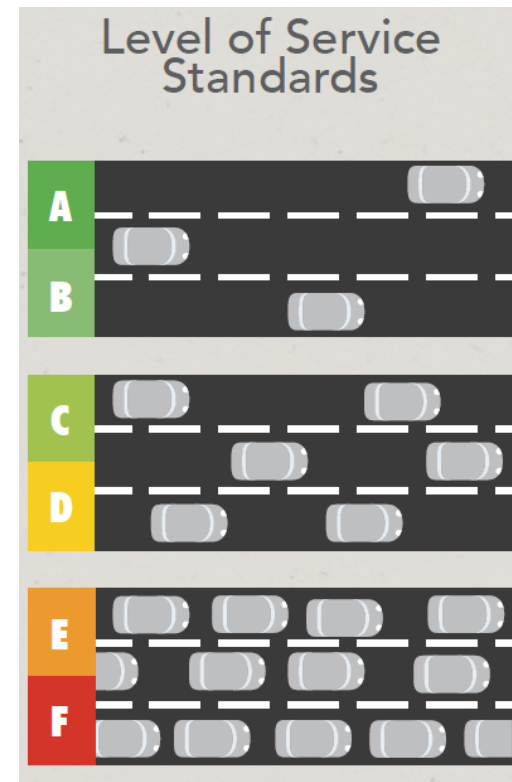
## PROJECT RECAP



# TRANSPORTATION MASTER PLAN (TMP)

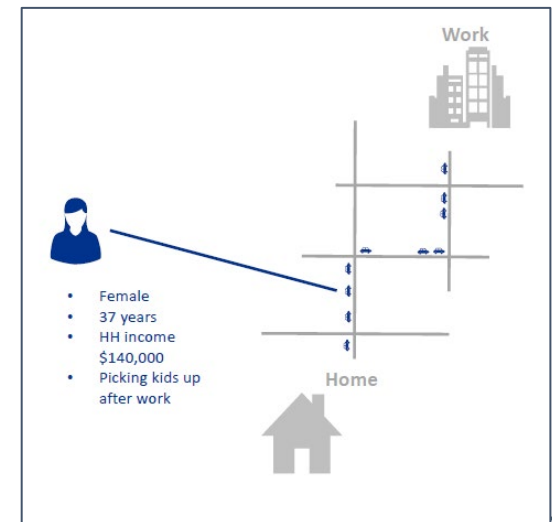
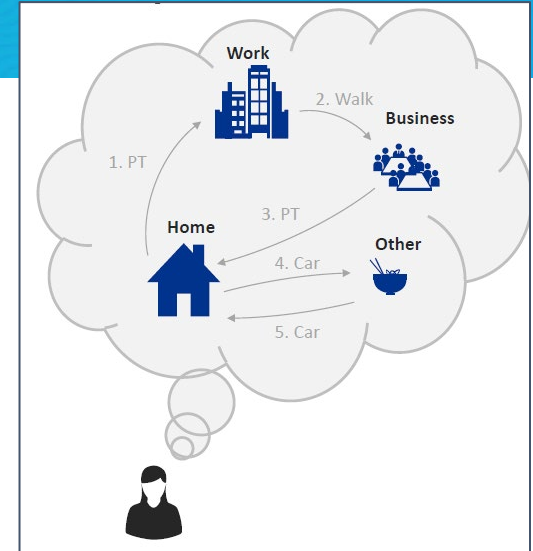
## MAJOR COMPONENTS TO PURSUE IN TMP UPDATE

- Inventory of Existing Conditions (a lot of projects have been built or advanced since 2015)
- City's new Level-of-Service (LOS) Standard and Concurrency Program
- Adopted Plans and Programs since 2015
  - Angle Lake District Station Area Plan
  - ADA Transition Plan
  - Permit Parking Program
  - City Center Phases I and II
  - Military Road Five-Way Intersection Study
  - South 200<sup>th</sup> Street Corridor Study
  - International Boulevard Corridor Safety Study
  - Local Road Safety Plan (LRSP)
- Update Multimodal Plans and Master Project Lists
  - Plans: Bicycle, Pedestrian, Vehicular/Roadway, Freight
  - Project Lists: Transportation Programs, External Agency Projects, Road Projects, Non-Motorized Projects
- Update Travel Demand Model (TDM) – shared with Port of Seattle
- Connectivity Strategies



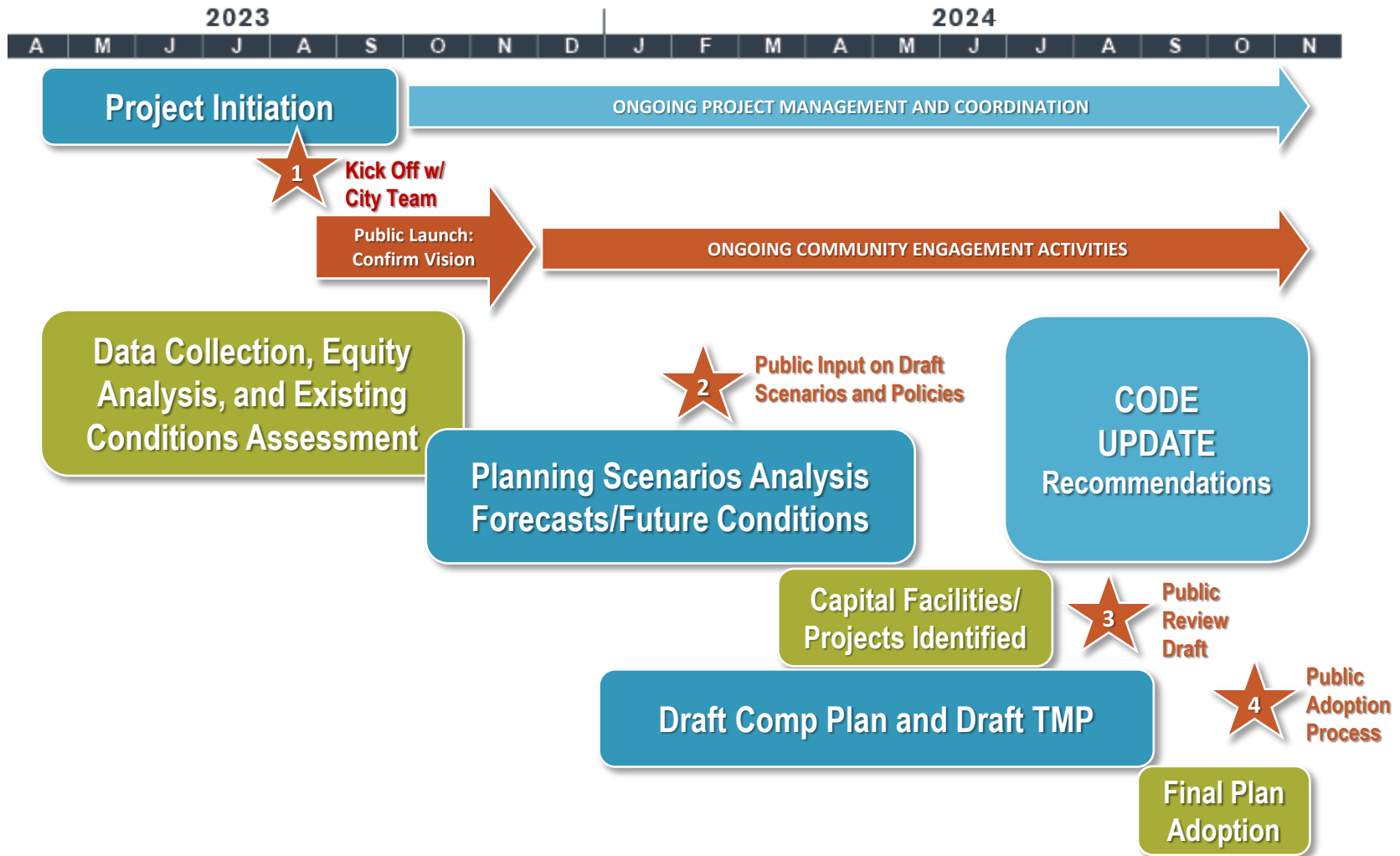
# TRAVEL DEMAND MODEL

- Will be localized version of **PSRC Soundcast Activity-Based** travel demand model
  - ABMs model daily travel patterns of a synthetic population using all modes
  - Will be sensitive to **active transportation** infrastructure/connectivity
  - Can identify/track beneficiaries for **equity analysis**
  - Captures **traveler timing responses** (peak spreading)
- Bi-weekly model coordination meetings initiated (Port, City, consultant team)



# PROJECT MILESTONES: ENVISION SEATAC 2044 & TMP UPDATE PROJECTS

SeaTac 2044  
Comprehensive Plan and Transportation Master Plan Timeline





# CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN PROJECT

## Planning Process



**SUMMER to FALL 2022**  
**LAUNCH AND ENVISION**

- Project kick-off
- Review Phase 1 Vision Report and Related Plans
- Develop Branding & Project Identity
- Begin Public Engagement

**1**

- Review Existing Conditions
- Prepare Market Potential & Development Feasibility Assessment
- Develop Infrastructure Needs Assessment
- Analyze Opportunities & Constraints
- Identify Preferred Land Use and Development Concepts

**2**

**3**

**FALL 2022 to SPRING 2023**  
**ANALYZE AND COORDINATE**

- Draft Full Subarea Plan
- Develop Recommended Code Updates
- Review Environmental Impacts

**SPRING to FALL 2023 and Beyond**  
**PLAN AND IMPLEMENT**

**2024 COMP PLAN**

2022

2023

Anticipated project completion by March 2024.



# CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN PROJECT

## CURRENT PROJECT STATUS

### July 18-20 Community Design Workshops

- **Three-day workshop** at McMicken Heights Elementary, 3-5 sessions each day.
- **Main Goal:** To get input from residents, businesses, and others on how the district can become a more vibrant, walkable, urban place.

Approximately 100 people (total)  
attended workshops.

The City of SeaTac is gathering ideas to help shape the City Center/Airport District into a more vibrant, walkable, urban place.

## You're Invited!

to a Community Design Workshop for the City Center/Airport District

Please join us for one of the following City of SeaTac-sponsored workshop sessions—choose the one that is most convenient for you:

BUSINESSES' WORKSHOPS		RESIDENTS' WORKSHOPS	PUBLIC WORKSHOP (For Everyone)*
Tuesday July 18, 2023	Wednesday July 19, 2023	Wednesday, July 19, 2023	Thursday, July 20, 2023
9:30 am to 10:00 am	6:00 pm to 7:30 pm	9:00 am to 10:30 am—OR— 3:30 pm to 5:00 pm	6:00 pm to 8:00 pm

**Public Workshops Location**

McMicken Heights Elementary School  
3708 S 168th St, Seattle, WA

\*Thursday's public workshop will provide Amharic, Somali, and Spanish translation services.  
All workshop sessions will cover the same topics and will be held at McMicken Heights Elementary School 3708 S 168th St, Seattle, WA. Parking will be free of charge. Activities for kids and refreshments will be provided.

### Tell Us Your Ideas...

...for making this district more vibrant and walkable and a strong part of the SeaTac community.  
We look forward to seeing you at one of the upcoming workshop sessions!

Please visit our website to learn more:  
[www.seatacwa.gov/citycenterproject](http://www.seatacwa.gov/citycenterproject)





# CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN PROJECT

## CURRENT PROJECT STATUS

### July 18-20 Community Design Workshop Sessions & Attendees

- **Sessions open to public:** Residents (2), businesses (2), public meeting for all (1)
- **Sessions by invitation:**
  - **Large business and property owners** (1 session: included hoteliers, park-and-fly businesses, restaurant owner, Sound Transit, Port of Seattle)
  - **Tourism/hospitality businesses** (1)
  - **Community based organizations** (2 sessions attended by multiple CBOs)
  - **Airport workers** (1 session: attended by Port of Seattle staff)
  - **SeaTac Planning Commission** (1)
  - **SeaTac Citizen Advisory Committee Members** (1 session: attended by Seniors committee members – ACLAC member attended different session)

## IMMEDIATE NEXT STEPS FOR PROJECT

- Consultant team collating input from workshops.
- Targeted outreach to apartment dwellers and BIPOC community members, business community, others.
- Completion of technical work on market and infrastructure assessments.
- Identification of refinements to vision and development concept.

**QUESTIONS OR COMMENTS?**



# POTENTIAL COMMITTEE ACTION

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