



**SEATAC
COMPREHENSIVE
PLAN ELEMENTS**

VOLUME
1



Informational Briefing:

SeaTac 2044

Major Comprehensive Plan
Update Project

- Including Transportation
Master Plan Update (TMP)

Council Study Session
June 14, 2022



PRESENTATION OVERVIEW

PURPOSE OF PRESENTATION

- To provide an overview of the SeaTac 2044 project.
- To answer questions about the project.

WHY IS THIS ISSUE IMPORTANT?

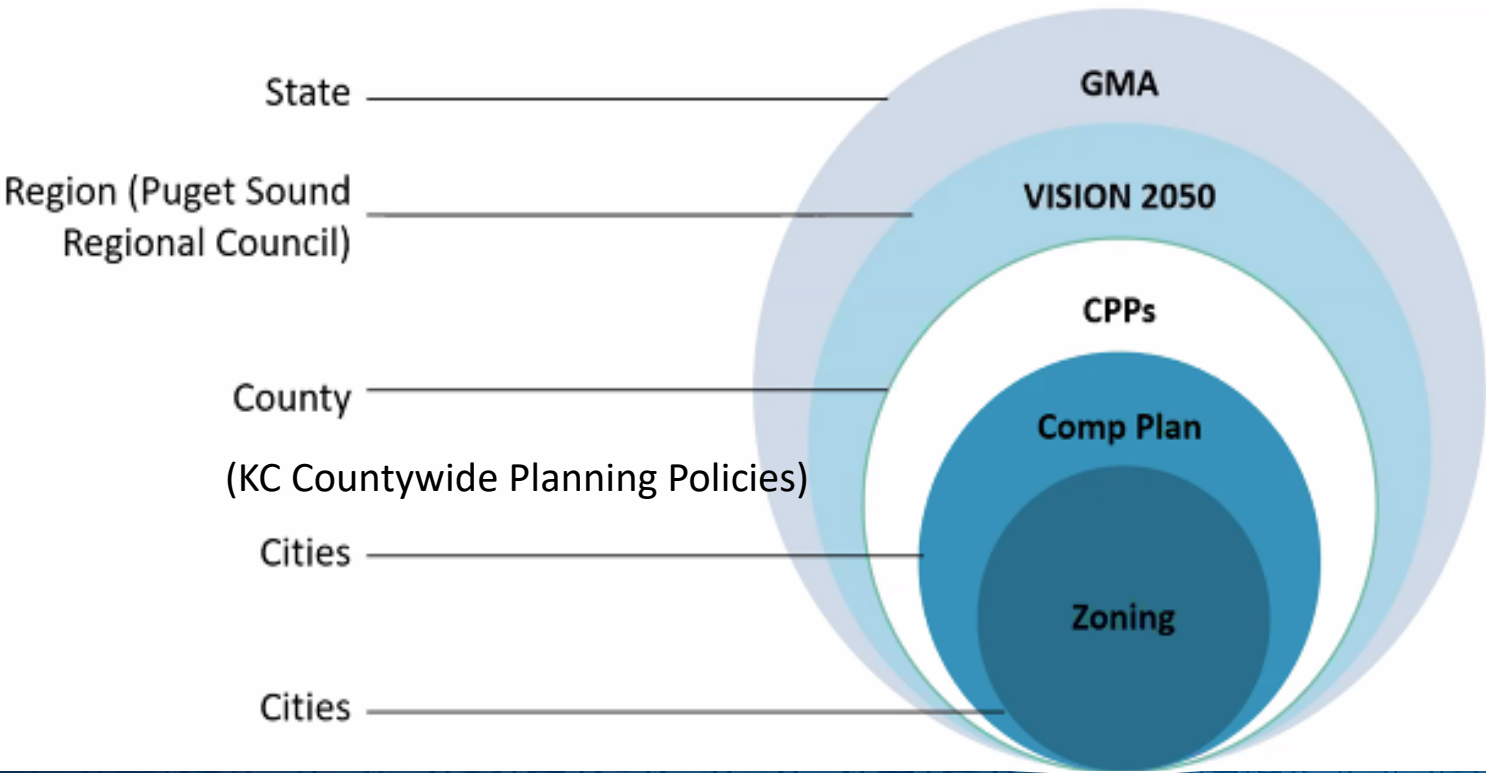
1. Project is required by State and needed to ensure alignment with recently revised regional growth plans.
2. Updates are needed to reflect current City priorities and new information.
3. Staff wanted to brief City Council before requesting project funding some time this summer.



WHAT IS A COMPREHENSIVE PLAN & WHY DOES SEATAC HAVE ONE?

COMPREHENSIVE PLANS ARE GROWTH MANAGEMENT TOOLS

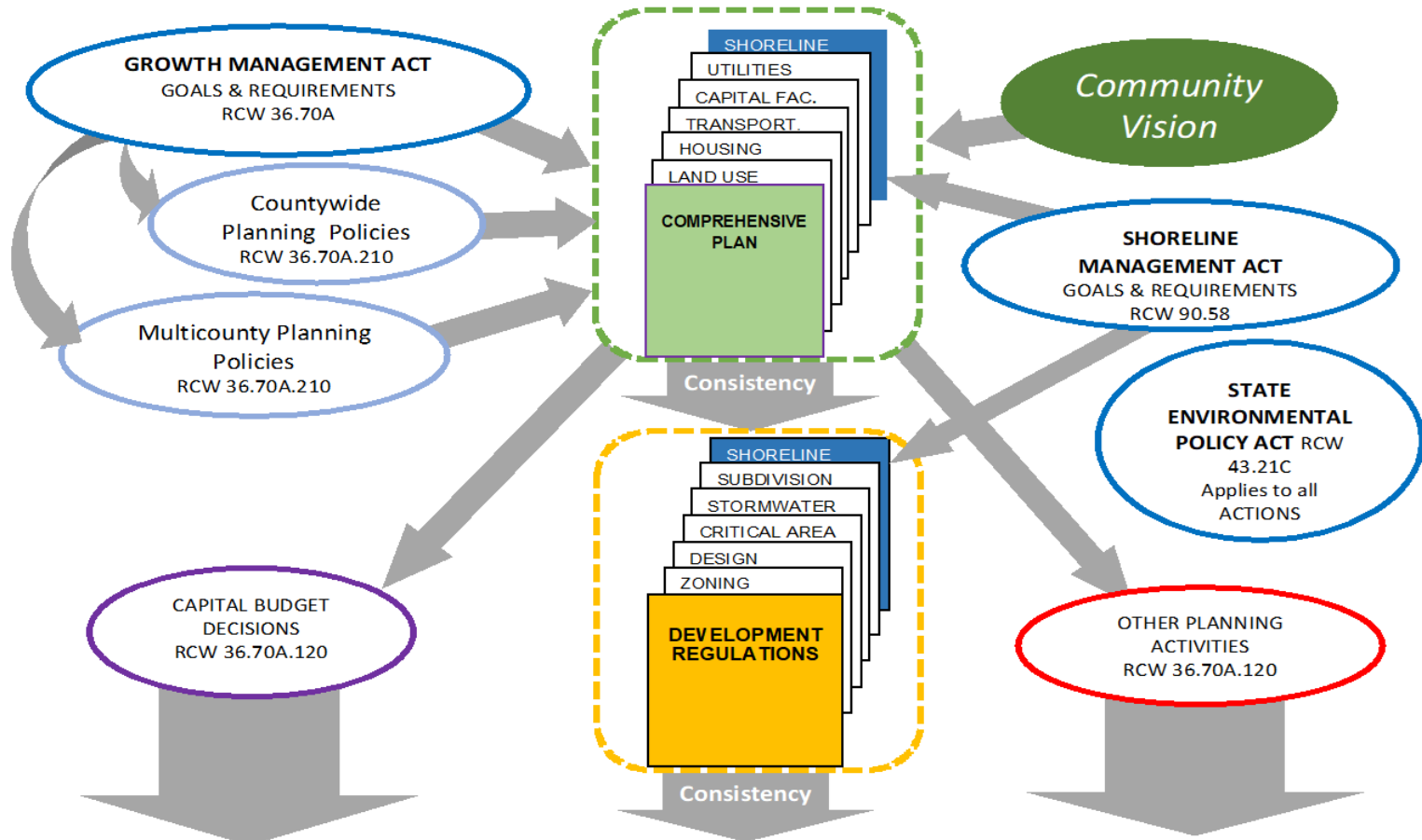
- Washington State Growth Management Act (GMA) requires many local governments to manage growth by preparing comprehensive plans that identify goals for accommodating a 20-year population growth projection.



Comp Plans must be consistent with regional growth plans.

Consistency = Eligible for state & regional grants & loans

COMPREHENSIVE PLANS INFORMED BY LOCAL/ REGIONAL/ STATE INPUT & IMPLEMENTED THROUGH CITY ACTIONS



CAPITAL PROJECTS
Publicly funded and maintained infrastructure, including roads, transit systems, parks, conservation improvements, public buildings, water, sewer, and surface water systems

DEVELOPMENT PERMITS
Privately funded projects (residential, commercial, industrial, institutional, etc.) that involve building or demolishing structures, excavation, grading, or clearing, or the installation of on-site infrastructure

POLICIES & PROGRAMS
Public, private, and non-profit activities and actions, including local government tax policies, inter-local agreements, annexation policies, volunteer programs, etc.



SEATAC COMPREHENSIVE PLAN: MULTIPLE COMPONENTS

COMPREHENSIVE PLAN: Developed with SeaTac community over time. Identifies City's growth & development vision, goals & policies.

- Ch. 1 Introduction & Framework Policies
- Ch. 2 Land Use
- Ch. 3 Housing & Human Services
- Ch. 4 Transportation
- 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

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

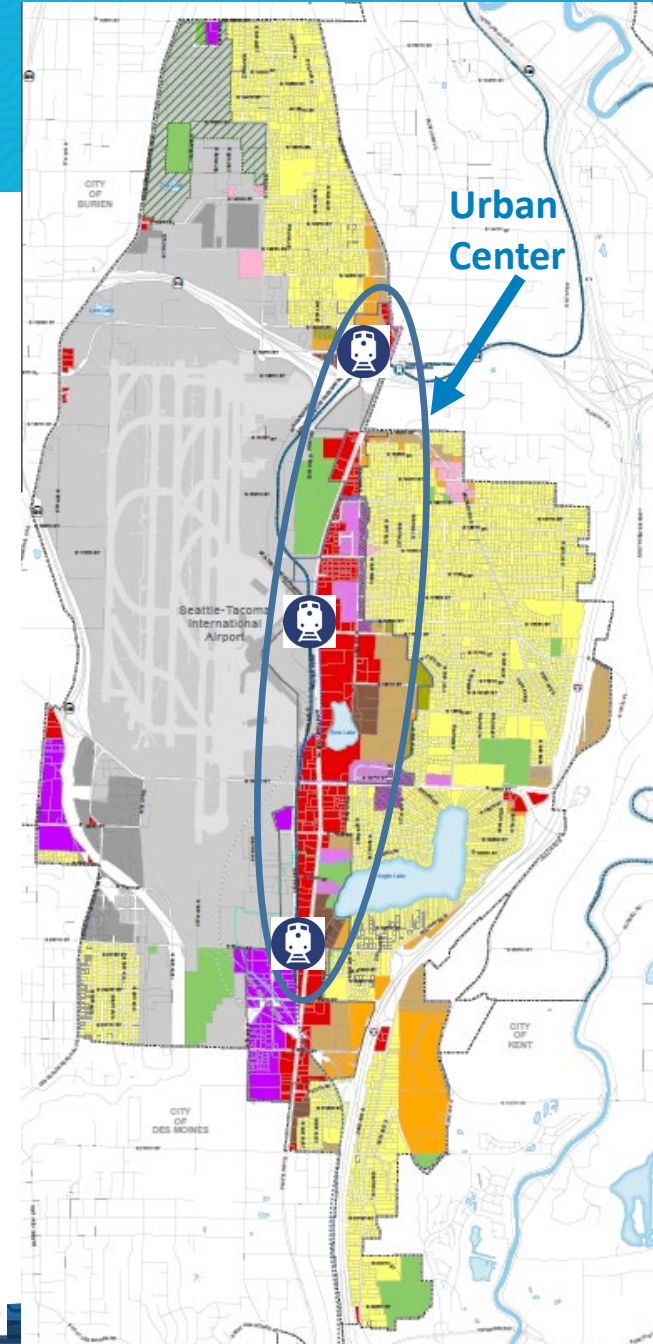
Three Subarea Plans: Vision & growth strategies for City Center Plan (*update project underway*), S. 154th Street Station Area, and Angle Lake Station Area.

Two Functional Plans: Transportation Master Plan (TMP) & Parks, Recreation & Open Space (PROS) Plan: Provide 5-10 year implementation strategies for related policies in Comprehensive Plan.

SEATAC COMPREHENSIVE PLAN'S CURRENT VISION & GROWTH STRATEGY

SUMMARY

- “...to be economically strong, environmentally sensitive, visually pleasing, and people-oriented with a socially diverse but cohesive population and employment mix...”
- **Focus housing & jobs in the Urban Center within three “urban villages”** adjacent to light rail stations - with supportive infrastructure and amenities.
- **Create complete communities** that are healthy, equitable, and connected.



WHY MAJOR COMPREHENSIVE PLAN UPDATE REQUIRED?

GMA REQUIRES MAJOR, PERIODIC UPDATES

- **Cities and counties fully planning under GMA must complete periodic updates for their entire comprehensive plan and development regulations every ten years** (recent legislation changed the major update schedule from eight to ten years).
- **Major updates are required to ensure Comprehensive Plans are consistent with new state and regional requirements** and address changed conditions that may impact localities.
 - Optional minor updates are allowed, and the City has chosen to open SeaTac's Comprehensive Plan for minor updates biennially in odd-numbered years.
- **During this cycle, major updates must be completed by December 31, 2024.**



WHAT CHANGES TO BE ADDRESSED IN SEATAC 2044 PROJECT?

KEY UPDATES TO MEET STATE & REGIONAL REQUIREMENTS

- **Job and housing targets through 2044:** Update targets to reflect numbers identified through countywide process.

SeaTac Growth Targets	Housing	Jobs
2019 - 2044	5,900	14,810

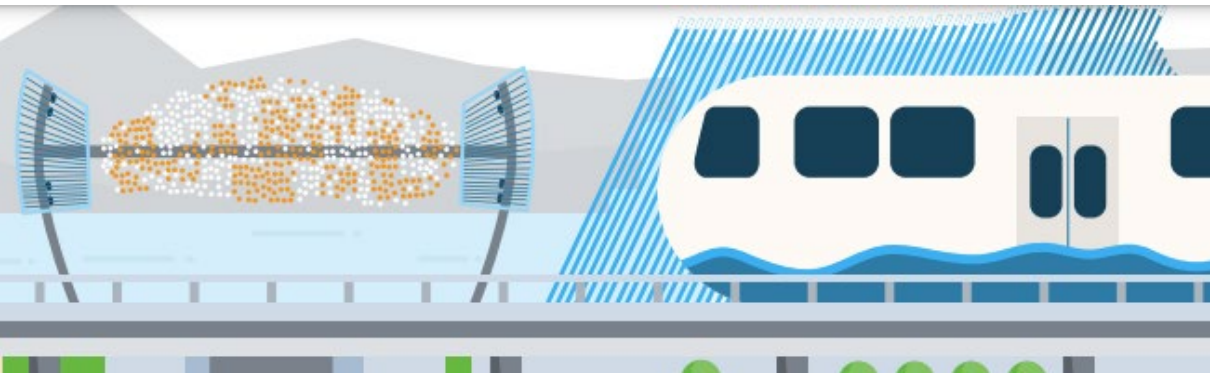
- **Integrate affordable housing unit allocations:** These 20-year allocations were required by recent state legislation and the King County Countywide Policies. A state and countywide process to determine allocations for each city in King County is underway.



WHAT CHANGES TO BE ADDRESSED IN SEATAC 2044 PROJECT?

KEY UPDATES TO MEET STATE & REGIONAL REQUIREMENTS

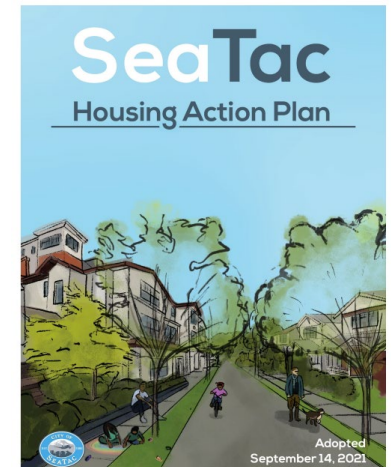
- **New/increased policy emphasis on:** Focusing growth near transit with supportive infrastructure, equitable access to opportunity, better understanding of potential policy impacts on historically marginalized communities, climate change, others.
- **New jobs, housing and transit-oriented development requirements for designated urban centers** to encourage more pedestrian activity and higher intensity development near high- capacity transit.



WHAT CHANGES TO BE ADDRESSED IN SEATAC 2044 PROJECT?

KEY UPDATES TO REFLECT NEW CITY PRIORITIES & INFORMATION

- **Update City vision statement and policies through inclusive public engagement process throughout entire project.**
- **Incorporate new City priorities, goals and policies adopted after the last major update in 2015 including:**
 - New PROS Element & PROS Plan (adopted 2020)
 - Housing Action Plan (adopted 2021)
 - Others
- **Incorporate new information and data:**
 - 2020 Census data, new housing and jobs data
 - Major transportation, parks, and other large public and private development projects
 - Other information



PRIORITY TOPICS FOR SEATAC 2044

PROPOSED KEY THEMES FOR COMMUNITY FEEDBACK

Themes represent categories of existing & potential policies that will be considered as part of Major Comprehensive Plan Update process.

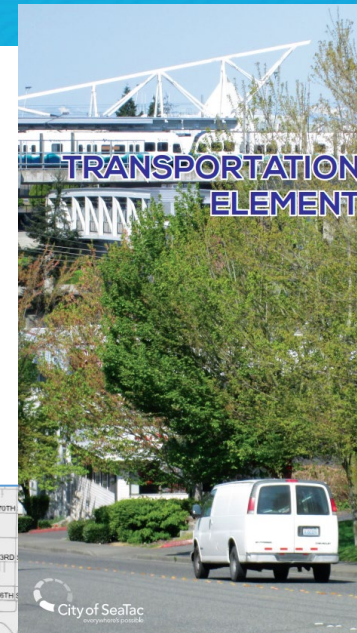
- Increase access to opportunity & wellbeing
- Strengthen neighborhoods & create healthy, equitable, connected complete communities
- Grow urban villages near light rail with a variety of options for living, working, and recreating
- Provide connected, efficient, multi-modal transportation networks
- Housing for all - increase housing types and affordable options
- Economic vitality – increase economic opportunities that empower residents and support the business community
- Enhance resiliency of the built and natural environments



TRANSPORTATION MASTER PLAN (TMP)

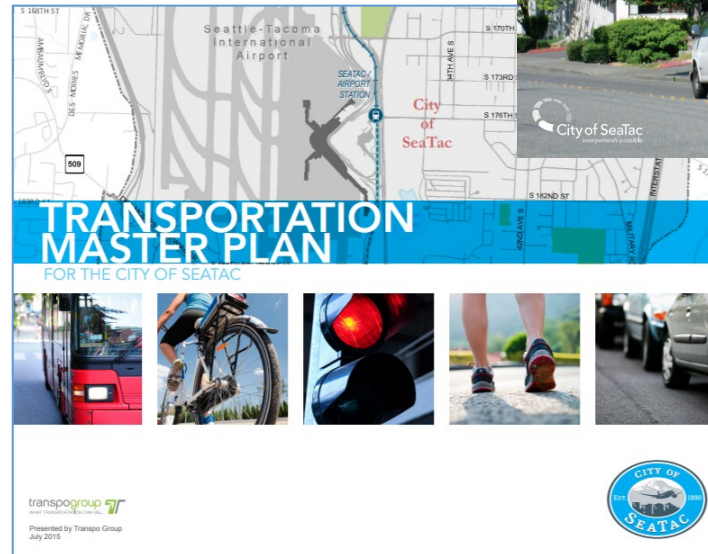
WHAT IS THE TMP?

- It is a functional plan that serves as background report and companion document to the Transportation Element (TE) (Chapter 4) of the Comprehensive Plan
- The TE provides the long-range vision and policies for the City's transportation system, and the TMP identifies how to implement the TE.
- Last updated in 2015 in conjunction with the last Comp Plan update
- Currently looks out to 2035



CHAPTER
4

SeaTac
2035



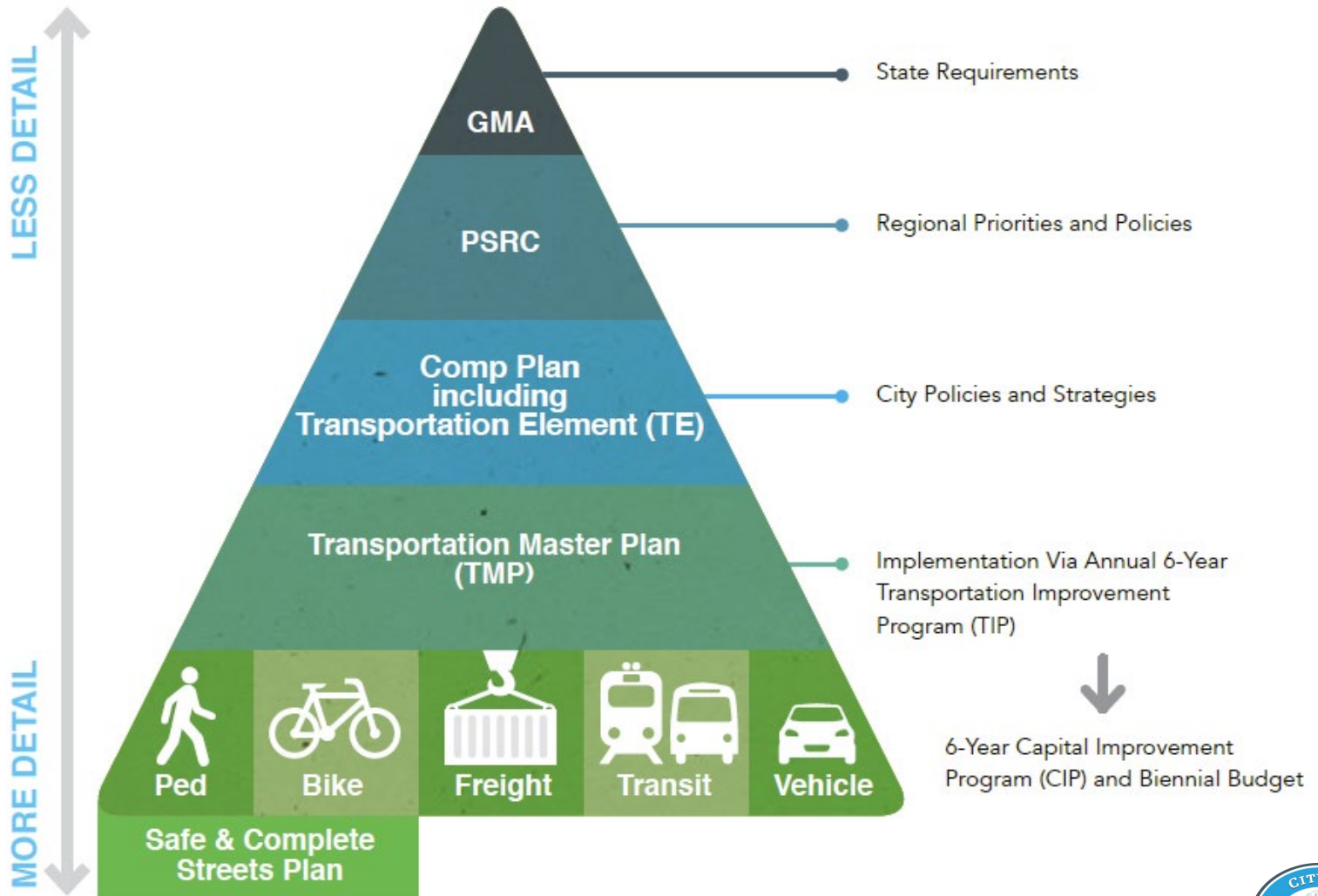
TRANSPORTATION MASTER PLAN (TMP)

CHAPTERS

1. Introduction
2. Inventory of Existing Transportation Systems and Conditions
3. Travel Forecasts and Alternatives Evaluation
4. Multimodal Transportation Systems Plans
5. Funding and Implementation Strategies



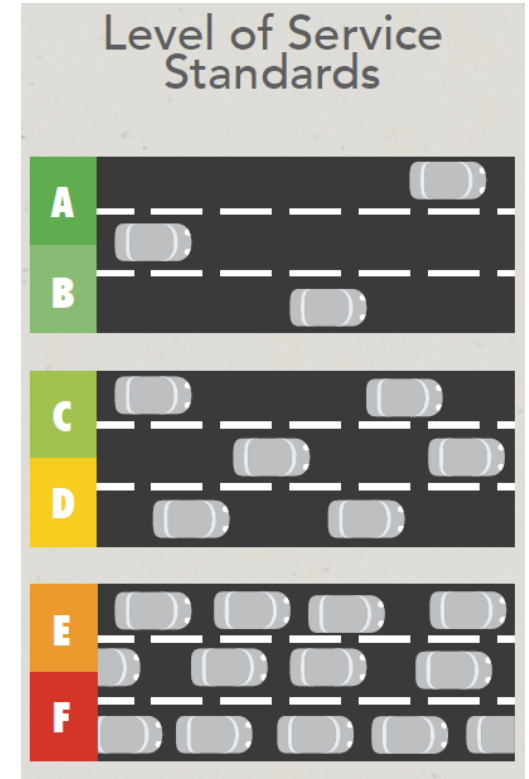
Transportation Master Plan (TMP)



TRANSPORTATION MASTER PLAN (TMP)

MAJOR COMPONENTS TO PURSUE IN TMP UPDATE


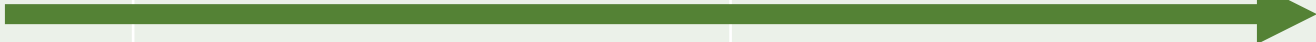

- Inventory of Existing Conditions (a lot of projects have been built or advanced since 2015)
- City's new Level-of-Service (LOS) Standard and Concurrency Program
- Adopted Plans and Programs since 2015
 - Angle Lake District Station Area Plan
 - ADA Transition Plan
 - Permit Parking Program
 - City Center Phases I and II
 - Military Road Five-Way Intersection Study
 - South 200th 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



SCHEDULE/NEXT STEPS FOR SEATAC 2044: MAJOR COMPREHENSIVE PLAN & TMP UPDATE PROJECT

ANTICIPATED TIMELINE

SeaTac 2044 projects to be closely coordinated with each other & with City Center Subarea Plan & Code Project.

2022	2023	2024
City Center/Airport District Subarea Plan & Code Project - Summer kick-off		
SeaTac 2044: Major Code Update - Fall kick-off		
SeaTac 2044: TE & TMP Update - Fall kick-off		

POTENTIAL NEXT STEPS: JULY/AUGUST/SEPTEMBER

- A&F Committee: Budget amendment request to fund SeaTac 2044
- Regular Council Meeting: Budget amendment request to fund SeaTac 2044
- Advertise RFP (request for proposal) for consultant services

SEATAC 2044: MAJOR COMPREHENSIVE PLAN & TMP UPDATE PROJECT

Questions?

