



Planning Commission Work Session:
Envision SeaTac 2044
Phase 2 Kick-Off:

**Where & How Will SeaTac
Grow**

Planning Commission
November 21, 2023



PRESENTATION OVERVIEW

PURPOSE OF PRESENTATION

To kick-off the Planning Commission's work on Phase 2 of the Envision SeaTac 2044 project.

Items to discuss include:

- Commission's role and anticipated activities as main community advisory group for Envision project.
- Status of Phase 1 public engagement activities.
- "Deep dive discussion" on the Comprehensive Plan's Land Use Element.
- Next steps for Envision SeaTac 2044 project.

WHY IS THIS ISSUE IMPORTANT?

1. The **Envision SeaTac 2044** project will reset SeaTac's growth and development policies for the next twenty years.
2. Regular briefings and work sessions are essential to both inform and facilitate input from the Commission on project activities.



POTENTIAL COMMISSION ACTION

NO ACTION REQUESTED: This is an informational briefing. While feedback on certain issues may be requested, no formal action is required.

REVIEWS TO DATE:

- **Envision SeaTac 2044: Major Comprehensive Plan Update Project:** 9/20/2022, 8/15/2023, 9/19/2023, 10/17/2024

Planning Commission's
Role as Main Community
Advisory Group for

Envision SeaTac 2044 Project



PLANNING COMMISSION AS COMMUNITY ADVISORY GROUP

COMMISSION'S ROLE COMMUNITY ENGAGEMENT PROCESS

- **Provide feedback on proposed community engagement activities**
- **Help encourage public participation** (i.e., promote surveys and activities, participate and ask family/friends/ neighbors to get involved too)

Phase	Envision SeaTac 2044 Community Conversation Topics	Timeframe
Phase 1	Community Vision and Priorities for SeaTac's Future	Fall 2023
Phase 2	Where and How Will SeaTac Grow Over the Next 20 Years: Urban Villages and Complete Communities	Fall/Winter 2023
Phase 3	Housing, Human Services, and Economic Development to Support SeaTac's Future	Winter 2024
Phase 4	SeaTac's Future Transportation and Parks & Recreation Systems	Spring 2024
Phase 5	Resilient Built and Natural Environments for SeaTac's Future	Spring/Summer 2024
Phase 6	Draft and Final SeaTac 2044 Plan	Summer/Fall 2024

PLANNING COMMISSION AS COMMUNITY ADVISORY GROUP

COMMISSION'S ROLE IN ENVISION 2044 POLICY UPDATE PROCESS

- **Primary reviewer of proposed changes to goals and policies in the Comprehensive Plan**
- **Monthly project briefings will be work sessions to:**
 - Familiarize Commission with existing goals and policies
 - Understand new data, information, and project guidance the City must comply with (state, Puget Sound Regional Council [PSRC], King County Countywide Planning Policies [CPPs])
 - Understand community priorities related to policies and potential changes
 - Provide input on potential changes and recommend proposed updates for Council consideration
- **Review schedule intended to support and be informed by “Community Conversation” topics and public input**

Phase	Community Conversation Topics	Timeframe
Phase 2	Where and How Will SeaTac Grow Over the Next 20 Years: Urban Villages and Complete Communities	Fall 2023/ Winter 2024
	<ul style="list-style-type: none">▪ Related Comprehensive Plan Elements Under Review<ul style="list-style-type: none">- Land Use Element- NEW Urban Center Element- NEW Neighborhoods Element- Includes early work on other elements: Housing & Human Services, Economic Vitality, Transportation, Parks & Rec	

ENVISION SEATAC 2044 POLICY UPDATE PROCESS

POLICY REVIEW MATRIX

Matrix will be used as tool for reviewing policies and identifying potential updates

SeaTac Land Use Goals and Policies

1 of 1

Existing Goal/Policy #	Existing Goal/Policy	Proposed Goal/Policy	Reason for Change	Supports Key City Themes (EV, AC, etc.)	Not Aligned with Key City Themes (EV, AC, etc.)	Equity Assessment	Complies with State, Regional, County Requirements
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Key City Themes: AO = Access to Opportunity; UV = Urban Villages; CC = Complete Communities; MT = Multi-Modal Transportation; HA = Housing for All; EV = Economic Vitality; RE = Resilient Environment

GROWTH MANAGEMENT							
GOAL 2.1	Focus growth to achieve a balanced mix and arrangement of land uses that support economic vitality, community health and equity, and transit access.						
	Urban Center Land Uses						
Policy 2.1A	Implement the City Center, South 154th Street Station Area, and Angle Lake District Station Area Plans to focus the majority of SeaTac's commercial and residential growth and redevelopment into three distinct complete communities within SeaTac's designated Urban Center.						
Policy 2.1A-1	Review and potentially amend the City Center Plan in the near future.						
Policy 2.1B	Direct moderate and high density residential development to the Urban Center, especially within the City Center and station areas.						
Policy 2.1C	Promote development that reduces block sizes in the Urban Center, particularly in the City Center and the station areas, and provides a network of connected local streets to facilitate pedestrian circulation and transit accessibility.						
Policy 2.1D	Focus retail development within the City Center and station areas.						
	General Growth						
Policy 2.1E	Promote efficient use of land by requiring development of the appropriate type and density for each zone.						
Policy 2.1F	Amend the Zoning Map to achieve the vision illustrated on the City's Land Use Plan Map in accordance with the adopted criteria below.						
Policy 2.1G	Ensure that the future uses of Highline School District's unused/ unoccupied properties are compatible with or help meet needs of adjacent neighborhoods and land uses.						

REMINDER: ENVISION SEATAC 2044 KEY PROJECT THEMES

Key Project Themes that are Abbreviated in Review Matrix

- Wellbeing and Access to Opportunity
- Growing Urban Villages
- Strong Neighborhoods and Healthy, Equitable, Connected, and Complete Communities
- Multimodal Transportation
- Housing for All
- Economic Vitality
- Resilient Built and Natural Environments





Status of Phase 1 Community Engagement Activities

Envision SeaTac 2044 Project



PHASE 1 COMMUNITY CONVERSATION TOPIC: COMMUNITY VISION & PRIORTIES FOR SEATAC'S FUTURE

MAIN COMMUNITY ENGAGEMENT ACTIVITY FOR PHASE 1: CITY VISION POLL

Poll on project website since August –
Closes November 30, 2023 (!)

- **Available in five languages:** English, Amharic, Somali, Spanish, Vietnamese)
- **Social Media:** Multiple City blog articles, advertising on Facebook, Instagram, others
- **Posters:** Located at City Hall, community center, senior center, other locations
- **Targeted outreach to date - “tabling” and polling at five community events:**
 - Back to School Fair, Tye Titans Day, City-Sponsored Community Resource Fair, Community Meal Night, Great Pumpkin Fest

*****Commission Help Requested to Promote
“Last Chance to Take the Poll” effort*****

CITY OF SEATAC
Planning our City TOGETHER
ENVISION SEATAC 2044

SeaTac is updating its Comprehensive Plan and is seeking community input on how the city should grow over the next twenty years.

**Take The City Vision Poll and...
...Help Shape SeaTac's Future!**

Share your ideas and give your input

What do you think the Future of SeaTac looks like?

What does your neighborhood need over the next twenty years?

Scan the QR Code to take a short poll

To learn more about the ENVISION SEATAC 2044 project, visit www.seatacwa.gov/seatac2044 or email seatac2044@seatacwa.gov

SCAN ME!



SEATAC COMPREHENSIVE PLAN ELEMENTS

VOLUME
1



Deep Dive Discussion: Land Use Element & Background Report

Envision SeaTac 2044 Project



RECAP: WHAT'S IN THE COMPREHENSIVE PLAN?

SEATAC COMPREHENSIVE PLAN: MULTIPLE COMPONENTS

Volume 1: Goals, Policies & Implementation Strategies

- 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
- Volume 2: 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**.

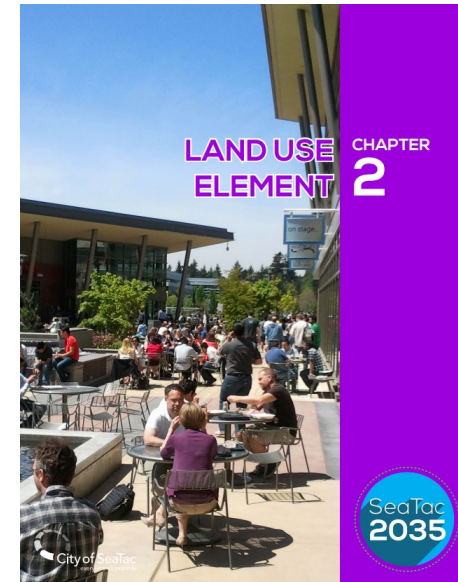
Two Functional Plans: **Transportation Master Plan (TMP)** & **Parks, Recreation & Open Space (PROS) Plan**: Provide 5-10 year implementation strategies for related policies in Comprehensive Plan.

WHY START REVIEW PROCESS WITH LAND USE ELEMENT?

LAND USE ELEMENT SETS FRAMEWORK FOR WHERE & HOW CITY GROWS

- **Guides type, distribution, and location of land uses to direct SeaTac's physical development**
 - Includes Urban Center and neighborhoods policy guidance (some of which may be relocated to new Urban Center and Neighborhoods elements)
- **Provides policy context** for City development regulations, administrative processes, and capital improvements
- **Demonstrates compliance** with state GMA and regional growth requirements
- **Includes guidance for most other chapters in Comprehensive Plan**

*Land Use Element, page 3: "...the **Land Use policies** encourage higher density housing with commercial services in close proximity to the three light rail stations, while **Transportation Element policies** encourage walking and bicycle routes in these areas. Likewise, **Parks, Recreation, and Open Space Element policies** ensure park access for people living in those areas"*



WHAT'S IN THE LAND USE ELEMENT?

LAND USE ELEMENT: A MANDATORY ELEMENT PER GROWTH MANAGEMENT ACT ([RCW 36.70A](#))

Summary of GMA Requirements For Land Use Element

Land Use Element shall designate the proposed general distribution, general location, and extent of the uses of land where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces and green spaces, urban and community forests, general aviation airports, public utilities, public facilities, and other land uses.

- It shall include:
 - **Population densities, building intensities, and estimates of future population growth.**
 - **Protection of the quality and quantity of groundwater** used for public water supplies
 - **Special consideration to achieving environmental justice** in its goals and policies, including efforts to avoid creating or worsening environmental health disparities.
 - **Promote physical activity and reduce per capita vehicle miles traveled**
 - **Review drainage, flooding, and stormwater runoff** in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state
 - **Reduce and mitigate the risk to lives and property posed by wildfires**



WHAT'S IN SEATAC'S LAND USE ELEMENT

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Land Use goals and policies identify where and how SeaTac should grow.

LIST OF LAND USE GOALS

- 2.1 Growth Management
- 2.2 Healthy, Equitable, and Connected Communities
- 2.3 Residential
- 2.4 Commercial
- 2.5 Manufacturing, Industrial, Warehouse/ Distribution
- 2.6 Parks and Open Space
- 2.7 Essential Public Facilities

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GOAL 2.2 HEALTHY, EQUITABLE, AND CONNECTED COMMUNITIES.....	LU-10
Access to Transportation Choices.....	LU-10
Access to Healthy Foods.....	LU-10
Access to Housing	LU-10
Access to Neighborhood Services	LU-11
Citywide Land Uses.....	LU-13
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GOAL 2.5 MANUFACTURING, INDUSTRIAL, WAREHOUSE/DISTRIBUTION	LU-17
GOAL 2.6 PARKS AND OPEN SPACE	LU-20
GOAL 2.7 ESSENTIAL PUBLIC FACILITIES	LU-24
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WHAT'S IN SEATAC'S LAND USE ELEMENT BACKGROUND REPORT

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Background Report includes data and information that supports the goals and policies in the Land Use Element.

Key Data in Report:

- Land Use Growth Targets
 - **Demonstrate compliance with SeaTac's twenty-year job and housing targets** (per PSRC regional growth strategy & King County Countywide Planning Policies)
- Land Use Capacity Estimates
 - **Demonstrate that City's current zoning has the capacity to accommodate the twenty-year job and housing targets** (per PSRC regional growth strategy & King County Countywide Planning Policies)

*****Information on Growth Targets will likely be re-located to the Land Use Element to better align with regional guidance*****

HISTORY OF THE SEATAC AREA BEFORE INCORPORATION	LU-BR4
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Land Use Growth Forecasts	LU-BR21
LAND USE PLAN	LU-BR22
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ESSENTIAL PUBLIC FACILITIES	LU-BR24

REMINDER: POPULATION/EMPLOYMENT TARGETS

20 year targets are estimates of potential future growth which the City must plan to accommodate

(Allocated through collaborative process between City & County staff)

New Growth Targets 2019 – 2044

	2019 (approx.)	2044 (approx.)	GROWTH TARGET (approx.)
Jobs	37,669	52,479	+14,810
Housing Units	10,855	16,755	+5,900

New Growth Targets to be Incorporated as Part of Envision SeaTac 2044 Policy Update Process

- Updates related to where and how to accommodate new job and housing targets will be addressed during the Phase 2 technical work and “Community Conversation” public outreach processes.



GUIDANCE ON WHERE TO GROW

GROWTH MANAGEMENT GOAL & POLICIES

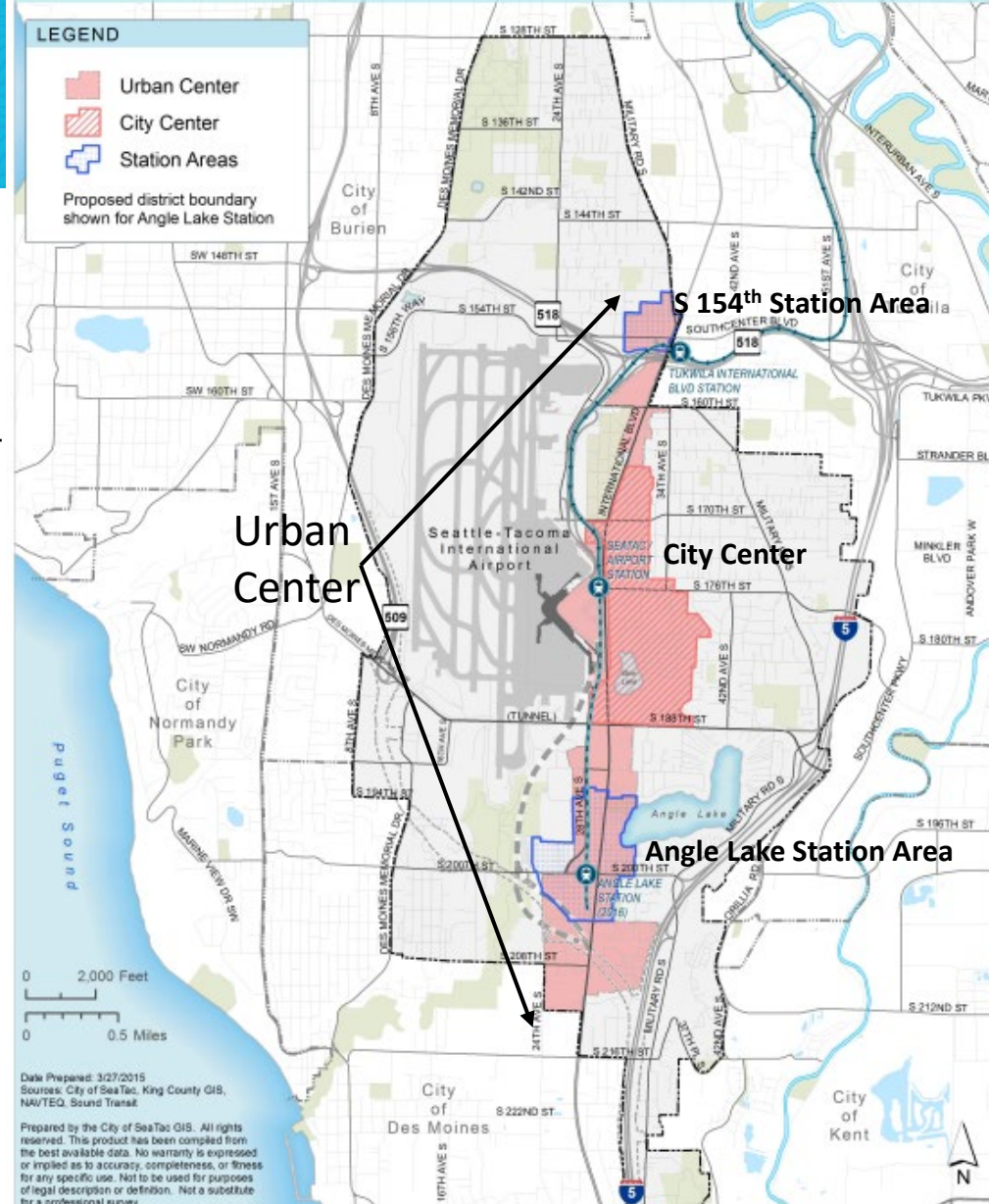
Goal 2.1

- Focus growth to achieve a balanced mix and arrangement of land uses that support economic vitality, community health and equity, and transit access.

Urban Center Policies

Policy 2.1A

- Implement the City Center, South 154th Street Station Area, and Angle Lake District Station Area Plans to
- Focus the majority of SeaTac's commercial and residential growth and redevelopment into three distinct complete communities within SeaTac's designated Urban Center.



URBAN VILLAGE STRATEGY: The goals and policies in this section of the Comprehensive Plan describe the City's “urban village strategy.”

GUIDANCE ON WHERE TO GROW

GROWTH MANAGEMENT POLICIES (cont.)

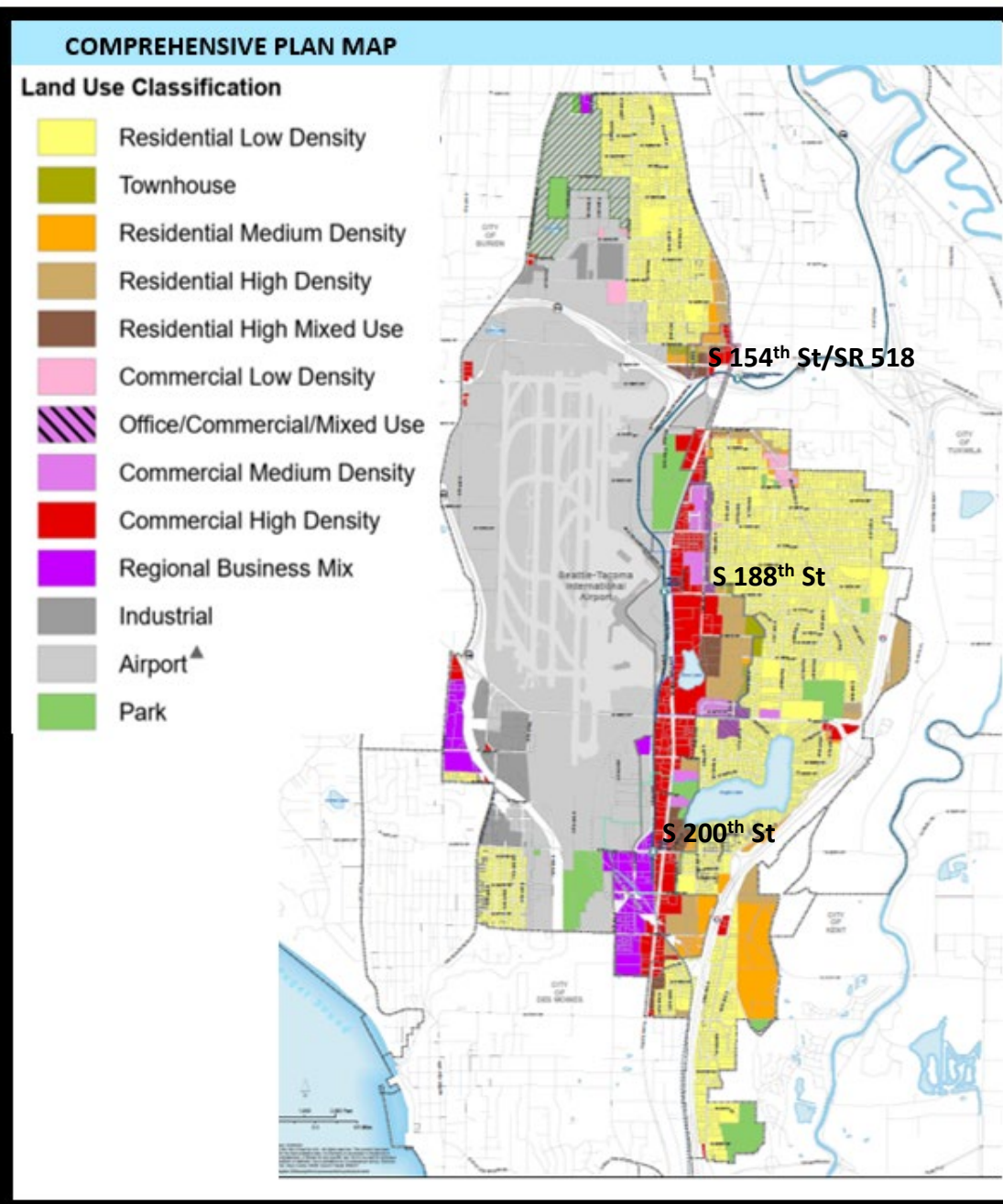
General Growth Policies for Entire City

Policy 2.1E Promote efficient use of land by requiring development of the appropriate type and density for each zone.

COMPREHENSIVE PLAN MAP

Map 2.2: The Comprehensive Plan Map illustrates the City's growth vision.

- Establishes land use designations for specific areas (*i.e. single family, multi-family, commercial, other uses*)
- Identifies growth boundaries (*i.e. urban center & station area boundaries*).
- Is implemented through zoning classifications & development regulations.



GUIDANCE ON WHERE TO GROW

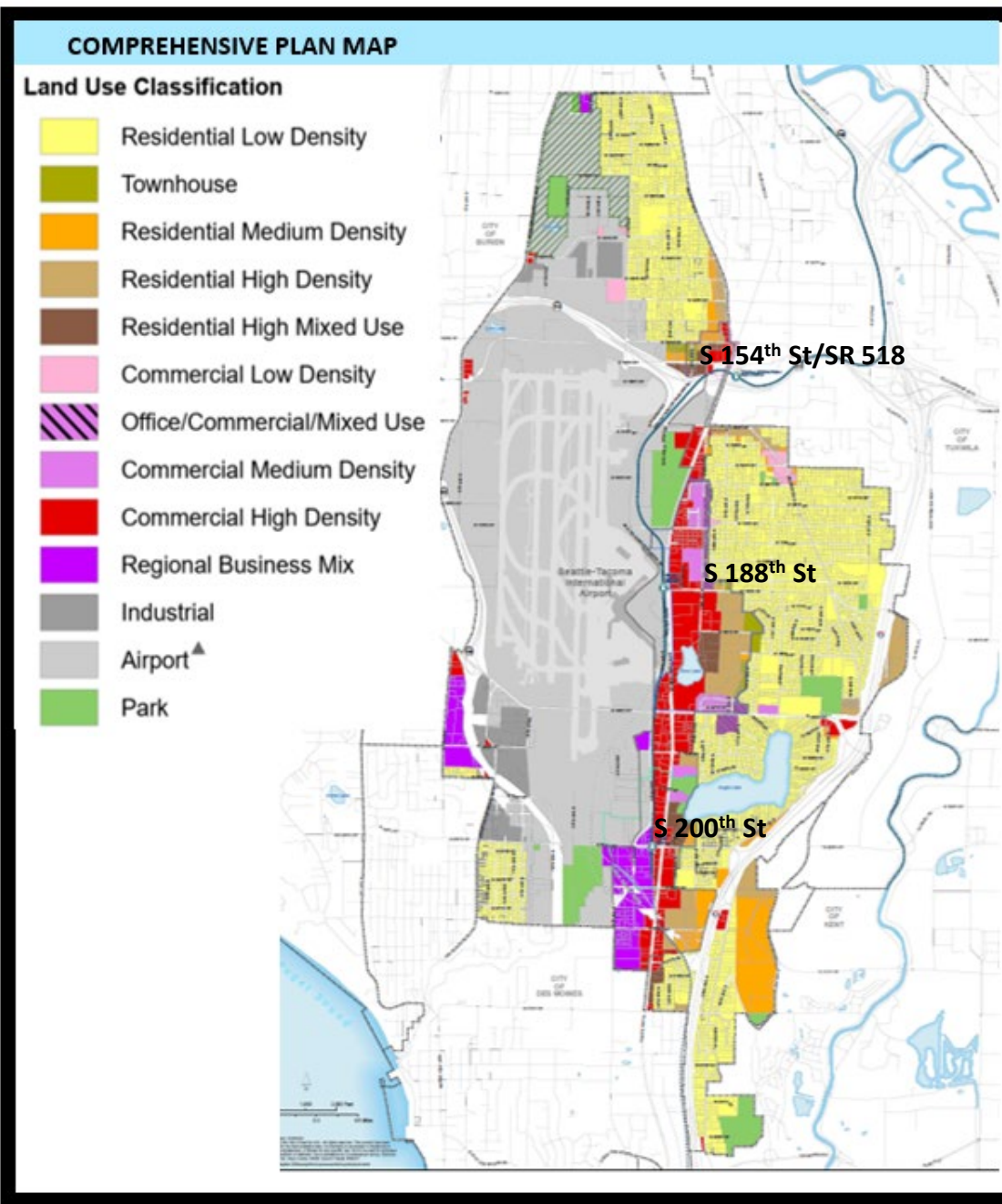
GROWTH MANAGEMENT POLICIES (cont.)

General Growth Policies for Entire City

Policy 2.1F Amend the Zoning Map to achieve the vision illustrated on the City's Land Use Plan Map in accordance with the adopted criteria below.

1. Market demand is sufficient for blocks of land to be developed,
2. Infrastructure improvements are planned concurrently to serve the proposed development, and
3. The planned use is compatible with the surrounding neighborhood.

Additional Guidance: SeaTac's Housing Action Plan Strategy #9 recommends the City support residential rezoning to match its land use designation

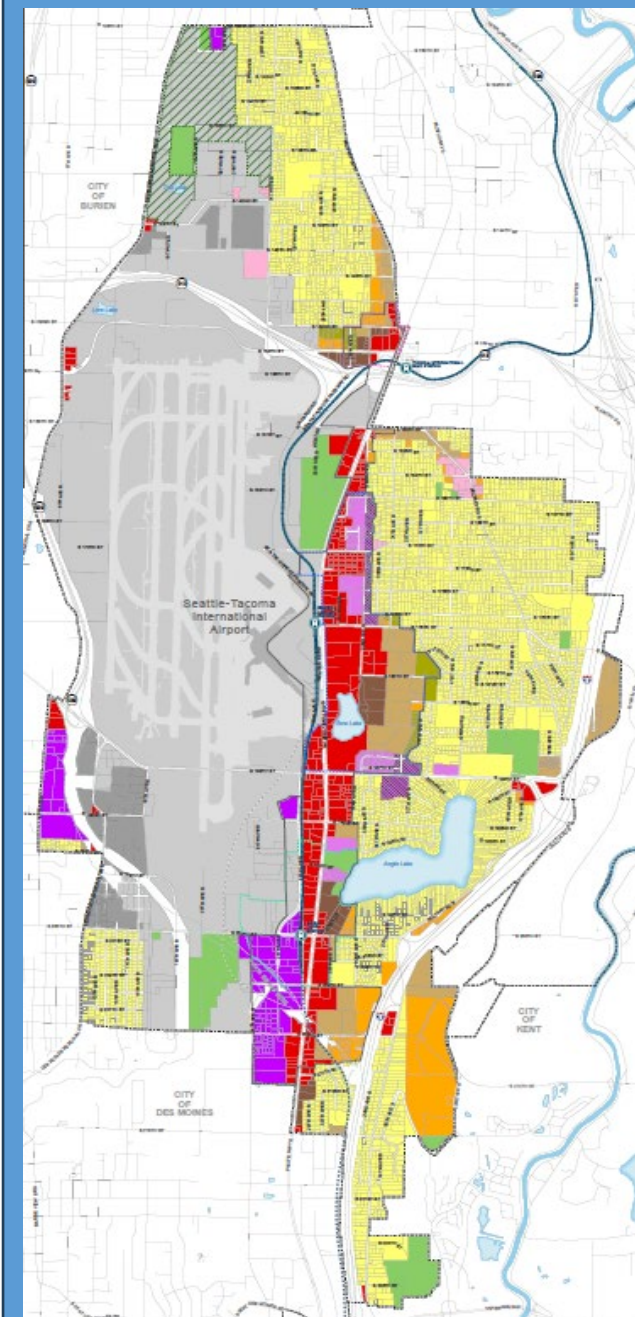
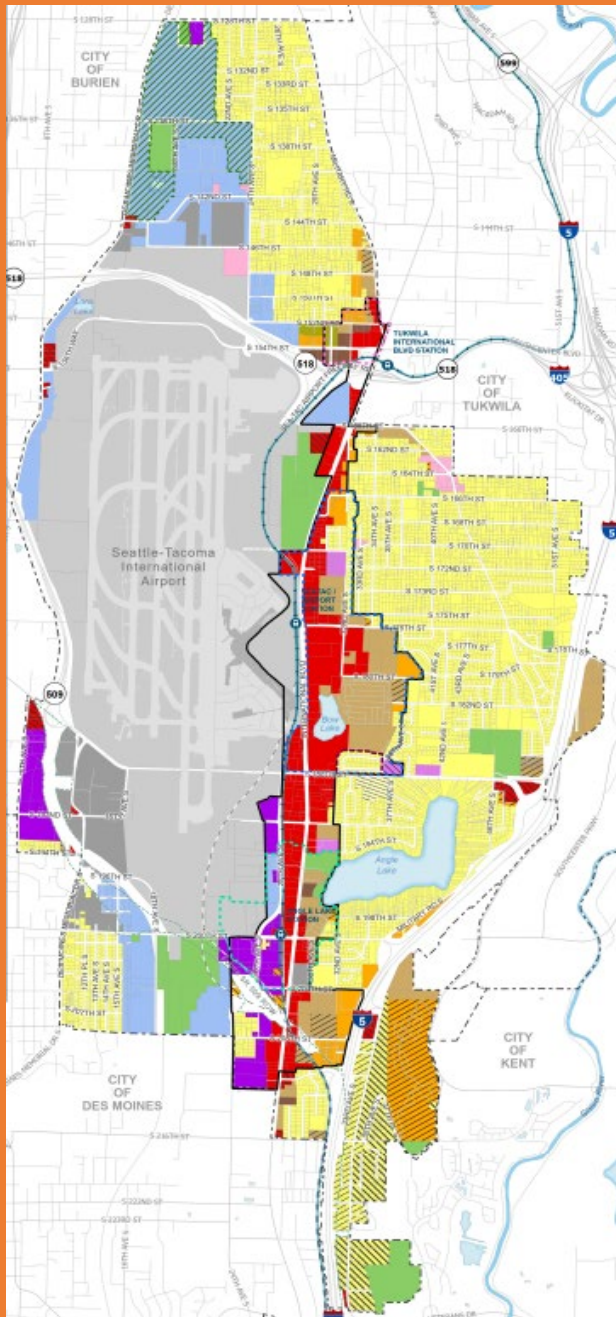


SEATAC ZONING MAP

Questions for Discussion:

What residential parcels do not currently implement the vision in the Comprehensive Plan Map?

What other parts of the zoning map do not implement the Comprehensive Plan Map?



SEATAC COMPRE- HENSIVE PLAN MAP



GUIDANCE ON HOW TO GROW

GOAL 2.1 GROWTH MANAGEMENT POLICIES THAT DESCRIBE HOW TO GROW

Policies that Guide How Urban Center Should Grow

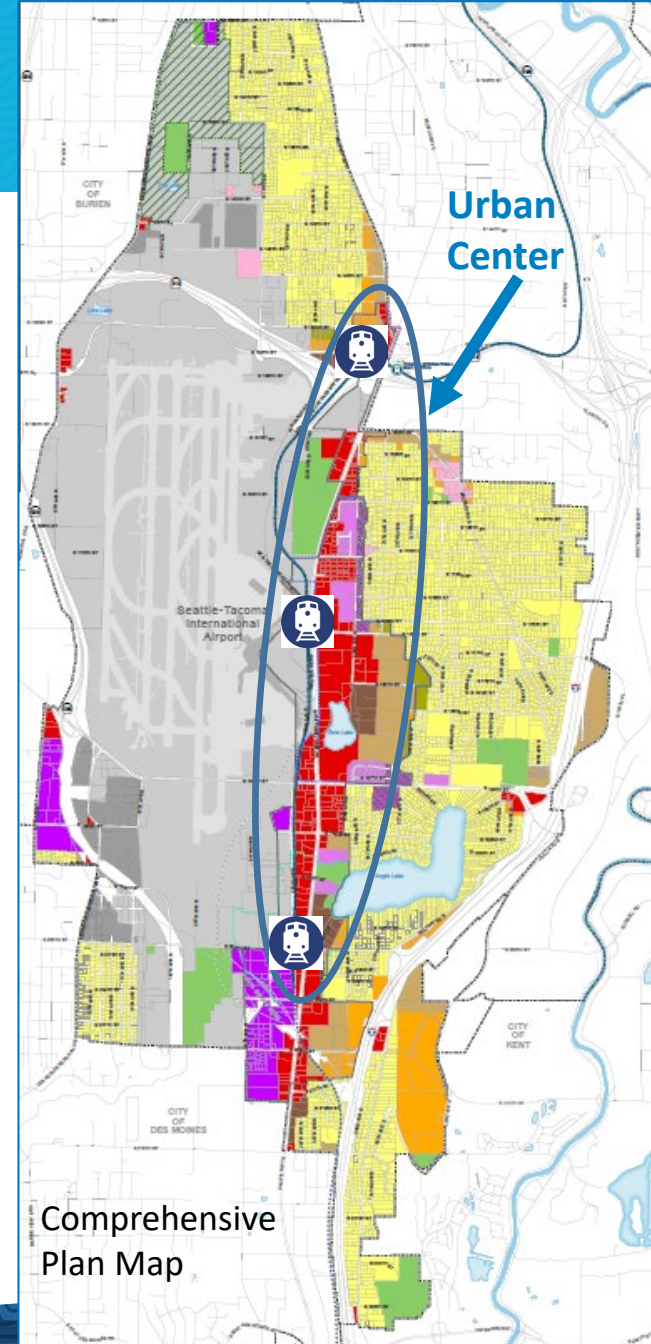
Policy 2.1A Implement the City Center, South 154th Street Station Area, and Angle Lake District Station Area Plans to

- **Focus the majority of SeaTac's commercial and residential growth and redevelopment into three distinct complete communities within SeaTac's designated Urban Center.**

Policy 2.1B Direct moderate and high density residential development to the Urban Center, especially within the City Center and station areas

Policy 2.1C Promote development that reduces block sizes in the Urban Center, particularly in the City Center and the station areas, and provides a network of connected local streets to facilitate pedestrian circulation and transit accessibility

Policy 2.1D Focus retail development within the City Center and station areas



GUIDANCE ON HOW TO GROW: COMPLETE COMMUNITIES STRATEGY

GOAL 2.2 HEALTHY, EQUITABLE, CONNECTED COMMUNITIES

Create walkable, compact, transit-oriented communities with a range of transportation, employment, housing, recreation, goods, and service choices for residents of all income levels.

Summary of Policies

Establish land use patterns that promote walkable (and other non-motorized access) to the following:

- Access to Transportation Choices
- Access To Healthy Foods
- Access to Housing
- Access to Neighborhood Services
- *(Access to Community or Neighborhood Park - located in Parks, Recreation & Open Space Element)*



The Planning Commission did a “deep dive discussion” on the City’s complete communities policies at a June 20th work session on the City Center/Airport subarea plan project. ([Click this link to see those presentation slides](#)).

GUIDANCE ON HOW TO GROW

GOAL 2.3 RESIDENTIAL LAND USE

Achieve a mix of housing types while maintaining healthy residential neighborhoods and guiding new housing development into appropriate areas.

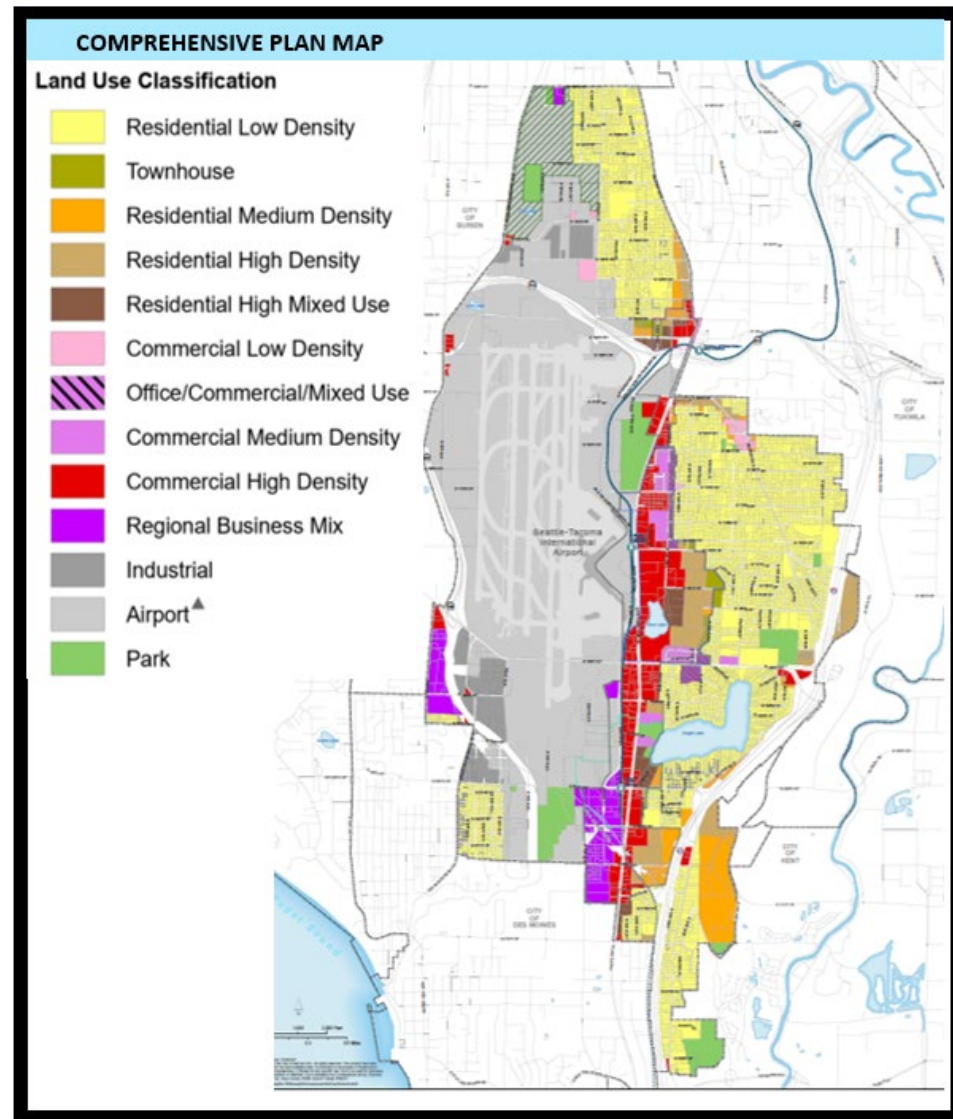
Residential Land Use Policies

RESIDENTIAL – LOW DENSITY



2.3A Stabilize and protect existing single family residential neighborhoods by maintaining a designated Residential Low Density (Single Family) area.

2.3B Allow accessory dwelling units in single family designations to provide additional housing opportunities and income sources for homeowners, and compatible non-residential uses including schools, parks and religious use facilities.



GUIDANCE ON HOW TO GROW

RESIDENTIAL LAND USE POLICIES

Policies 2.3C – 2.3E describe the building types and characteristics of the following residential land uses:

TOWNHOUSE



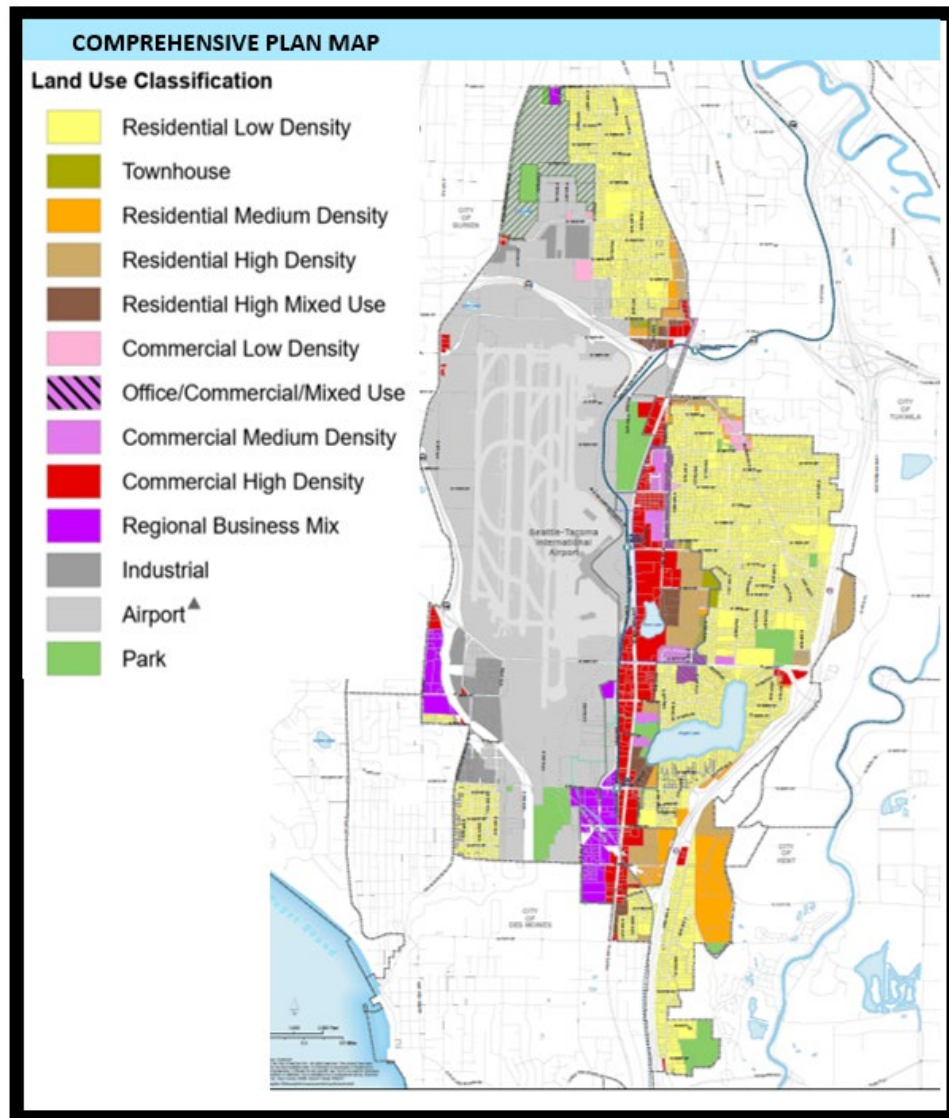
RESIDENTIAL MEDIUM DENSITY



RESIDENTIAL HIGH DENSITY



RESIDENTIAL HIGH MIXED USE



GUIDANCE ON HOW TO GROW

GOAL 2.4 COMMERCIAL LAND USES

Serve the needs of the City's residents, businesses, and visitors through appropriate commercial land uses.

Commercial Land Use Policies

Policies 2.4A – 2.4H describe the building types and characteristics of the following commercial land uses, as well as the type of commercial services to be allowed in the following designations:

COMMERCIAL LOW



OFFICE/COMMERCIAL/MIXED USE



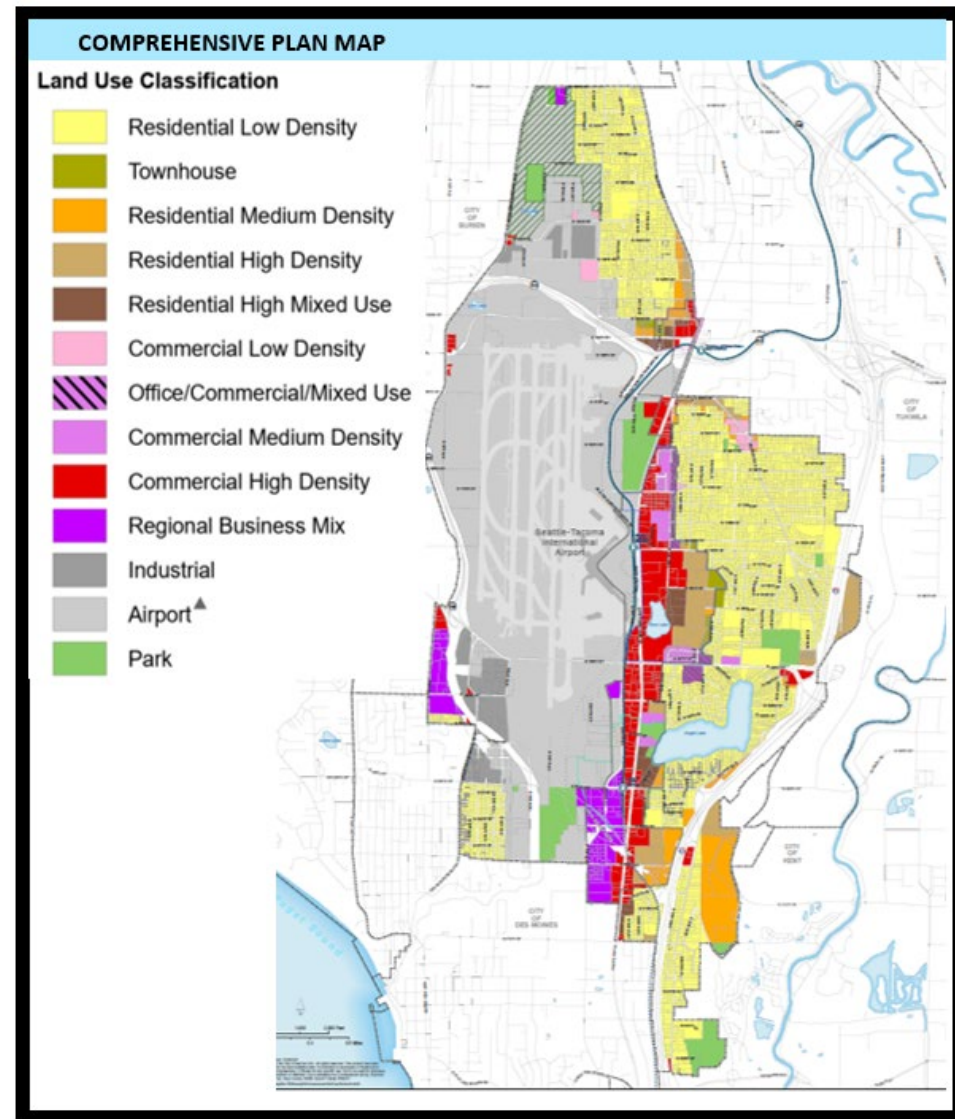
COMMERCIAL MEDIUM



COMMERCIAL HIGH



REGIONAL BUSINESS MIX



GUIDANCE ON HOW TO GROW

GOAL 2.5 INDUSTRIAL LAND USES

Provide an appropriate level of manufacturing, industrial, and warehouse/distribution land uses within the City.

Manufacturing, Industrial and Warehouse/Distribution Land Use Policies

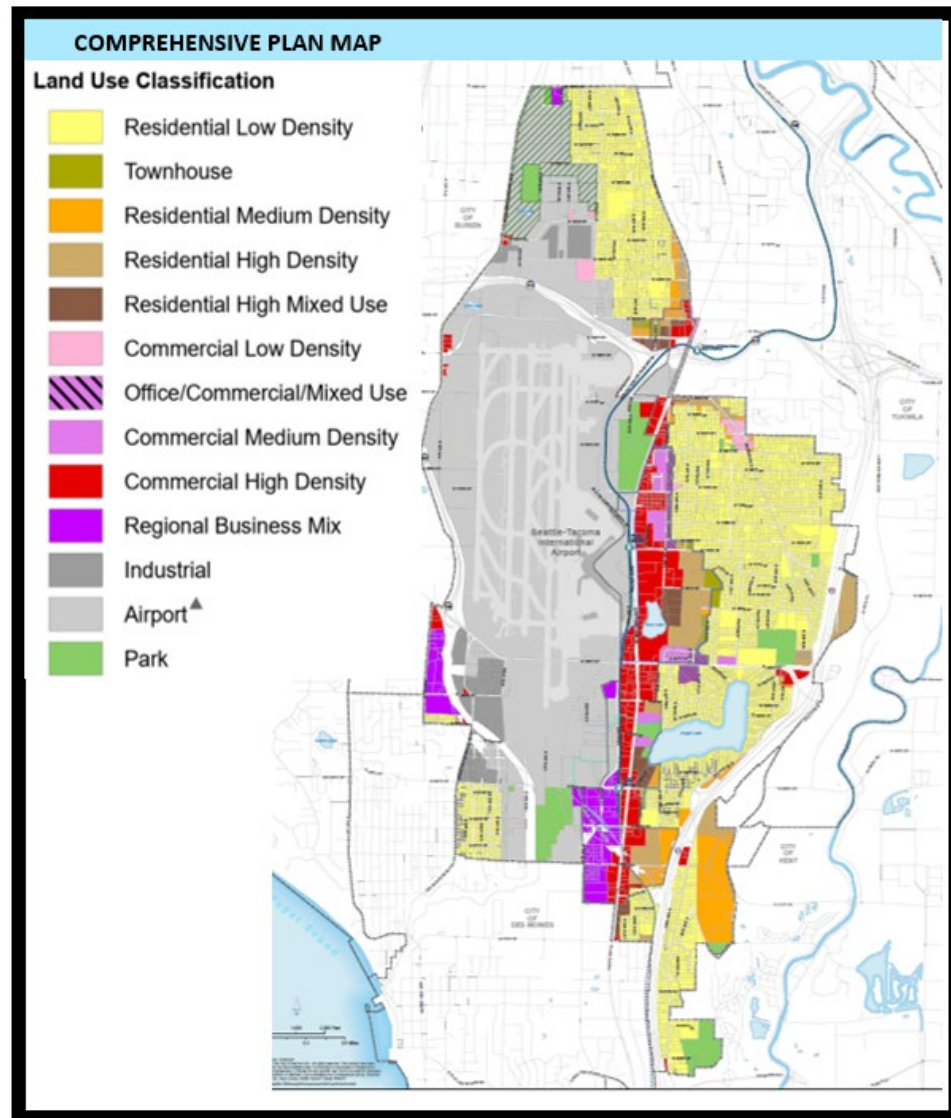
Policies 2.5A, 2.5B & 2.5G provide guidance on the types and location of manufacturing, industrial, and warehouse/distribution uses allowed within the Industrial land use designation.

INDUSTRIAL



(Airport land use policies on following slide)

AIRPORT



GUIDANCE ON HOW TO GROW

INDUSTRIAL LAND USE POLICIES

Airport Land Use Policies

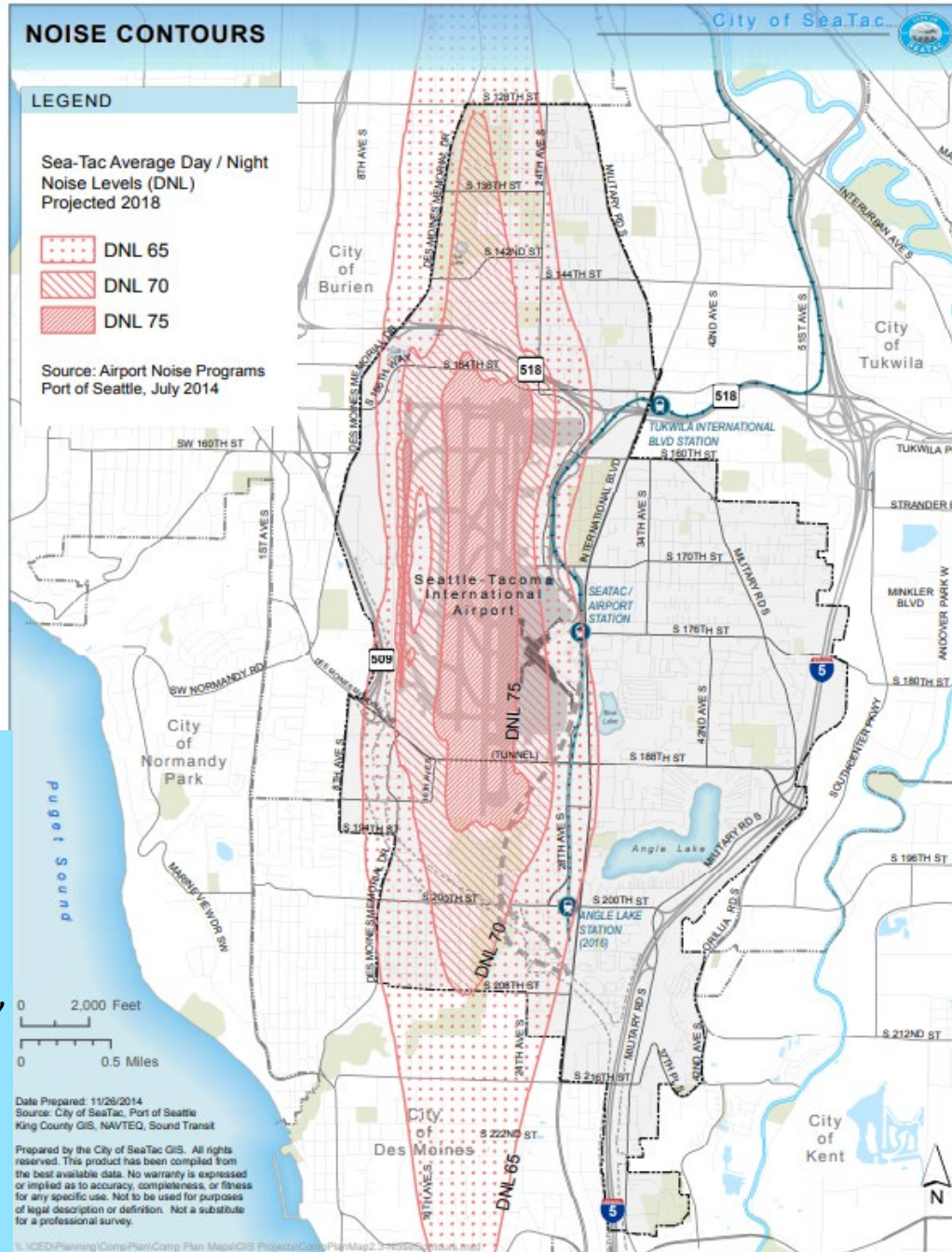
Policy 2.5D Provide for the Airport and high intensity Airport-related facilities and activities

Policy 2.5E Encourage land uses adjacent to the Airport that are compatible with Airport operations.

Policy 2.5F Work with the Port of Seattle to implement the ILA and coordinate on Airport master planning projects.

Noise Contour Map: Illustrates Federal Aviation Administration's standards that identify compatible land uses for areas immediately adjacent to the airport. Compatible uses currently highlighted in Comprehensive Plan:

- Open space, parking, transportation activities, manufacturing
- Multi-family projects built to meet noise standards may be allowed within 65 DHL area
- Single-family not generally recommended



GUIDANCE ON HOW TO GROW

GOAL 2.6 PARKS AND OPEN SPACE LAND USES

Provide an adequate amount of accessible parks, recreational land, and open space throughout the City.

Parks and Open Space Land Use Policies

Policy 2.6A This designation identifies publicly funded park and open space areas to be used for outdoor passive and active recreation uses, conservation and protection of municipal watersheds, and wildlife corridors and habitats. Also included are private open space facilities such as cemeteries.

GOAL 2.7 ACCOMMODATE ESSENTIAL PUBLIC FACILITIES IN ALIGNMENT WITH THIS PLAN'S GOALS AND POLICIES.

Essential Public Facilities Land Use Policies

Policies 2.7A through 2.7 provide guidance on accommodating and engaging with “Essential Public Facilities” in alignment with state requirements. (For example: WSDOT, Sound Transit & other essential public facilities.)



Next Steps

Envision SeaTac 2044 Project



ENVISION SEATAC 2044 NEXT STEPS

Phase	Envision SeaTac 2044 Community Conversation Topics	Timeframe
Phase 1	Community Vision and Priorities for SeaTac’s Future - Close City Vision Poll on 11/30 - Synthesize poll responses and report findings to Planning Commission and public	Fall2023
Phase 2	Where and How Will SeaTac Grow Over the Next 20 Years: Urban Villages and Complete Communities - Technical work on potential updates to Land Use Element and new Urban Center and Neighborhood Elements - Public engagement to get community input on City growth policies - Return to Planning Commission in January with update	Fall/Winter 2023

Next Steps for Other “Planning Our City Together Projects:

Commission will be briefed on these projects in January.

- **Comprehensive Plan Amendment Docket Process:** PED Committee will review “Preliminary Docket” proposals at their next meeting (likely Nov 3).
- **City Center/Airport District Subarea Plan:** Technical work and targeted outreach underway. Project schedule now aligned with Envision project with concurrent completion end of 2024.

POTENTIAL COMMISSION ACTION

NO ACTION REQUESTED: This is an informational briefing. While feedback on certain issues may be requested, no formal action is required.

REVIEWS TO DATE:

- **Envision SeaTac 2044: Major Comprehensive Plan Update Project:** 9/20/2022, 8/15/2023, 9/19/2023, 10/17/2024