

SEATAC COMPREHENSIVE PLAN ELEMENTS

VOLUME
1



A Briefing on:

“Planning Our City Together” Projects

&

2024 Comprehensive Plan Amendment Docket Process

Planning Commission
1/2/2024



PRESENTATION OVERVIEW

PURPOSE OF PRESENTATION

- To provide a status update on the “Planning Our City Together” projects including:
 - Envision SeaTac 2044
 - Transportation Master Plan (TMP) Update
 - City Center/Airport District Subarea Plan
- To brief the Commission on the Comprehensive Plan Amendment Docket Process and how it overlaps with other projects related to updating the Comprehensive Plan.

WHY ARE THESE ISSUES IMPORTANT?

1. Staff is providing regular briefings on the “Planning Our City Together” projects because the Planning Commission is the main community advisory group for all projects related to updating the Comprehensive Plan.
2. Staff is briefing the Commission on the Comprehensive Plan Amendment Docket Process to:
 1. Highlight upcoming Comprehensive Plan amendment procedural requirements, and
 2. Raise awareness of the PED Committee’s recent recommendation to the full City Council to place all of Preliminary Docket proposals on the Final Docket.
(The “Preliminary Docket” is the list of amendment proposals identified by the City and received by the public.)



POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None. This is an informational briefing.

REVIEWS TO DATE:

- **Envision SeaTac 2044: Major Comprehensive Plan Update Project:** 9/20/2022, 8/15/2023, 9/19/2023, 10/17/2023, 11/21/2023
- **City Center/Airport District Subarea Plan Project:** 3/15/2022, 3/7/2023, 5/2/2023, 6/20/2023, 7/18/2023, 8/15/2023, 9/19/2023, 10/17/2023
- **Comprehensive Plan Amendment Docket Process:** Today is the first briefing



“PLANNING OUR CITY TOGETHER” PROJECT UPDATES

PROJECTS & TIMELINES

2022	2023	2024
Envision SeaTac 2044 Comprehensive Plan Update - Underway - Includes Comprehensive Plan Amendment Docket Process		
Transportation Master Plan (TMP) Update - Underway		
City Center/Airport District Subarea Plan & Code Project - Underway - Schedule recently changed to align with Envision project		

Note: Citywide Parking Code Study also underway to support Planning Our City Together project policy and code development. (Anticipated completion in early 2024)

“PLANNING OUR CITY TOGETHER” PROJECT UPDATES

PROJECTS & STATUS

AS OF DECEMBER 2023

Envision SeaTac 2044 Comprehensive Plan Update

- **Phase 1 (Fall 2023)**: Public outreach on community vision & priorities will ended with closing of online City Vision Poll on 11/30 & completion of in-person targeted outreach.
- **Phase 2 (Fall 2023-Winter 2024)**: Community conversation & technical work focused on “Where & How Will SeaTac Grow” kicked off with 11/21 Planning Commission briefing.
 - Comprehensive Plan chapters under development**: Land Use Element and new Urban Center & Neighborhoods chapters.

TMP Update

- **Technical Work**: Work on travel demand model underway.

City Center/Airport District Subarea Plan & Code Project

- **Community Engagement**: Approximately 400 people participated in Big Ideas Poll & around 80 residents, businesses, Community-Based Organizations and others attended July Workshop.
- **Technical Work**: Work underway to refine district vision and development concept based on community input to date and market & infrastructure assessments. Market study almost completed.
- **Next Steps**: Additional technical work and targeted outreach. Coordination with Envision project development of new Urban Center chapter.

COMPREHENSIVE PLAN AMENDMENT DOCKET PROCESS

FIVE STEP PROCESS COMPLETED OVER TWO YEARS

YEAR 1 (2023)

- 1) **Proposals received from public** (*Due date: October 20*)
- 2) **“Preliminary Docket” compilation & review**
 - PED review and recommendation for proposals to place on Final Docket (*completed at 11/30 PED meeting*)

YEAR 2 (2024)

- 3) **City Council establishment of “Final Docket”**
- 3) **“Final Docket” review, including:**
 - Staff analysis of proposals
 - Planning Commission review and public hearing on proposals
 - Planning Commission recommendation on proposals
 - PED Committee review and recommendation on proposals
- 4) **City Council review and adoption of proposed amendments** (*before end of 2024*)

Preliminary Docket is a list of all proposed amendments to the Comprehensive Plan. Proposals can be from the public, City staff, or other agencies

Final Docket proposals are NOT automatically adopted. Getting placed on the Final Docket ONLY means that the City is interested in analyzing and exploring the proposal more.

WHAT TYPE OF PROPOSALS ARE RECEIVED?

TEXT AMENDMENTS

- Proposals to change the goals and policies in the Comprehensive Plan.

MAP AMENDMENTS

- Proposals to change land use designations in the Comprehensive Plan Map or information in other maps in the Comprehensive Plan (such as data presented in the Wetlands & Streams Map).
 - **Concurrent rezoning of parcels** are sometimes requested as part of proposals to change land use designations. This rezoning is intended to increase consistency between zoning and Comprehensive Plan map.

DEVELOPMENT REGULATION AMENDMENTS

- Proposals to change the development code including the zoning code and others.

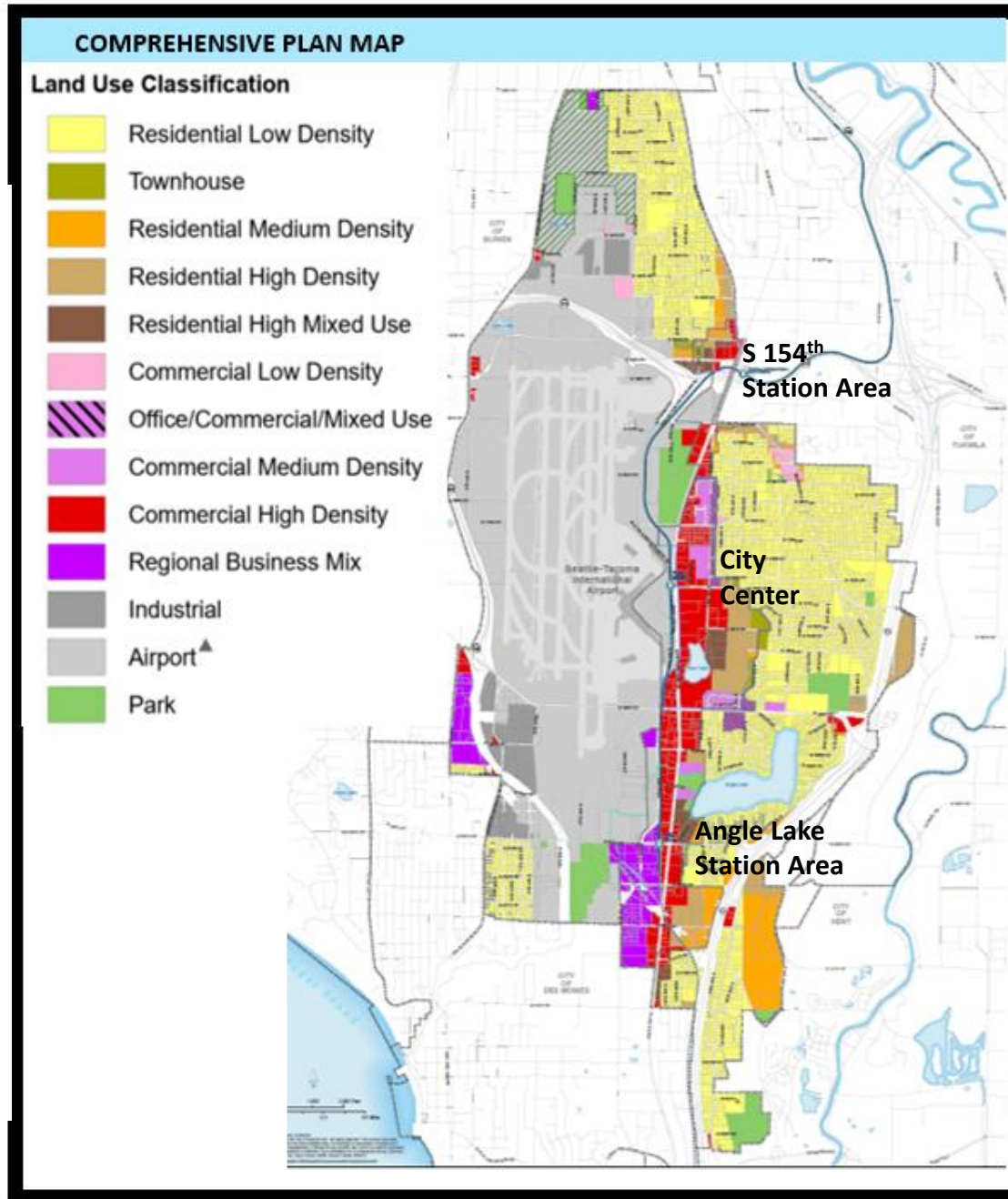


COMPREHENSIVE PLAN MAP OVERVIEW

WHAT IS THE COMPREHENSIVE PLAN MAP?

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

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



SUMMARY OF 2024 PRELIMINARY DOCKET PROPOSALS

CITY-IDENTIFIED PROPOSALS

Comprehensive Plan, Development Regulation Amendments & Potential Rezones Related to:

- 1) Envision SeaTac 2044 Comprehensive Plan Update Project
- 2) Transportation Master Plan (TMP) Update Project
- 3) City Center/Airport District Subarea Plan

PROPOSALS FROM THE PUBLIC (one multi-part proposal received)

4) Jordan Family Proposed Amendments & Concurrent Rezone Of Four Parcels

4-A: Development Regulation Amendment: Add a new residential zone, “Urban-High (UH) 450,” to increase allowed density within the existing UH-900 zone

4-B: Comprehensive Plan Text Amendment: Add new “UH-450” zone as an implementing zone of the Residential High Density land use designation

4-C: Concurrent Rezone of Four Parcels North of S 164th Street Along Military Road: Rezone four contiguous parcels north of S 164th Street to new UH-450 zone



PRELIMINARY DOCKET REVIEW CRITERIA

PRELIMINARY DOCKET CRITERIA IS USED TO EVALUATE PROPOSALS & INFORM PED REVIEW PROCESS

Evaluation Criteria For All Proposed Amendments:

- Sufficient City resources available to review proposal
- City-led process more appropriate
- Changed circumstance/condition
- Consistent with regional policy (*GMA, PSRC Vision 2050 Multi-County Planning Policies, King County Countywide Planning Policies*)
- Not in conflict/redundant with SeaTac Comprehensive Plan

Evaluation Criteria For Comprehensive Plan Map Proposals Only:

(For parcels proposing changes to land use designations)

- Conditions have changed, or correction of current land use designation needed
- Site physically suitable for development and generally compatible with adjacent uses

The Staff evaluation found that all proposals meet the Preliminary Docket criteria and recommends all be placed on Final Docket for additional consideration through Envision SeaTac 2044 project.

SUMMARY OF PRELIMINARY DOCKET PROPOSALS

CITY-IDENTIFIED PROPOSALS

Comprehensive Plan Amendments, Development Regulation Amendments & Potential Rezones Related to:

- 1) **Envision SeaTac 2044 Comprehensive Plan Update Project**
- 2) **Transportation Master Plan (TMP) Update Project**
- 3) **City Center/Airport District Subarea Plan.**

PROPOSALS FROM THE PUBLIC

- 4) **Jordan Family Proposed Amendments & Concurrent Rezone Of Four Parcels**
 - **4-A: Development Regulation Amendment:** Add a new residential zone, “Urban-High (UH) 450,” to increase allowed density within the existing UH-900 zone
 - **4-B: Comprehensive Plan Text Amendment:** Add new “UH-450” zone as an implementing zone of the Residential High Density land use designation
 - **4-C: Concurrent Rezone of Four Parcels North of S 164th Street Along Military Road:** Rezone four contiguous parcels north of S 164th Street to new UH-450 zone



CITY INITIATED PROPOSALS

1) ENVISION SEATAC 2044 UPDATE PROPOSALS

About the Proposals:

The Envision SeaTac 2044 project is the major periodic update of the Comprehensive Plan required by the state Growth Management Act required every ten years. It will re-set the City's growth vision and policies for the years 2024 through 2044.

ANTICIPATED AMENDMENT PROPOSALS

Envision SeaTac 2044 anticipated proposals include text, map, and development regulation amendments, and City-initiated rezones that:

- Incorporate community priorities and new information since the last major update in 2015, and
- Ensure compliance with state and regional growth requirements, including:
 - **Recent state legislation** focused on increasing the housing supply, planning for climate change, and other growth management goals
 - **Puget Sound Regional Council's updates to regional growth strategies** in Vision 2050, updated in 2020
 - **King County Countywide Planning Policies (CPPs) updated in 2021** (including amendments currently undergoing ratification process)



CITY INITIATED PROPOSALS

1) ENVISION SEATAC 2044 UPDATE PROPOSALS

1-A: TEXT AMENDMENTS

1-A-1) Text Amendments Related to Recent City Guidance and Current Community Priorities

Proposals include:

- **Integrating Council approved project themes into policy updates.**
 - 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
- **Addressing 2021 SeaTac Housing Action Plan's Strategy #1:**
 - “Clarify and strengthen SeaTac’s complete community policies so they provide clearer policy guidance on infrastructure investments and other City actions that can support neighborhoods and help enhance residents’ quality of life.”
- **Considering potential changes related to community priorities that emerge during Envision SeaTac 2044 update project.**



CITY INITIATED PROPOSALS

1) ENVISION SEATAC 2044 UPDATE PROPOSALS

1-A: TEXT AMENDMENTS RELATED TO ENVISION SEATAC 2044 (cont.)

1-A-2) Text Amendments Related to Compliance with the State Growth Management Act (Mandatory)

Proposals include:

- **Policy updates related to recent legislation and changes to the GMA since the last periodic update in 2015.**
 - Specific policy updates will be considered to help prepare for the recent state legislation (HB 1110) that requires certain cities (including SeaTac) to allow middle housing types, such as duplexes or townhouses, in locations where single-family housing is currently allowed.
 - HB 1110 compliance is not required until June 30, 2025.
- **Routine update of Capital Facilities Plan (CFP) per GMA requirements.**



CITY INITIATED PROPOSALS

1) ENVISION SEATAC 2044 UPDATE PROPOSALS

1-A: TEXT AMENDMENTS RELATED TO ENVISION SEATAC 2044 (cont.)

1-A-3) Text Amendments Related to Compliance with the Puget Sound Regional Council's Vision 2050 Regional Growth Strategies (Mandatory)

Proposals include:

- Updates related to PSRC's update multi-county planning policies in Vision 2050 (updated 2020)
- The creation of a new Urban Center chapter of the Comprehensive Plan to ensure compliance with PSRC's Regional Growth Center Framework

1-A-4) Text Amendments Related to Compliance with the King County Countywide Planning Policies (Mandatory)

Proposals include:

- Updates related to changes in the King County Countywide Planning Policies (CPPs) (updated in 2021), including SeaTac's 2044 housing and job targets and other updates including 2023 Housing Related Countywide Planning policy amendments, including policies related to addressing housing need allocations by income level

CITY INITIATED PROPOSALS

1) ENVISION SEATAC 2044 UPDATE PROPOSALS

1-B: MAP AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

1-B-1) Map Amendments Related to Increasing Consistency with Envision SeaTac 2044 Project Goals

Proposals include:

- **Consider potential changes to the Comprehensive Plan Map to increase consistency within the Comprehensive Plan** such as potentially changing the land use designation of Riverton Heights Park from “Residential Low” to the “Parks” designation.
- **Explore changes to other maps as needed to increase consistency** with existing policies or those amended through the Envision SeaTac 2044 project.

1-B-2) Map Amendments Related to Informational Updates

Proposals include:

- **Routine updates to informational maps** to promote the accuracy of data. Potential amendments include updates to information on the Wetland & Streams Map and others as appropriate.



CITY INITIATED PROPOSALS

1) ENVISION SEATAC 2044 UPDATE PROPOSALS

1-C: DEVELOPMENT REGULATION AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

1-C-1) Development Regulation Amendments Related to Envision SeaTac 2044

Proposals include:

Five potential code amendments will be considered related to strategies identified in the Housing Action Plan to increase SeaTac's housing supply including:

- **HAP Strategy #7:** Add flexibility to Small Lot Single-family requirements
- **HAP Strategy #8:** Consider allowing cottage housing Urban Low zones
- **HAP Strategy #10:** Consider decreasing minimum lot size in the Urban Low (UL) ,200 single-family zone
- **HAP Strategy #11:** Clarify condominium provisions to make them easier to use, and
- **HAP Strategy #12:** Review and clarify code requirements for live/work units to encourage opportunities for small business owners

Some of these amendments could be refocused to address recent state legislation (HB 1110) that requires cities to allow middle housing types in areas where single-family housing is currently allowed (such as, accessory dwelling units, townhouse, etc.).

- *Note: HB 1110 compliance is not required until June 30, 2025.*

CITY INITIATED PROPOSALS

1) ENVISION SEATAC 2044 UPDATE PROPOSALS

1-C: DEVELOPMENT REGULATION AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT (cont.)

1-C-2) Development Regulation Amendments Related to Compliance with State Growth Management Act and/or Regional Requirements(Mandatory)

Proposals include:

- **Regulatory updates related to legislation and changes to the GMA since the last periodic update in 2015.**
 - An example includes revising SeaTac's codes related to permanent supportive housing to align with amendments to the King County Countywide Planning Policies (ratification process currently underway).



CITY INITIATED PROPOSALS

1) ENVISION SEATAC 2044 UPDATE PROPOSALS

1-D: CITY-INITIATED REZONES RELATED TO ENVISION SEATAC 2044 PROJECT

1-D-1) Rezoning of Parcels to Increase Consistency with Comprehensive Plan

Proposals include:

Consider a citywide rezoning process for parcels that currently have zoning that is inconsistent with their land use designations to address:

- Housing Action Plan Strategy #9: Partner with residential property owners in rezoning properties to maximize their housing potential,
- Increasing consistency between zoning of non-residential parcels, and
- Potential zoning changes that emerge through the Envision SeaTac 2044 project

1-D-2) Rezoning of Port of Seattle Parcels to Increase Consistency with Comprehensive Plan

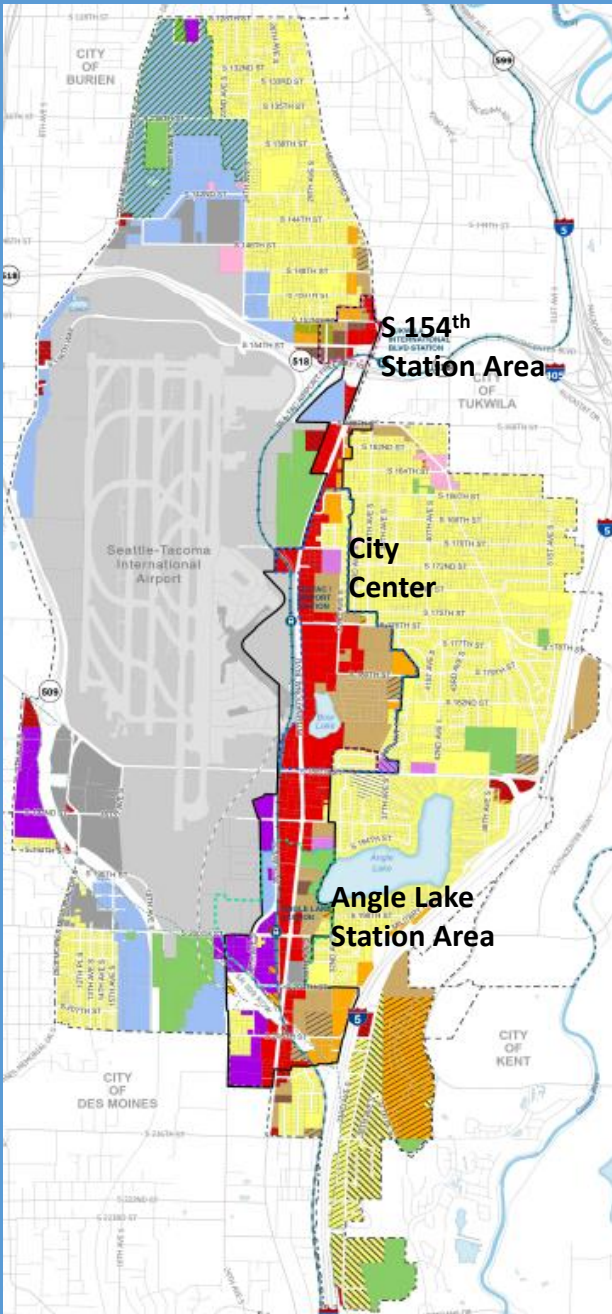
Proposals include:

Per a process identified in the Inter-Local Agreement (ILA) between the City and Port of Seattle, the City agreed to rezone Port owned parcels as follows:

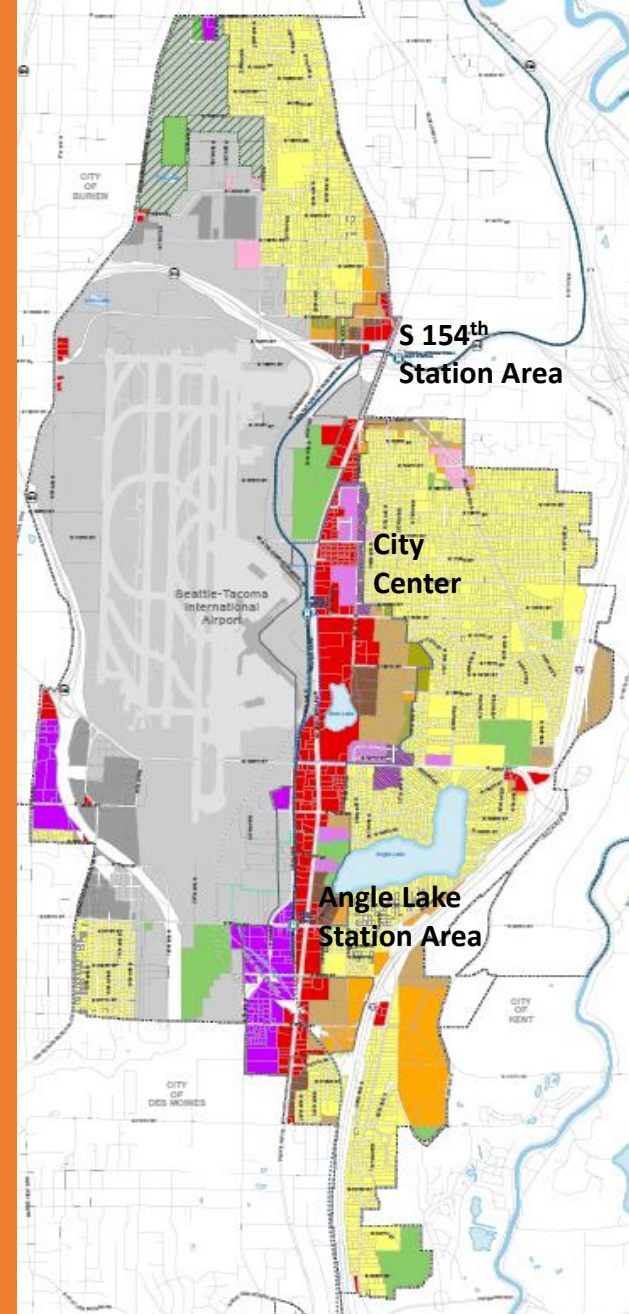
- Rezone thirty Port-owned parcels to implement the Comprehensive Plan's Aviation Operations (AO) or Aviation Commercial (AVC) land use designations

SEATAC ZONING MAP

Currently, the zoning of some parcels do not implement the land use designations in the Comprehensive Plan Map



SEATAC COMPRE- HENSIVE PLAN MAP



CITY-INITIATED PROPOSALS

2) TRANSPORTATION MASTER PLAN (TMP) UPDATE

About the Proposal:

The TMP is a functional plan that serves as the background report to the Transportation Element of the Comprehensive Plan.

- City Council authorized and funded the TMP update project in Spring 2023.
- TMP update currently underway.
- TMP work is closely aligned with Envision SeaTac 2044 community engagement and policy development activities.



CITY-INITIATED PROPOSALS

3) CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN & CODE

About the Proposal:

The project will complete a subarea plan that will refine the vision and development concept identified in the 2020 City Center Plan Update Phase 1 Vision Report. Development regulations will also be updated to ensure alignment with subarea plan.

- City Council authorized and funded this project in 2022.
- Project currently underway and its schedule has been updated to align with the Envision SeaTac 2044 project.



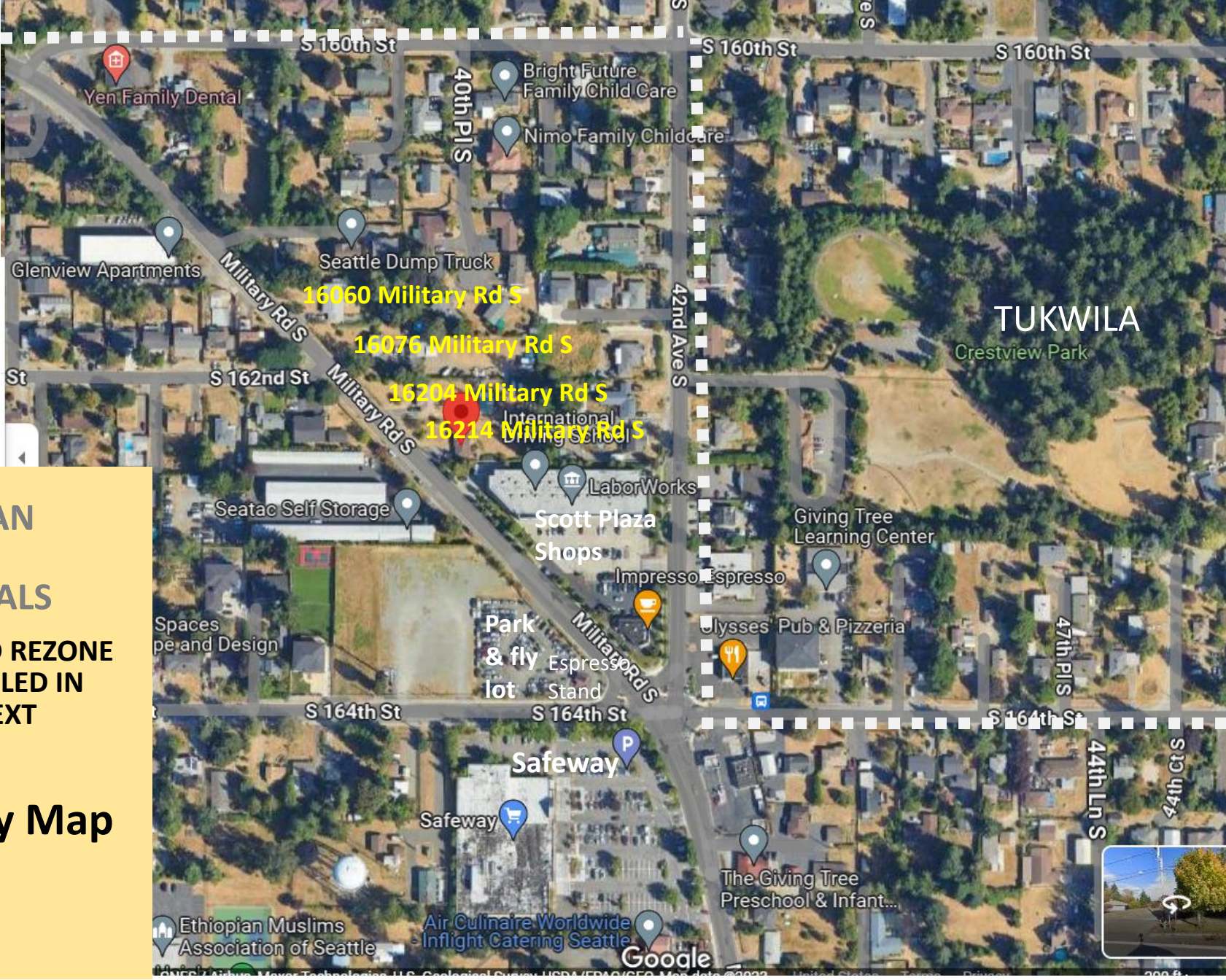
PROPOSAL FROM THE PUBLIC

4) JORDAN FAMILY PROPOSED AMENDMENTS & CONCURRENT REZONES

About the Proposals:

This is a three-part proposal that includes:

- Development regulation amendment
- Comprehensive text amendment
- Rezoning of four parcels located north of S 164th Street adjacent to Military Road South.



4) JORDAN FAMILY PROPOSALS

PROPOSED REZONE SITES LABELED IN YELLOW TEXT

Vicinity Map



PROPOSAL FROM THE PUBLIC

4) JORDAN FAMILY PROPOSED AMENDMENTS & CONCURRENT REZONES

4-A) DEVELOPMENT REGULATION AMENDMENT: UH-450

Proposal:

Add a new Urban High Residential Density zone “UH-450,” OR increase allowed density within the existing UH-900 zone to allow for one unit for every 450 square feet of net site area.

Proposal would increase the allowed density within the Urban High (UH) – 900 zone. Current code requires one unit for every 900 square feet of net site area. Proposal would increase the density to allow one unit for every 450 square feet of net site area through one of two options:

- **Option 1 (preferred by applicant): Add a new UH-450 Zone** to the SMC 15.400 Residential Standards Chart with a minimum lot area of 450 square feet of lot area per unit.
- **Option 2: Replace UH-900 Zone with a new UH-450 Zone** in the SMC 15.400.100 Residential Standards Chart and change the minimum lot area from 900 square feet of lot area per unit to 450 square feet of lot area per unit.



4) JORDAN FAMILY PROPOSAL (cont.)

4-A) DEVELOPMENT REGULATION AMENDMENT: UH-450

Proposal:

- Add a new Urban High Density Residential, “UH-450” zone OR
- Increase allowed density within the existing UH-900 zone to allow for one unit for every 450 square feet of net site area.

Zoning Classification

Urban Low Density Residential

- UL-15,000
- UL-9,600
- UL-7,200

Townhouse

- Townhouse (T)

Urban Medium Density Residential

- UM-3,600
- UM-2,400
- Mobile Home Park (MHP)

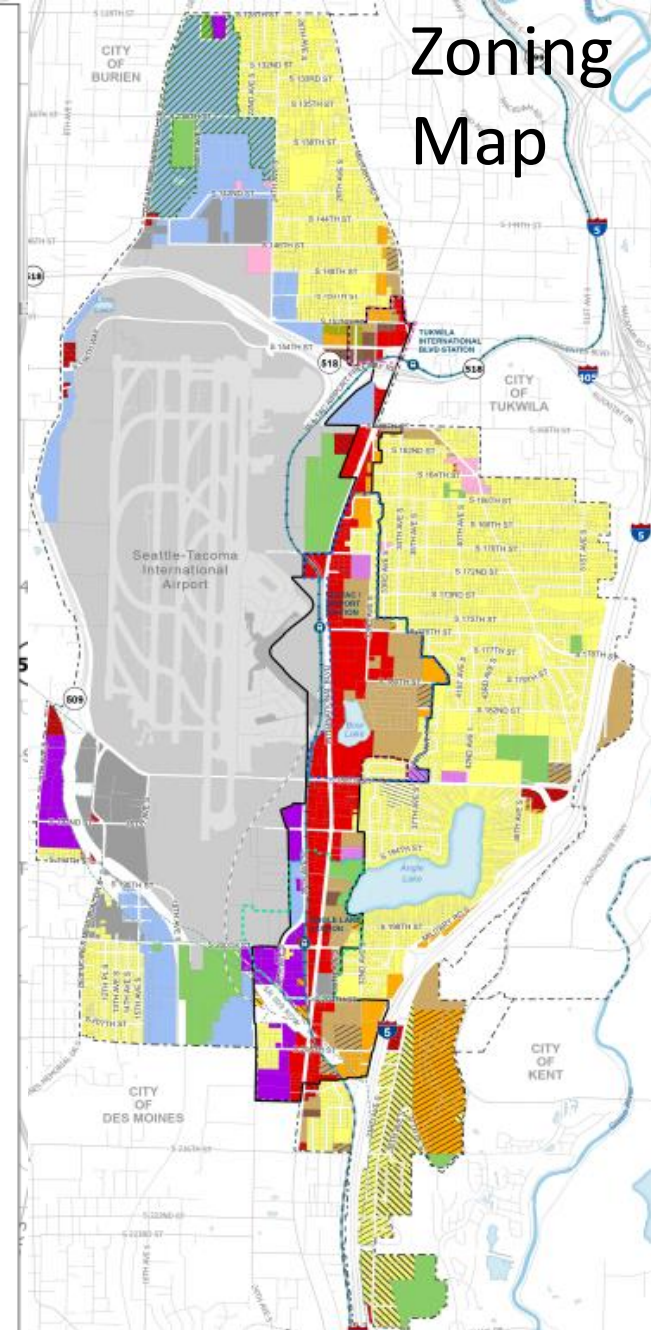
Urban High Density Residential

- UH-1,800
- UH-900
- UH-UCR

Other Zones

- Neighborhood Business (NB)
- Office/Commercial/Mixed Use (O/C/MU)
- Office/Commercial Medium (OCM)
- Community Business (CB)
- Community Business in Urban Center (CB-C)
- Regional Business Mix (RBX)
- Industrial (I)
- Aviation Commercial (AVC)
- Aviation Operations (AVO)
- Park (P)

Zoning Map



PROPOSAL FROM THE PUBLIC

4) JORDAN FAMILY PROPOSED AMENDMENTS & CONCURRENT REZONES

4-B) COMPREHENSIVE PLAN TEXT AMENDMENT: UH-450

Proposal:

Proposal would revise the Land Use Element's Table 2.1 Comprehensive Plan Land Use Designation Criteria (page LU-21) to add UH-450 zone as an implementing zone of the Residential High Density Land Use Designation

TABLE 2.1 COMPREHENSIVE PLAN LAND USE DESIGNATION CRITERIA

DESIGNATION	IMPLEMENTING ZONES	DESIGNATION CRITERIA
RESIDENTIAL LAND USE DESIGNATIONS		
Residential High Density	UH-1,800 UH-900	<ul style="list-style-type: none">• Existing Land Uses/ Locations: Areas that provide a transition between low to moderate density residential uses and higher intensity mixed use or commercial areas.• Access: Areas are located adjacent to arterial streets and are near transit and employment and/or commercial areas.• Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

PROPOSAL FROM THE PUBLIC

4) JORDAN FAMILY PROPOSAL (cont.)

4-C) CONCURRENT REZONE OF FOUR PARCELS NORTH OF S 164TH STREET ALONG MILITARY ROAD SOUTH

Proposal:

Should the UH-450 development regulation and Comprehensive Plan amendments be approved, applicant is requesting:

- **A rezone of four parcels north of S 164th along Military Rd S to the new UH-450 zone, and**
- **That the rezoning process be included as part of City-initiated rezones proposed as part of the Envision SeaTac 2044 project to ensure consistency between the zoning code and Comprehensive Plan.**

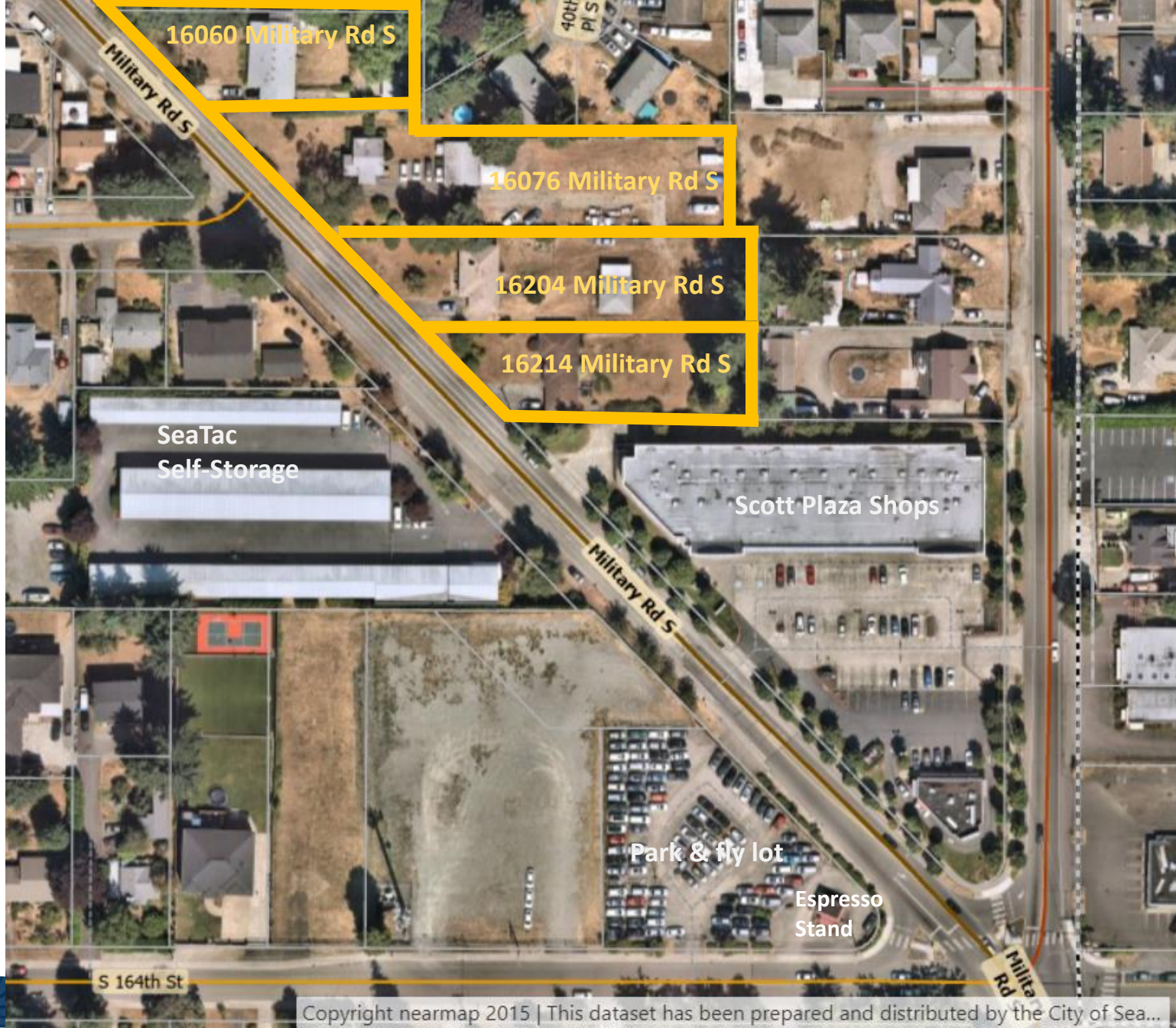
- **Site addresses:** Four parcels located at 16060, 16076, 16204, 16214 Military Rd S, SeaTac, WA 98188
- **Current Comprehensive Plan designation:** Residential High Density
- **Current zone:** UL-7200
- **Proposed zone:** UH-450



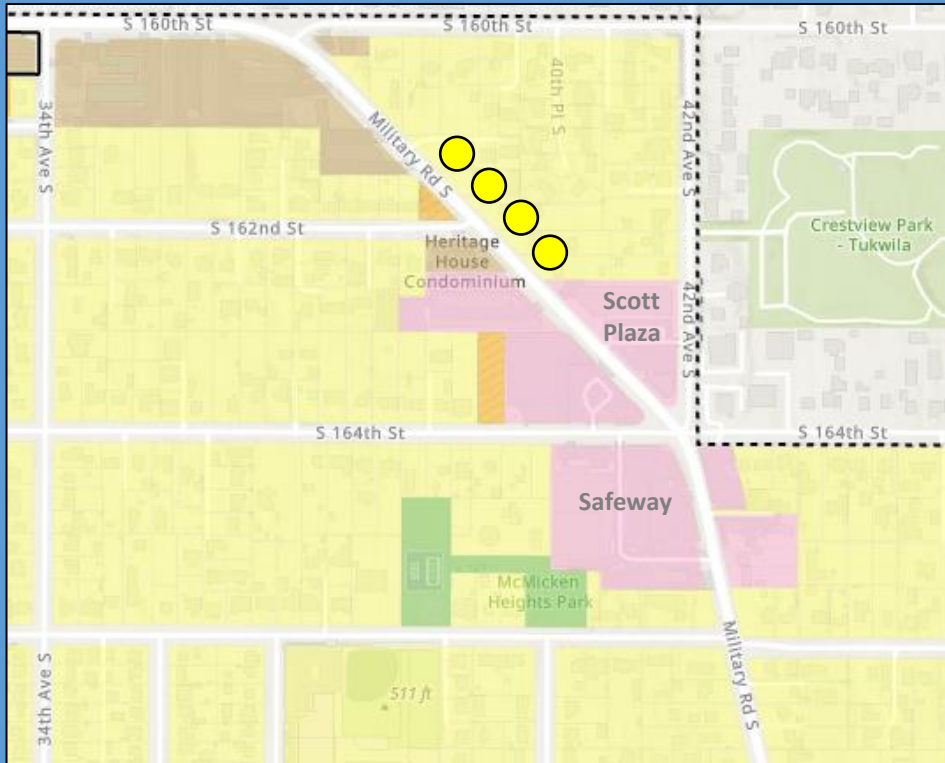
4) JORDAN FAMILY PROPOSAL (cont.)

LOCATION OF PROPOSED REZONE SITES

Four parcels along Military Rd S, north of Safeway & S 164th St

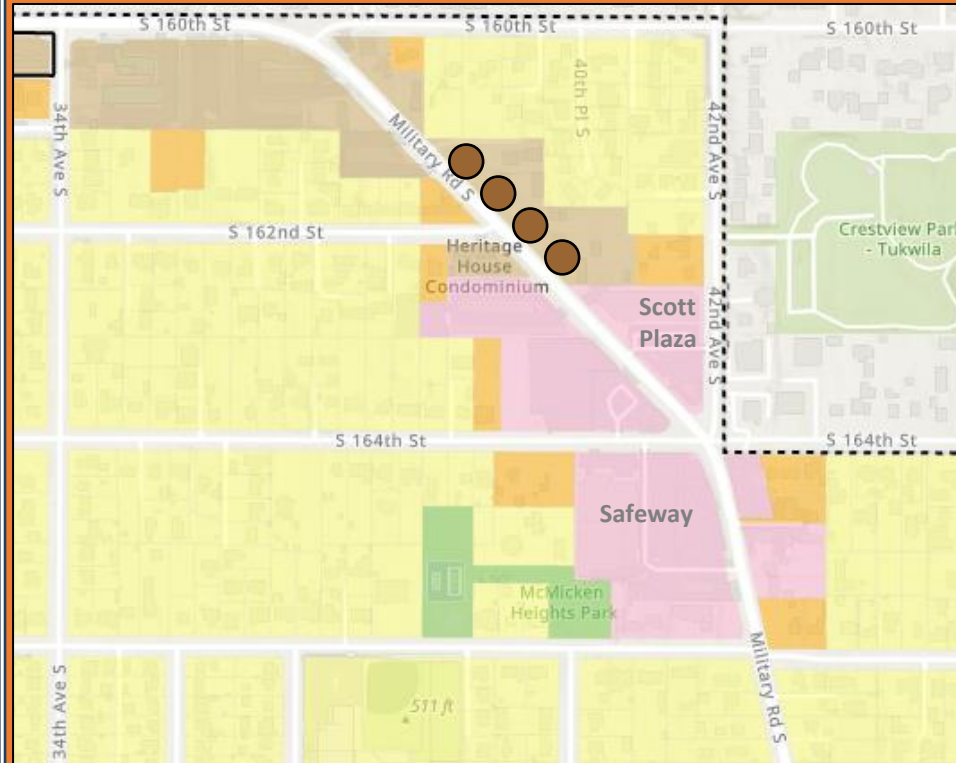


SEATAC ZONING MAP



- 4) JORDAN FAMILY PROPOSAL**
Current Zoning: (UL=Urban Low)
- **UL 7200**

SEATAC COMPREHENSIVE PLAN MAP



- 4) JORDAN FAMILY PROPOSAL**
Current Comprehensive Plan Land Use Designation:
Residential High Density

- Implementing Zones:** (UH=Urban High)
- **Current: UH-1800, UH-900**
 - *Proposed: UH-450*

COMPREHENSIVE PLAN AMENDMENT DOCKET PROCESS

TIMELINE & ANTICIPATED NEXT STEPS

Fall 2023: Preliminary Docket Review & PED Committee Recommendation

- 11/30: PED recommended all proposals be placed on Final Docket

Winter 2024: Establishment of Final Docket

- City Council reviews PED Committee recommendation on proposals for Final Docket
- City Council establishes Final Docket by Resolution (*anticipated on 1/23/2024*)
- Staff analysis and community engagement work on policy and code updates will take place through Envision SeaTac 2044 project
 - Proposal from public (Jordan family) to be reviewed as part of Envision SeaTac 2044 project

Summer/Fall 2024: Review & Adoption Process

- Planning Commission, PED Committee, and Council reviews of proposed policy and code updates
- City Council action required by end of 2024



POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None. This is an informational briefing.

REVIEWS TO DATE:

- **Envision SeaTac 2044: Major Comprehensive Plan Update Project:** 9/20/2022, 8/15/2023, 9/19/2023, 10/17/2023, 11/21/2023
- **City Center/Airport District Subarea Plan Project:** 3/15/2022, 3/7/2023, 5/2/2023, 6/20/2023, 7/18/2023, 8/15/2023, 9/19/2023, 10/17/2023
- **Comprehensive Plan Amendment Docket Process:** Today is the first briefing

