



## MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 11/20/2023  
 To: Planning & Economic Development (PED) Committee  
 From: Kate Kaehny, Principal Planner  
 Subject: Upcoming Briefing on “Planning Our City Together” Projects and 2024 Comprehensive Plan Amendment Docket Process

The purpose of this memo is to provide an overview of the upcoming November 30 briefing on major planning projects underway and the 2024 Comprehensive Plan Amendment Docket Process. The majority of the briefing will be focused on the Docket Process and the Committee’s review of the “Preliminary Docket” amendment proposals. Staff will be requesting a recommendation from the Committee on proposals from the Preliminary Docket to be placed on the “Final Docket” for further review next year.

### **Background**

#### **“Planning Our City Together Projects**

The name “Planning Our City Together” is an umbrella term for the multiple projects that are underway to update the Comprehensive Plan and some of its components. The City has invested significant resources in these projects because they will re-set SeaTac’s growth and development policies for the next twenty years, and because the major periodic update of the Comprehensive Plan is required by the Growth Management Act. At the upcoming briefing, status updates will be provided on the following “Planning Our City Together” projects:

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

The current timelines for these projects is provided below. Please note that the City Center/Airport District subarea plan project schedule has recently been extended to align with the Envision SeaTac 2044 completion date in Nov/Dec 2024.

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

## 2024 Comprehensive Plan Amendment Docket Process

The Comprehensive Plan Amendment Docket Process is part of the overall Envision SeaTac 2044 update project and is basically a procedure for receiving and evaluating proposals to amend the Comprehensive Plan and development regulations. While SeaTac generally opens the Comprehensive Plan to amendments biennially, in odd-numbered years, the schedule for this docket process is the same as the Envision 2044 project timeline and will be completed with the adoption of the Envision 2044 Comprehensive Plan updates at the end of 2024.

The November 30 briefing will include a review of the Preliminary Docket and will be the PED Committee's first opportunity to make a recommendation to the full City Council on proposals to advance to the "Final Docket." After the City Council review of the proposals and the PED recommendation, Council will be asked to adopt a Resolution that confirms the Final Docket in early 2024. Final Docket proposals will be fully considered as part of the Envision SeaTac 2044 technical work and community engagement processes.

### 2024 PRELIMINARY DOCKET: SUMMARY OF 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 164<sup>th</sup> Street Along Military Road:** Rezone four contiguous parcels north of S 164<sup>th</sup> Street to new UH-450 zone

To assist Committee members in preparing for the upcoming meeting, staff has created the 2024 Preliminary Docket Staff Assessment Matrix which is provided as part of these packet materials. It includes the staff assessment of each proposal based on whether they meet the Preliminary Docket evaluation criteria. Based on the assessment process above, staff recommends that all proposals be placed on the Final Docket for further consideration as part of the Envision SeaTac 2044 project.

#### Packet Materials

Packet materials include the following:

- This memo
- Presentation slides to be reviewed at meeting
- 2024 Preliminary Docket Staff Assessment Matrix (and attachments)