



# SEATAC COMPREHENSIVE PLAN ELEMENTS

VOLUME  
**1**



A Briefing on:

## “Planning Our City Together” Projects

&

## 2024 Comprehensive Plan Amendment Docket Process

Planning & Economic Development  
(PED) Committee  
11/30/2023



# PRESENTATION OVERVIEW

## PURPOSE OF PRESENTATION

### Project Updates:

- To provide update on the “Planning Our City Together” projects.

### Main Goals:

- To brief the Committee on the Comprehensive Plan Amendment Docket Process and the proposals on the “Preliminary Docket.”
- To request a recommendation to the full City Council on Preliminary Docket proposals to place on the “Final Docket.”

## WHY ARE THESE ISSUES IMPORTANT?

- 1. Planning Our City Together Projects:** The City is investing significant resources in projects that will update various components of SeaTac’s Comprehensive Plan and the City’s twenty-year growth policies.
- 2. Comprehensive Plan Amendment Docket Process:** The Docket Process is the procedure that establishes a review process and timeline for amending the Comprehensive Plan and its related development regulations.
  - Today’s briefing is timely because the Process requires PED to review and provide a recommendation on the Preliminary Docket proposals that should be considered for placement on the Final Docket for further review next year.



# POTENTIAL COMMITTEE ACTION

**ACTION REQUESTED:** Recommendation on Preliminary Docket proposals to forward to the full City Council for placement on Final Docket.

## **REVIEWS TO DATE:**

- **Envision SeaTac 2044: Comprehensive Plan Update Project:** 3/23/2023, 8/17/2023, 10/19/2023
- **Comprehensive Plan Amendment Docket Process:** Today is the first briefing

## **RECOMMENDATIONS TO DATE:**

- Staff recommends that all Preliminary Docket proposals be placed on Final Docket.

# “PLANNING OUR CITY TOGETHER” PROJECT UPDATES

## PROJECTS & TIMELINES

2022	2023	2024
<b>Envision SeaTac 2044 Comprehensive Plan Update</b> <ul style="list-style-type: none"><li>- Underway</li><li>- Includes Comprehensive Plan Amendment Docket Process</li></ul>		
<b>Transportation Master Plan (TMP) Update</b> <ul style="list-style-type: none"><li>- Underway</li></ul>		
<b>City Center/Airport District Subarea Plan &amp; Code Project</b> <ul style="list-style-type: none"><li>- Underway</li><li>- Schedule recently changed to align with Envision project</li></ul>		

**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 NOVEMBER 2023
<b>Envision SeaTac 2044 Comprehensive Plan Update</b>	<ul style="list-style-type: none"><li>- <b><u>Phase 1 (Fall 2023)</u></b>: Public outreach on community vision &amp; priorities will end with closing of online City Vision Poll on 11/30 &amp; completion of in-person targeted outreach.</li><li>- <b><u>Phase 2 (Fall 2023-Winter 2024)</u></b>: Community conversation &amp; technical work focused on “Where &amp; How Will SeaTac Grow” kicks off with 11/21 Planning Commission briefing.<ul style="list-style-type: none"><li>---<b>Comprehensive Plan chapters under development</b>: Land Use Element and new Urban Center &amp; Neighborhoods chapters.</li></ul></li></ul>
<b>Transportation Master Plan Update</b>	<ul style="list-style-type: none"><li>- <b><u>Technical Work</u></b>: Work on travel demand model underway.</li></ul>
<b>City Center/Airport District Subarea Plan &amp; Code Project</b>	<ul style="list-style-type: none"><li>- <b><u>Community Engagement</u></b>: Approximately 400 people participated in Big Ideas Poll &amp; around 80 residents, businesses, Community-Based Organizations and others attended July Workshop.</li><li>- <b><u>Technical Work</u></b>: Work underway to refine district vision and development concept based on community input to date and market &amp; infrastructure assessments.</li><li>- <b><u>Next Steps</u></b>: Additional technical work and targeted outreach. Coordination with Envision project development of new Urban Center chapter.</li></ul>

# HIGHLIGHTS FROM ENVISION SEATAC 2044 PHASE 1 COMMUNITY ENGAGEMENT



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



Community  
Engagement

## CITY VISION POLL

On project website August – November

- **Available in five languages:** English, Amharic, Somali, Spanish, Vietnamese
- **Social Media Advertising:** Multiple City blog articles, advertising on Facebook and Instagram
- **Targeted Outreach:** In-person polling at five community events
  - Back to School Resource Fair
  - Tye Titans Day
  - City-Sponsored Community Resource Fair
  - Community Meal Night
  - Great Pumpkin Fest



# 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**
  - The Preliminary Docket is a list of proposed amendments to SeaTac’s Comprehensive Plan received from the public, City staff, or other agencies

### \*\*\*YEAR 2\*\*\* (2024)

- 3) **City Council establishment of “Final Docket”**
- 4) **“Final Docket” review**
- 5) **City Council adoption of proposed amendments** (*before end of 2024*)



# WHAT TYPE OF PROPOSALS ARE RECEIVED?

## TEXT AMENDMENTS

- **Text Amendments:** Proposals to change the goals and policies in the Comprehensive Plan.

## MAP AMENDMENTS

- **Map Amendments:** Proposals to change land use designations in the Comprehensive Plan Map (sometimes called the “land use map,” or “future land use map”) or information in other maps in the Comprehensive Plan (such as data presented in the Wetlands & Streams Map).



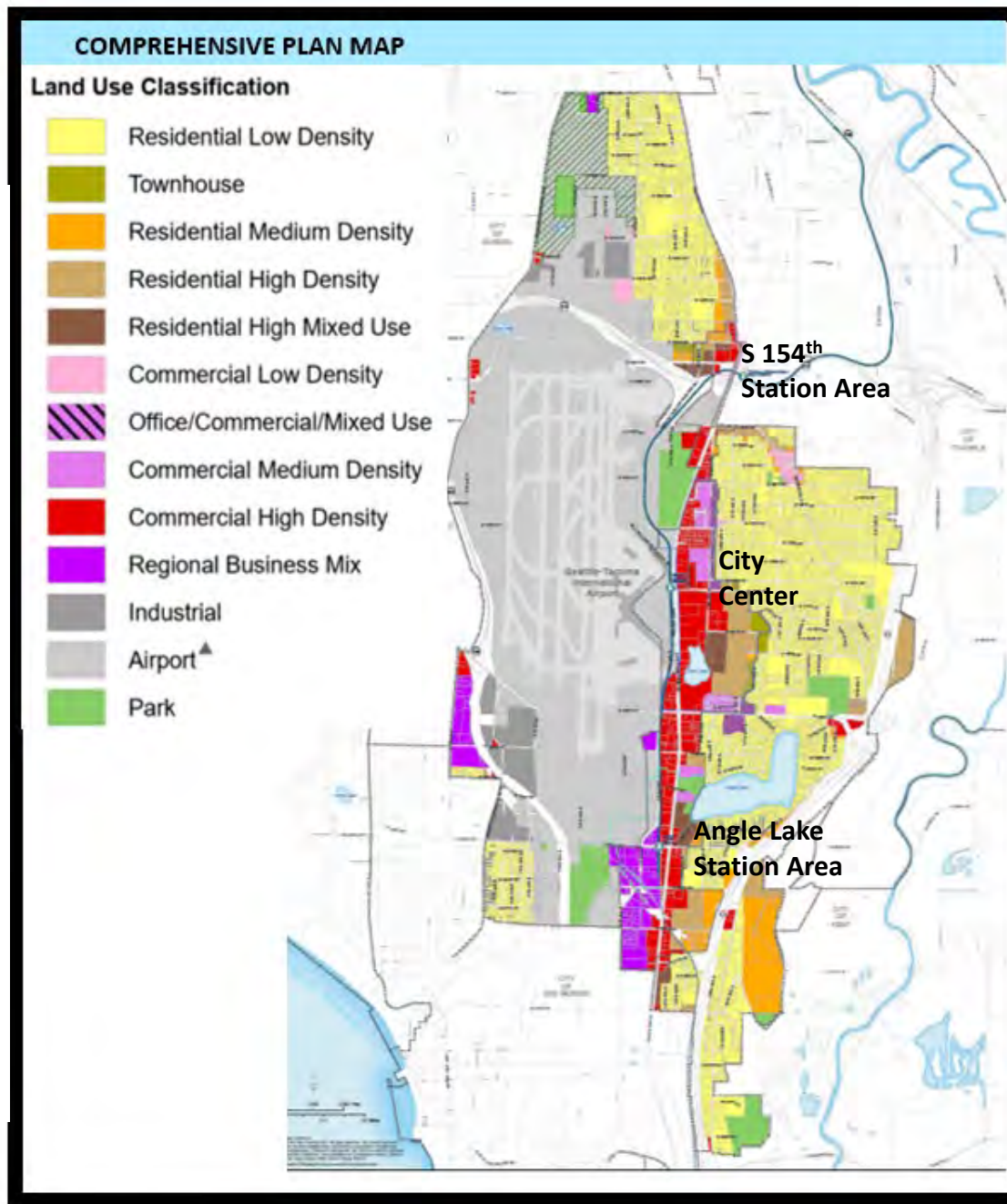


# COMPREHENSIVE PLAN MAP OVERVIEW

## 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 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



# 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



# 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.

## ENVISION SEATAC 2044 ANTICIPATED AMENDMENT PROPOSALS

**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**
- **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 RELATED TO ENVISION SEATAC 2044

#### 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  
If adopted, [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:

The City routinely updates the information presented on maps to promote the accuracy of data. Potential amendments include the following:

- 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

Because of 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, cottage housing, small apartments), some of these code amendments may be refocused to help the City address this new state guidance.

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

# CITY INITIATED PROPOSALS



# 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

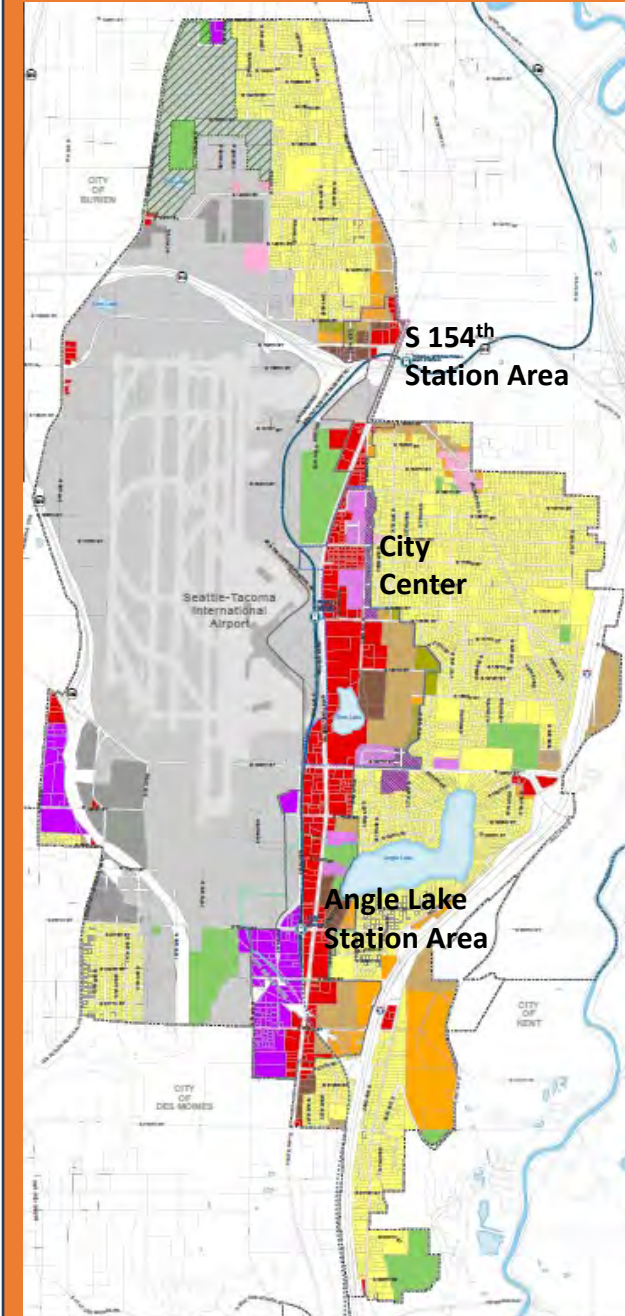
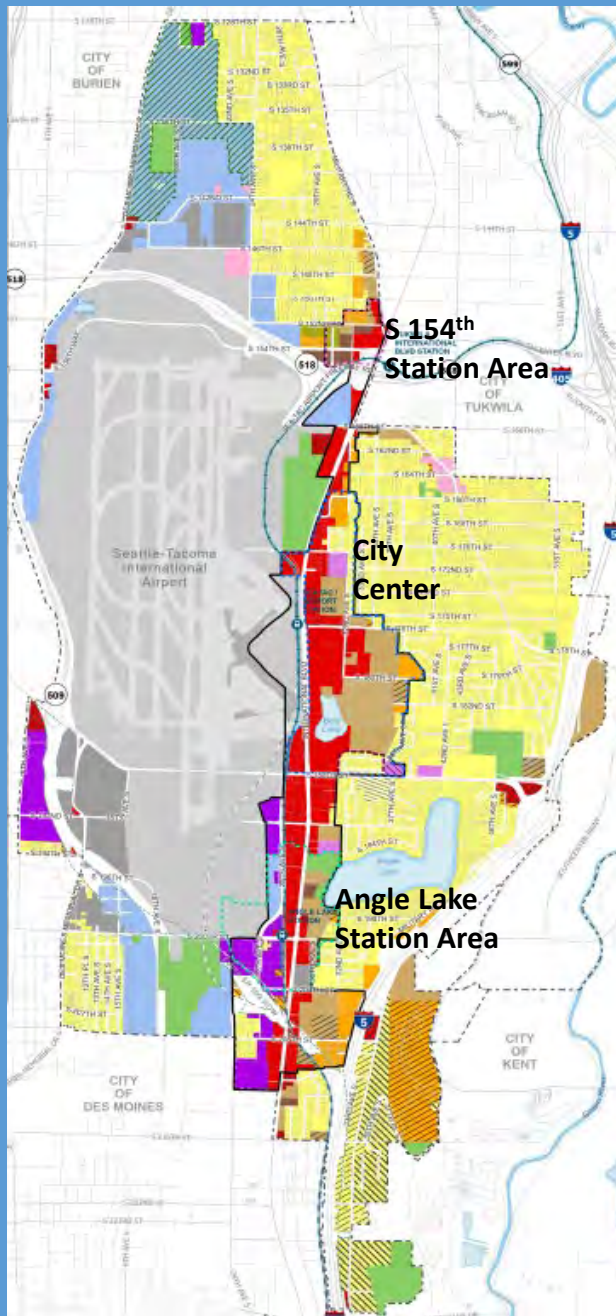
##### Proposals include:

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



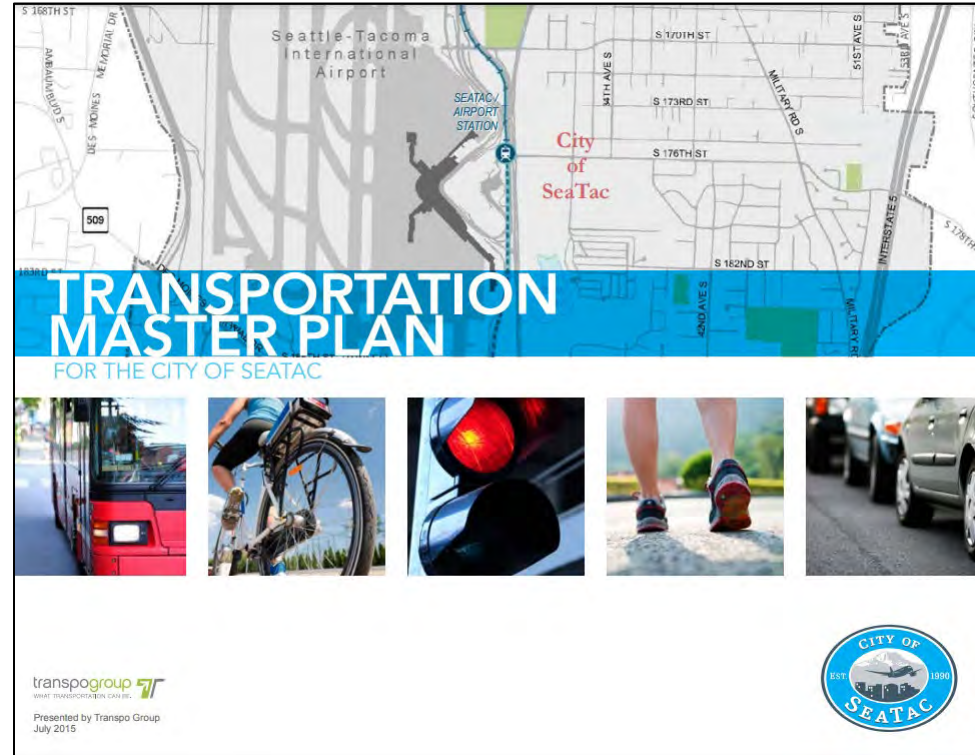
# CITY-INITIATED PROPOSALS

## 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 PROPOSALS

PROPOSED REZONE SITES

Vicinity Map





# PROPOSAL FROM THE PUBLIC

## 4) JORDAN FAMILY PROPOSED AMENDMENTS & CONCURRENT REZONES

### 4-A) DEVELOPMENT REGULATION AMENDMENT: UH-450

#### Proposal Includes:

**Add a new residential zone, “Urban High (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**—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 UH-450 Zone**—Replace the 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.



# PROPOSAL FROM THE PUBLIC

## 4) JORDAN FAMILY PROPOSED AMENDMENTS & CONCURRENT REZONES

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

#### Proposal Includes:

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

# PROPOSAL FROM THE PUBLIC

## 4) JORDAN FAMILY PROPOSED AMENDMENTS & CONCURRENT REZONES

### 4-C) CONCURRENT REZONE OF FOUR PARCELS NORTH OF S 164<sup>TH</sup> STREET ALONG MILITARY ROAD SOUTH

#### Proposal Includes:

Should the UH-450 development regulation and Comprehensive Plan amendments be approved, the applicant is requesting a rezone of four parcels adjacent to Military Road South north of S 164<sup>th</sup> to the new UH-450 zone be included as part of the City-initiated rezones proposed as part of the Envision SeaTac 2044 project to increase consistency between the zoning code and Comprehensive Plan.

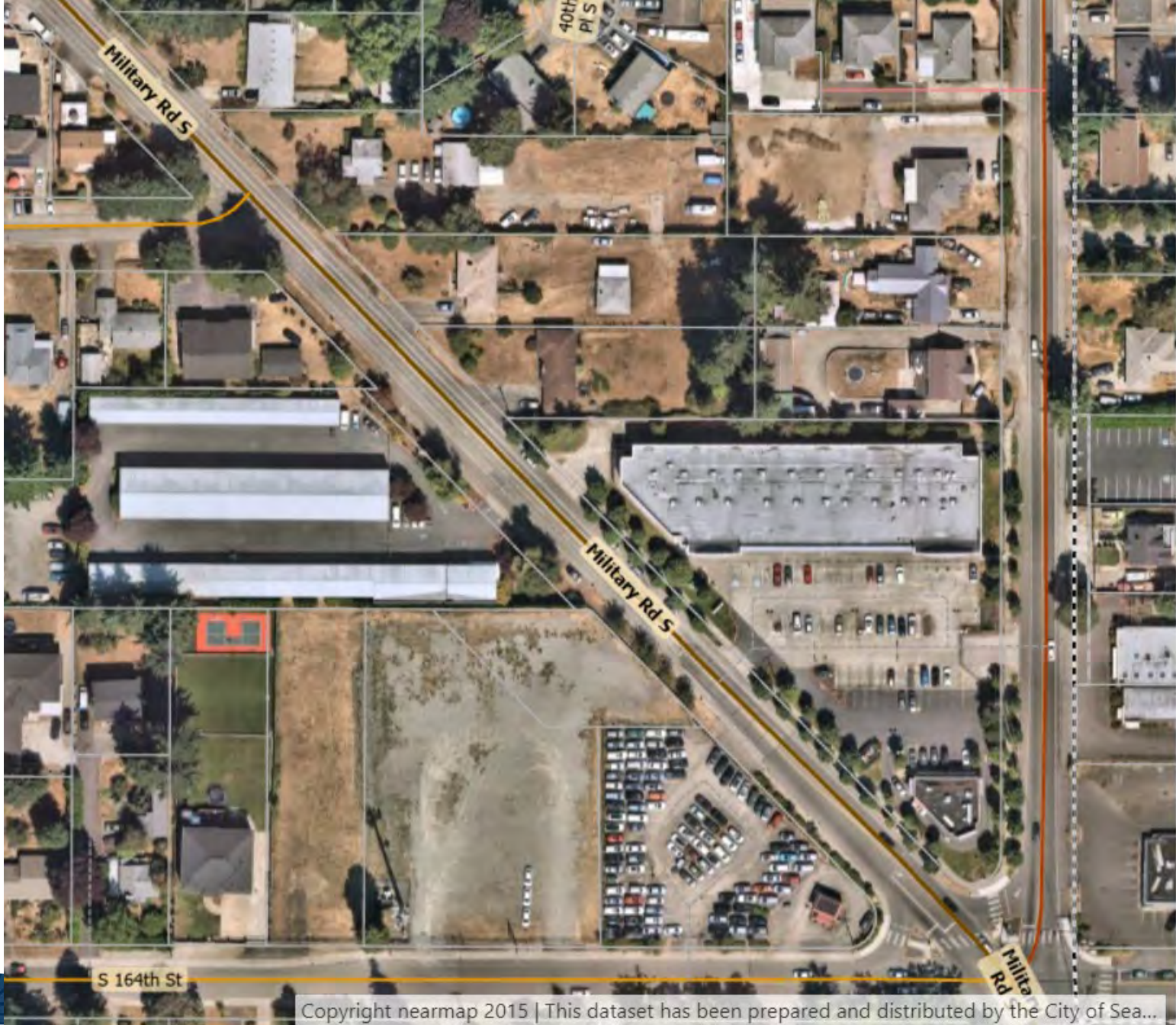
- **Addresses of sites:** Four parcels located at 16060, 16076, 16204, 16214 Military Rd S, SeaTac, WA 98188
- **Current Comprehensive Plan designation:** Residential High Density
- **Current zone:** UL-7200
- **Proposed zone:** UH-450



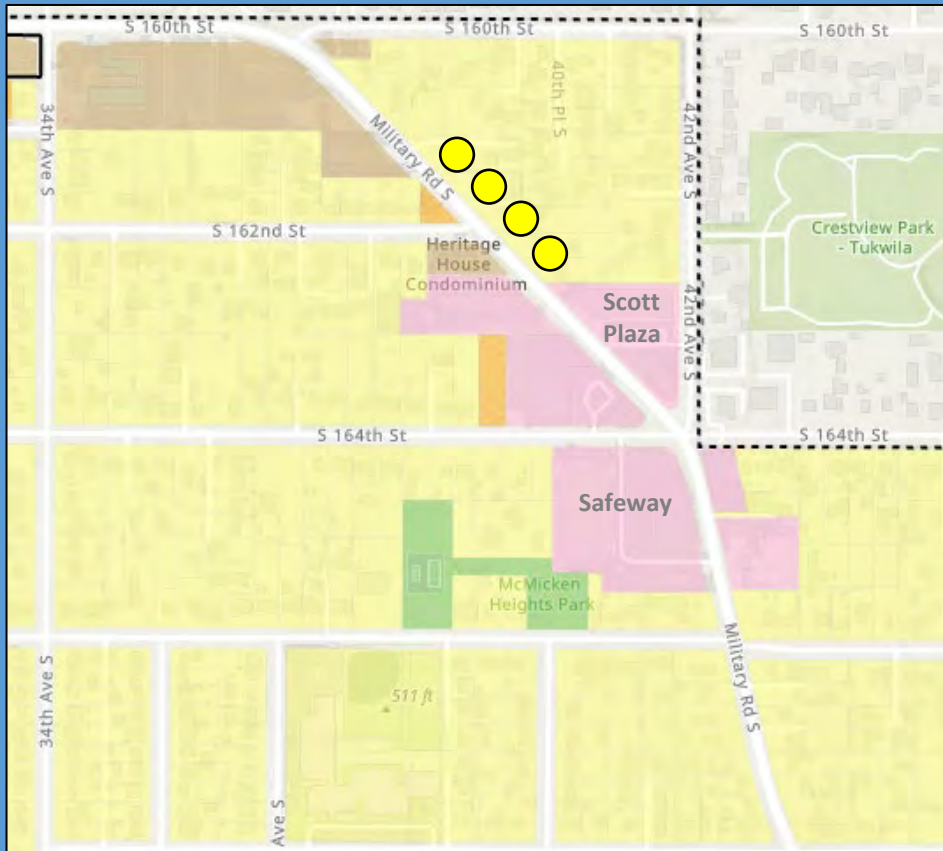
## 4) JORDAN FAMILY PROPOSAL

### PROPOSED CONCURRENT REZONE SITES

Four parcels along Military Rd S, north of Safeway & S 164<sup>th</sup> St



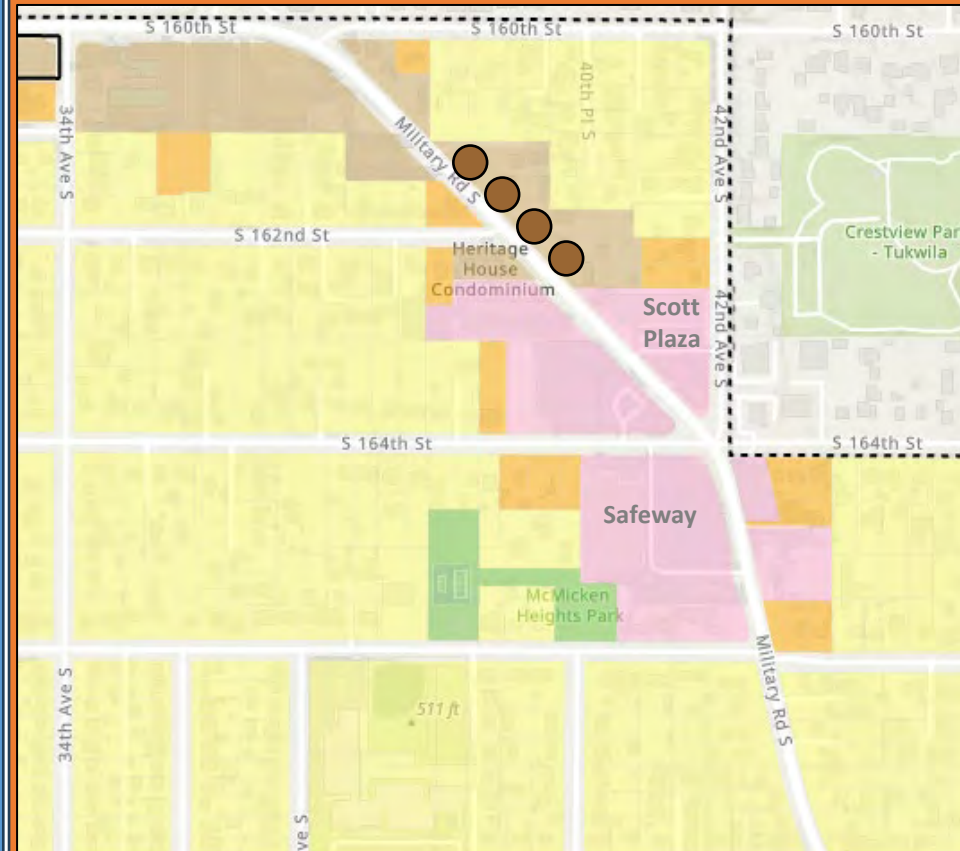
# SEATAC ZONING MAP



4) JORDAN FAMILY PROPOSAL  
PROPOSED CONCURRENT REZONE SITES  
**Current Zoning:** (UL=Urban Low)

- **UL 7200**

# SEATAC COMPREHENSIVE PLAN MAP



4) JORDAN FAMILY PROPOSAL  
PROPOSED CONCURRENT REZONE SITES  
**Current Land Use Designation:**

**Residential High Density**

Implementing Zones: (UH=Urban High)

- **UH-1800, UH-900, Proposed: UH-450**

# COMPREHENSIVE PLAN AMENDMENT DOCKET PROCESS

## ANTICIPATED NEXT STEPS

### **Fall 2023: Preliminary Docket Review**

- PED Committee recommendation on proposals to be placed on Final Docket

### **Winter 2024: Establishment of Final Docket**

- City Council reviews PED Committee recommendations on proposals for Final Docket
- City Council establishes Final Docket by Resolution
- Community engagement & technical work on policy and code updates takes 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 COMMITTEE ACTION

**ACTION REQUESTED:** Recommendation on Preliminary Docket proposals to forward to the full City Council for placement on Final Docket.

## **REVIEWS TO DATE:**

- **Envision SeaTac 2044: Comprehensive Plan Update Project:** 3/23/2023, 8/17/2023, 10/19/2023
- **Comprehensive Plan Amendment Docket Process:** Today is the first briefing

## **RECOMMENDATIONS TO DATE:**

- Staff recommends that all Preliminary Docket proposals be placed on Final Docket.