



Growth Scenario Work Session — Part 2

Envision SeaTac 2044 Where & How Will SeaTac Grow

Planning Commission Meeting
February 6, 2024



WELCOME TO TONIGHT'S WORK SESSION

This meeting is the second of a two-part Envision SeaTac 2044 project work session for the Planning Commission AND a public education opportunity.

- It will be recorded as a “webinar” and posted on the project webpage www.seatacwa.gov/SeaTac2044.
- To help make information more accessible to the public, the format of the Commission’s regular project work sessions will be altered to better introduce the topics under discussion and people involved in the project.



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.



MEETING AGENDA

- **Introductions and Background**
- **Work Session Topics**
 - A Reminder of Why We Are Developing and Analyzing Growth Scenarios
 - Confirming SeaTac's Growth Scenarios for Further Technical Analysis:
 - Baseline Growth Scenario
 - Two New Growth Scenario Options—drafted to implement the goals of the Envision project
- **Next Steps**



INTRODUCTIONS

■ Project Staff

- City's long range planning staff and project consultants from Otak
- Contact us at:
SeaTac2044@seatacwa.gov

■ Planning Commission

Commission is Community Advisory Group for Envision project

- Project work sessions to date: Seven, including August 2023 kick-off
- Meeting dates and materials available on Envision project website:
www.seatacwa.gov/SeaTac2044

SeaTac Planning Commission

Alyne Hansen, Chair

Tony Zuniga Sanchez, Vice Chair

Bandhanjit Singh, Member

Damiana Merryweather, Member

Jagtar Saroya, Member

Karin Ellis, Member

Vacant, Member

Public invited to attend Commission Meetings online or in-person at City Hall

- 1st and 3rd Tuesdays of the month
- Agendas and materials posted on City Calendar
www.seatacwa.gov/government/calendar
- Listen online or come to City Hall
- Public comment opportunities at most meetings

GOALS OF TONIGHT'S SESSION

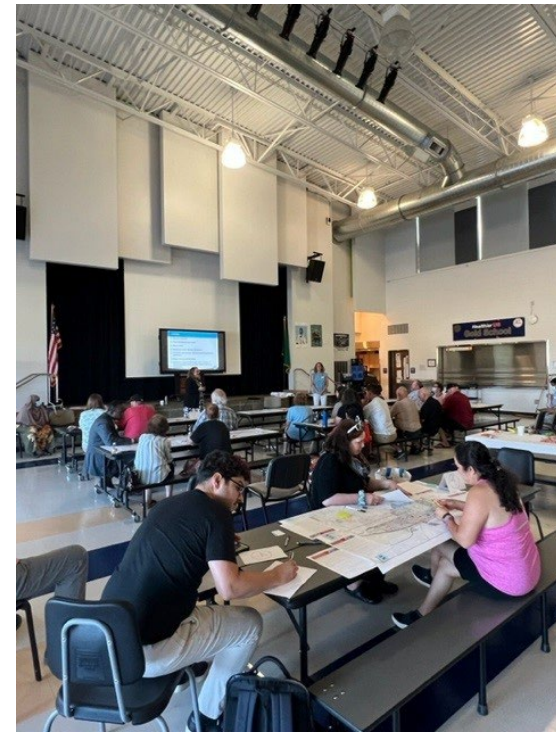
This work session will focus on confirming growth scenario options to explore for the Envision SeaTac 2044 project.

Covered on January 30, 2024:

- ✓ **Understand key growth planning guidance** that will shape growth scenarios
- ✓ **Confirm SeaTac's baseline growth assumptions** based on current Comprehensive Plan, state and regional requirements

Tonight's Goals:

- ✓ **The Planning Commission (PC)** will learn about the City's **Baseline Growth Scenario**: No policy changes except for those necessary to ensure compliance with regional or state requirements.
- ✓ **Two New Growth Scenarios**: The PC will consider two new growth scenario options that could implement new priorities from Envision SeaTac 2044 project.
- ✓ **The PC will be asked to confirm growth scenario options for further technical analysis and community engagement.**



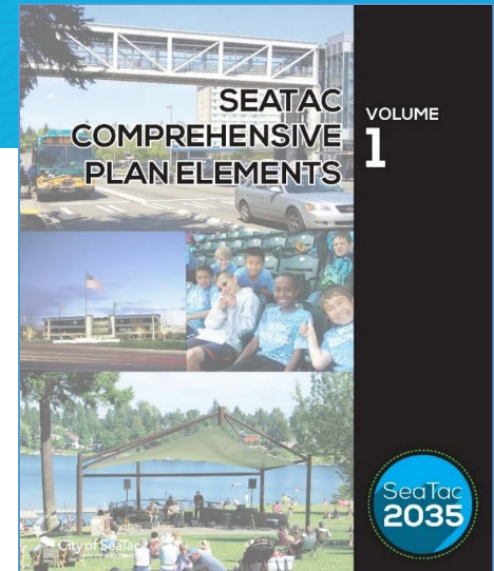
ENVISION SEATAC 2044 PROJECT BACKGROUND

Major Periodic Update of City's Comprehensive Plan

- Required by State every ten years.
- Updates needed to reflect current City priorities and new information since last major update in 2015.

Envision SeaTac 2044 Key Project Themes

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



AFTER TONIGHT

Staff will share the Planning Commission's direction on ***growth scenario options to be further studied*** with the Planning and Economic Development (PED) Committee of the City Council; meeting with PED planned for February 15, 2024.



Reminder:
**Why Are We Developing
Growth Scenario Options?**

Envision SeaTac 2044 Project



WHY GROWTH SCENARIO OPTIONS?

The **Envision SeaTac 2044** major update to the Comprehensive Plan will re-set the City's growth and development strategies for the next twenty years (2024-2044). To assist this process, growth scenarios need to be developed so the City and public can **explore options to achieve the various goals of the Envision project**.

Exploration of Growth Scenarios Will Include:

- **Identifying potential locations in the City that can accommodate anticipated growth, specifically new job and housing targets**
- **Assessing implications of recent state legislation that will allow new and more housing types in single-family areas**
- **Analyzing traffic implications of new growth and potential impacts to other infrastructure, including utilities, park system, public services, etc.**
- **Understanding how different growth options support the City's current Envision SeaTac 2044 goals, especially strengthening Urban Village and Complete Community policies**
- **Providing opportunities for community input**



SEATAC'S JOB & HOUSING TARGETS FOR GROWTH SCENARIOS

TARGETS FOR ENVISION 2044 PROJECT TO ADDRESS (2019-2044)	2019 (approx.)	2044 (approx.)	GROWTH TARGET (jobs/housing needed to achieve target)
Jobs	36,523	51,333	+14,810
Housing Units	10,855	16,755	+5,900

Background on Growth Targets: Establishing new growth targets is a regular step during periodic updates of the Comprehensive Plan.

- Process starts with updated twenty-year forecast from state Office of Financial Management (OFM).
- City-specific targets are established through a collaborative process between King County and its cities.



KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions:

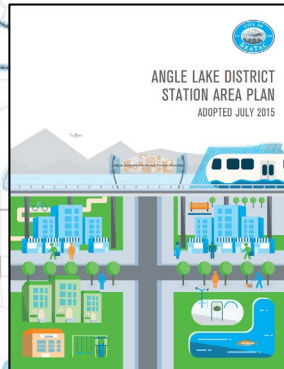
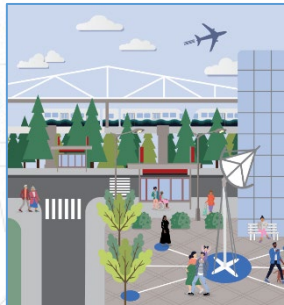
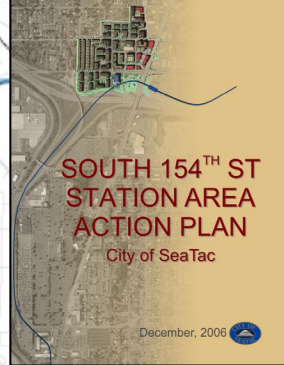
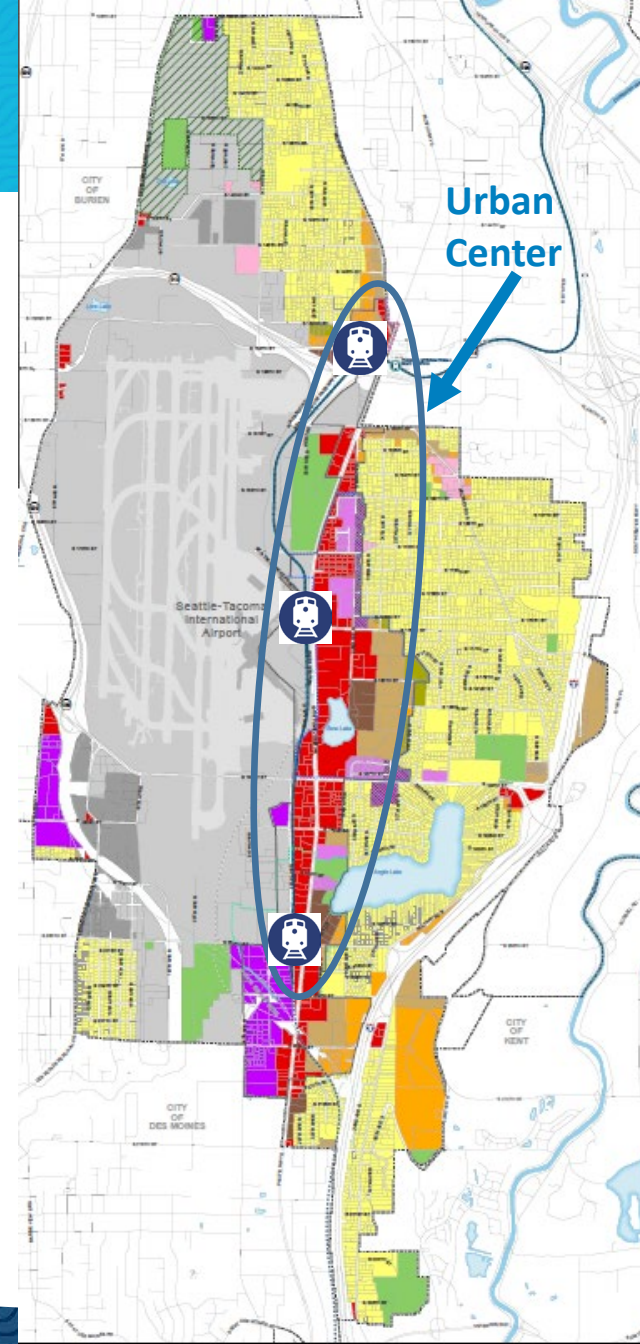
Future growth to be supported by concurrent investments in infrastructure.

Most new growth to occur within urban villages in designated Urban Center

- Majority of growth within City Center, S 154th station area, and Angle Lake station area

Amount and pattern of Urban Center growth to be aligned with:

- Goals of “urban village” subarea plans (City Center, S 154th and Angle Lake station areas)
- PSRC Regional Growth Center (RGC) framework for SeaTac’s Urban Center



KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions (cont.):

Ensure growth is supported by “Complete Community” infrastructure and services – citywide.

Summary of Current Complete Community Infrastructure & Services Policies

Establish land use patterns that promote walkable (1/2 mile) access to the following:

- Transit
- Community & Neighborhood Parks
- Healthy Foods
- Neighborhood Services (i.e., daily needs shopping and services)
- Diverse, Affordable, Housing



KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions (cont.):

Ensure alignment with recent housing and other legislation (HB 1220, HB 1110, HB 1337).

- **HB 1220 Affordable Housing:** Focuses on expanding affordable housing options in communities and calls for accommodating specific housing needs by income level.
- **HB 1110 Middle Housing:** Allows middle housing types in single-family zones. Cities (under 75,000 in population) to allow at least two units of middle housing per single-family lot, and up to four units ¼ mile from high-capacity transit.
 - *Middle housing includes duplex/triplex/fourplex/sixplex, townhouse, cottage housing, stacked flats, small apartments.*
- **HB 1337 ADUs:** Allows up to 2 accessory dwelling units (ADUs) on single-family lots.



Stacked duplex in Bothell



Side-by-side duplex in Bothell



Cottage Housing Mountlake Terrace



Townhomes Mountlake Terrace

Examples:
Middle
Housing
Types

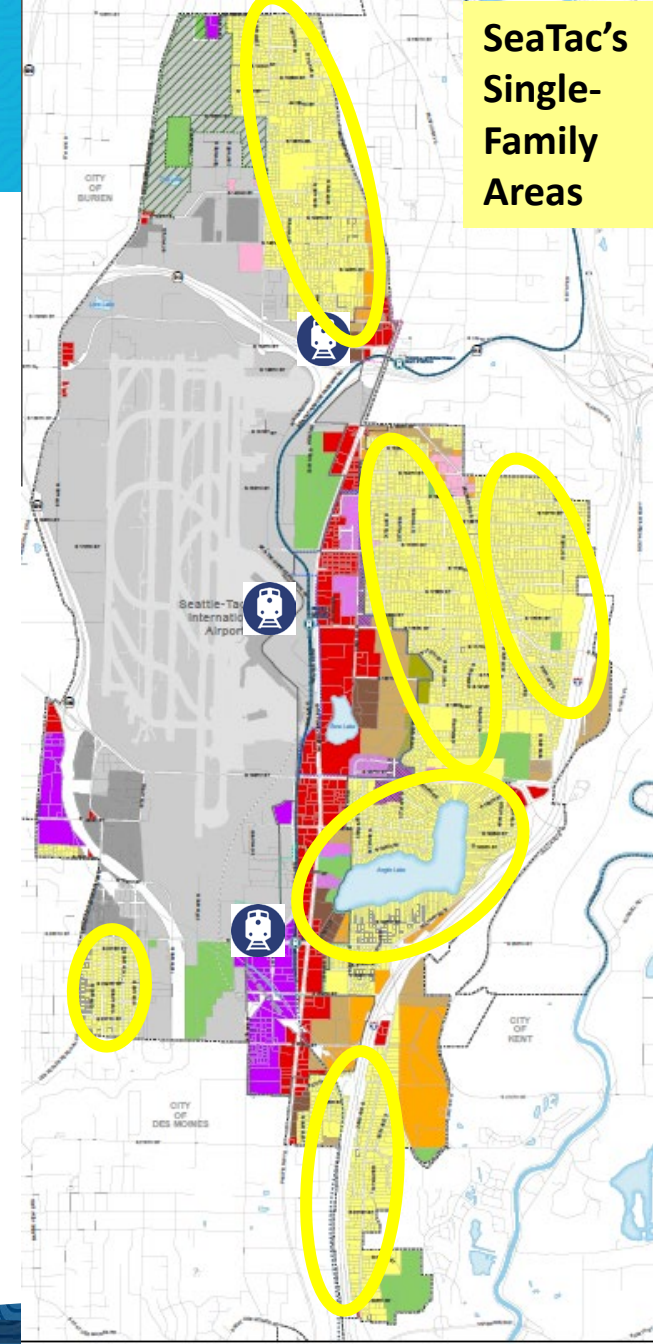
KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions (cont.):

City's development codes must adopt HB 1110 Middle Housing and HB 1337 ADU legislation requirements by June 30, 2025.

SeaTac's single-family areas will be affected by this legislation.

- Envision SeaTac 2044 project will ensure City policies updated to comply with legislation.



SeaTac's
Single-
Family
Areas

KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions (cont.):

HB 1110 Middle Housing Legislation

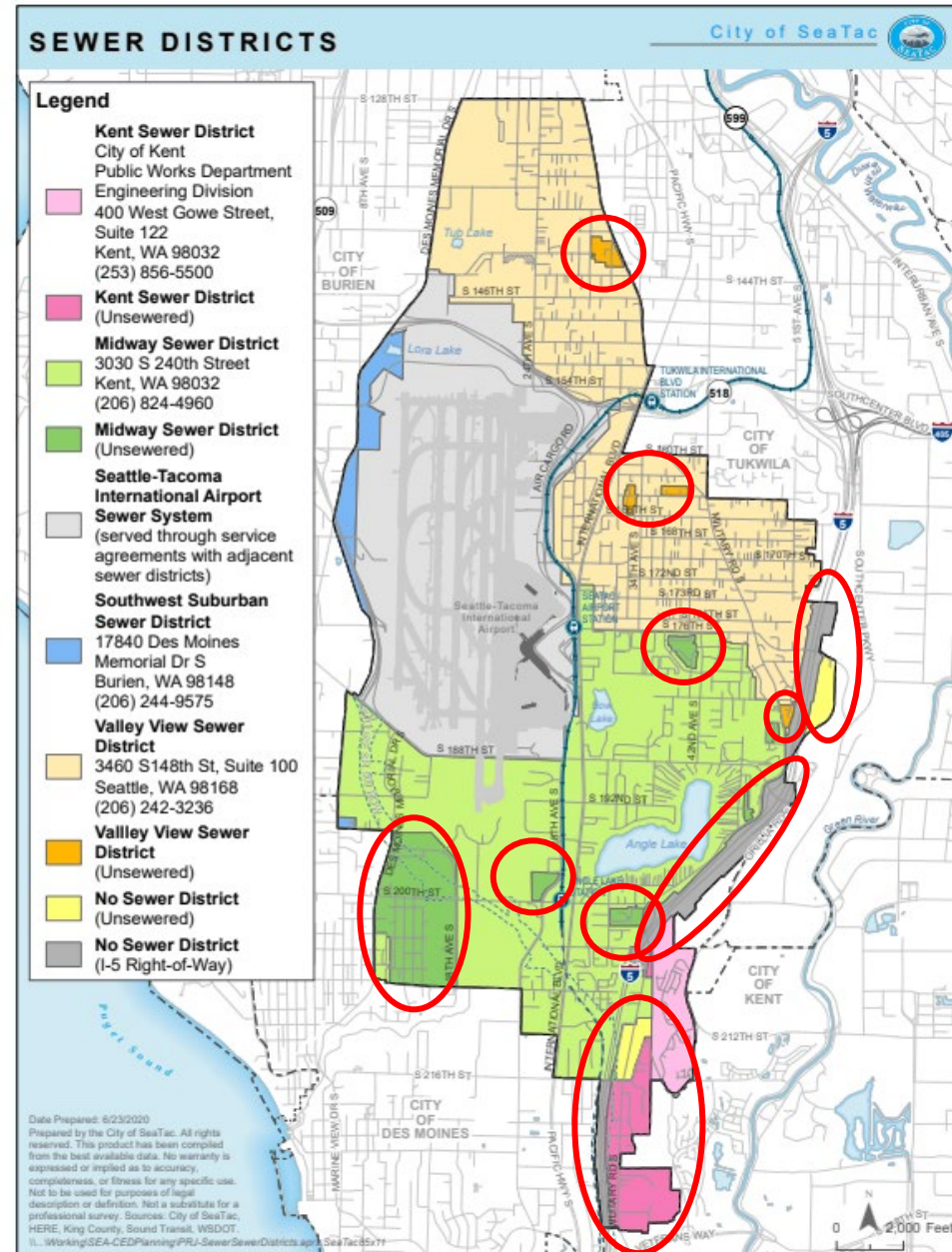
Cities have some flexibility in exempting certain single-family areas from allowing middle housing types, such as:

- Locations with insufficient infrastructure
- Locations with environmentally sensitive areas

All growth scenarios will have to evaluate potential exceptions in SeaTac

- Example:

 = Unsewered Locations in the City



SeaTac's Baseline Growth Scenario Assumptions

Envision SeaTac 2044 Project

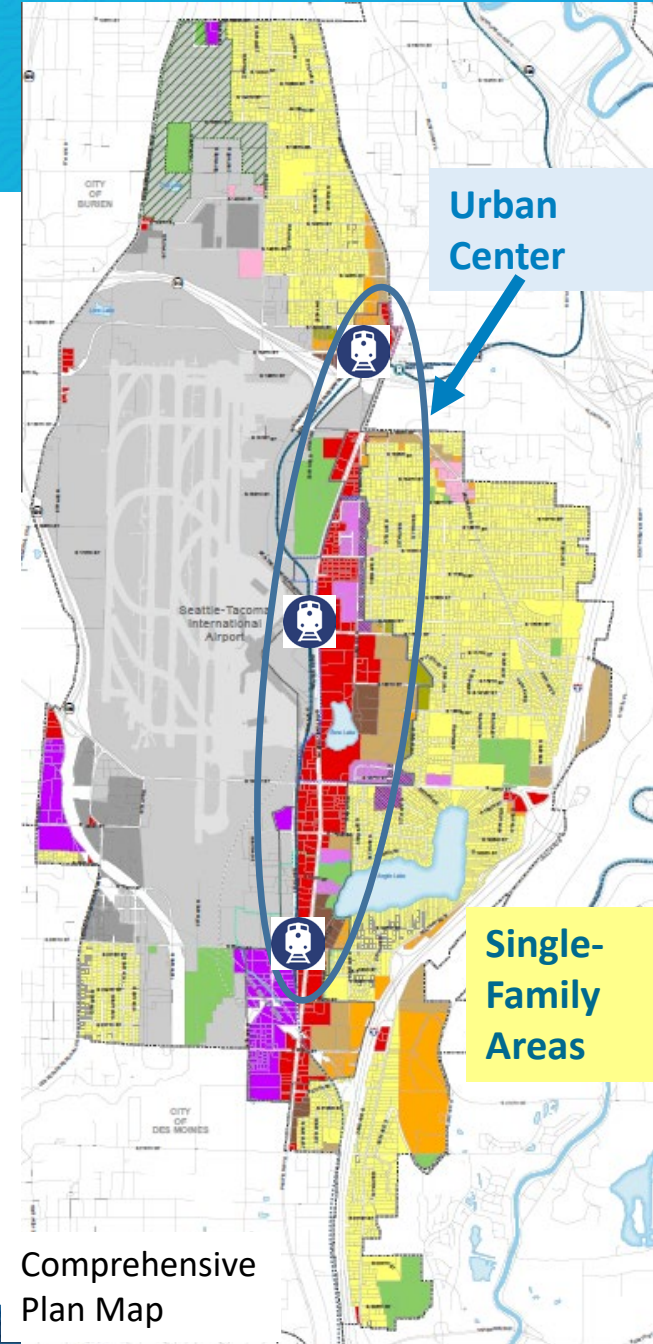


BASELINE GROWTH SCENARIO: OPTION 1

DISCUSSION

What would the City's baseline scenario for growth look like if implemented over the next twenty years.

- **Maintain current SeaTac growth policies**
 - Focus growth within the Urban Center, with majority in the three urban villages in designated subareas
 - Encourage “complete community” infrastructure/ services citywide
 - No change to Comprehensive Plan map land use designations
- With the **EXCEPTION** of:
 - **Implementing regionally required policies** (regarding Urban Center and other)
 - **Changes to single-family areas required to comply with new state housing legislation** (such as HBs 1110, 1337, 1220)



Comprehensive
Plan Map

BASELINE GROWTH SCENARIO: OPTION 1

Implementing Recent Housing Legislation

HB 1110 Middle Housing:

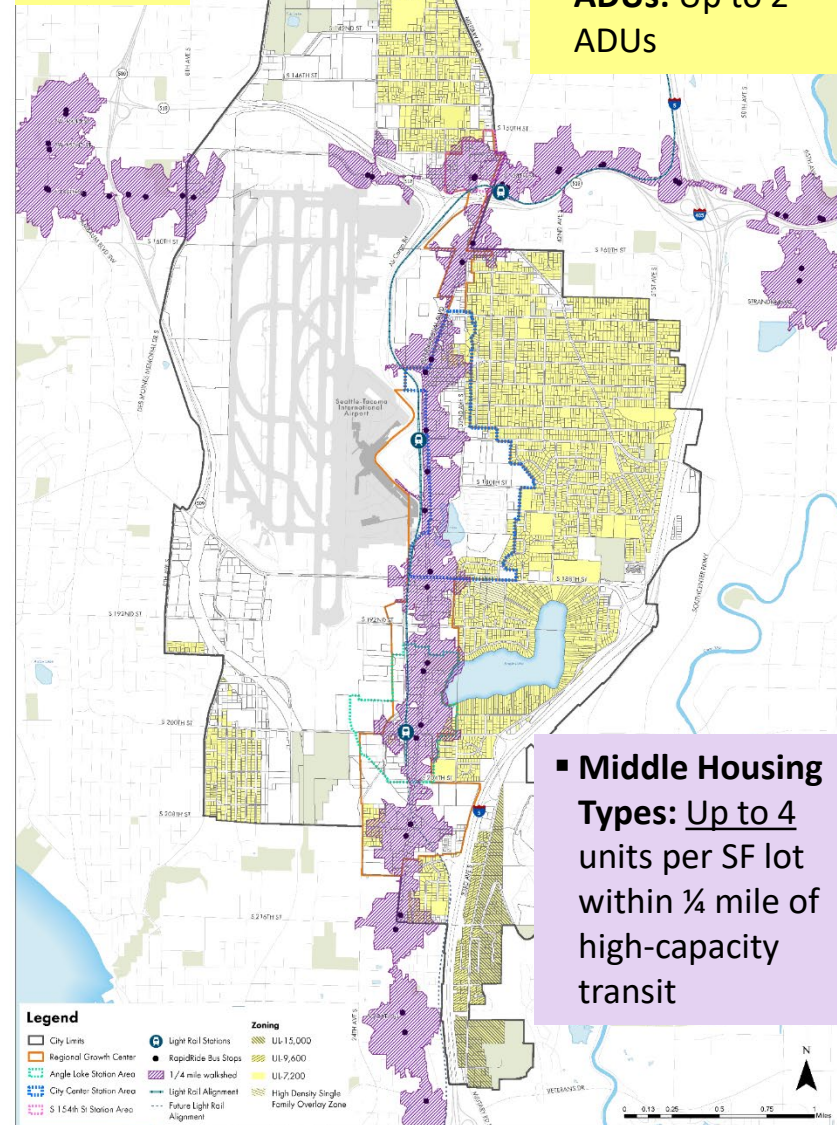
- Cities (under 75,000 in population) to allow:
 - Up to two units of middle housing per single-family lot, and
 - Up to four units ¼ mile from high-capacity transit
 - Middle housing includes duplex/triplex/fourplex/sixplex, townhouse, cottage housing, stacked flats, small apartments

HB 1337 Accessory Dwelling Units (ADUs):

- Allow up to 2 ADUs on single-family lots and add flexibility to development standards
- SeaTac currently allows up to 1 ADU and will need to change development standards to comply with legislation

Single-Family Zoning

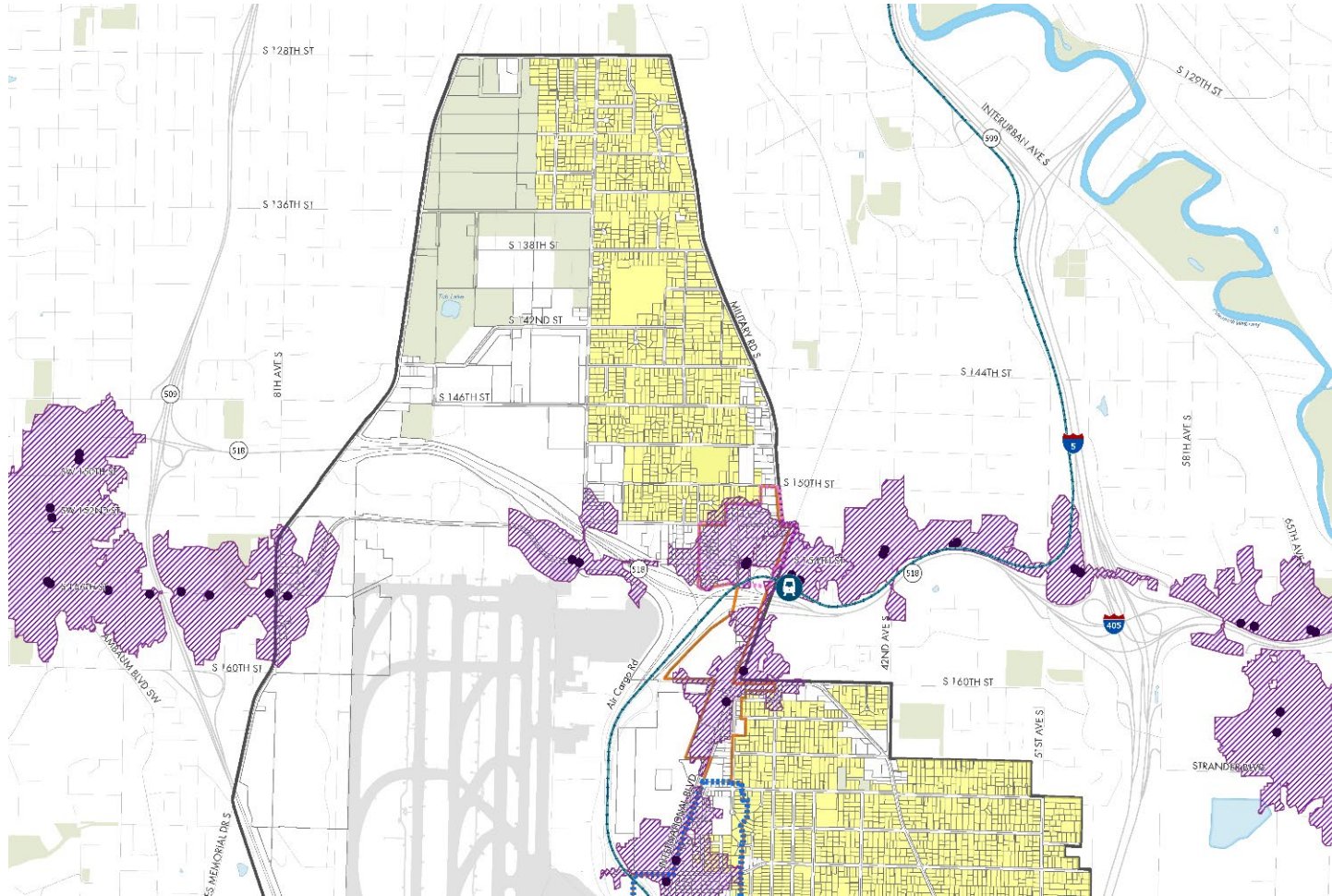
- Middle Housing Types: Up to 2 units per SF lot
- ADUs: Up to 2 ADUs



- Middle Housing Types: Up to 4 units per SF lot within ¼ mile of high-capacity transit

BASELINE GROWTH SCENARIO—OPTION 1

MIDDLE HOUSING – POTENTIAL IMPLICATIONS



North SeaTac

- **Middle Housing Types: Up to 2 units per SF lot**
- **ADUs: Up to 2 ADUs**

- **Middle Housing Types: Up to 4 units per SF lot within ¼ mile of high-capacity transit**

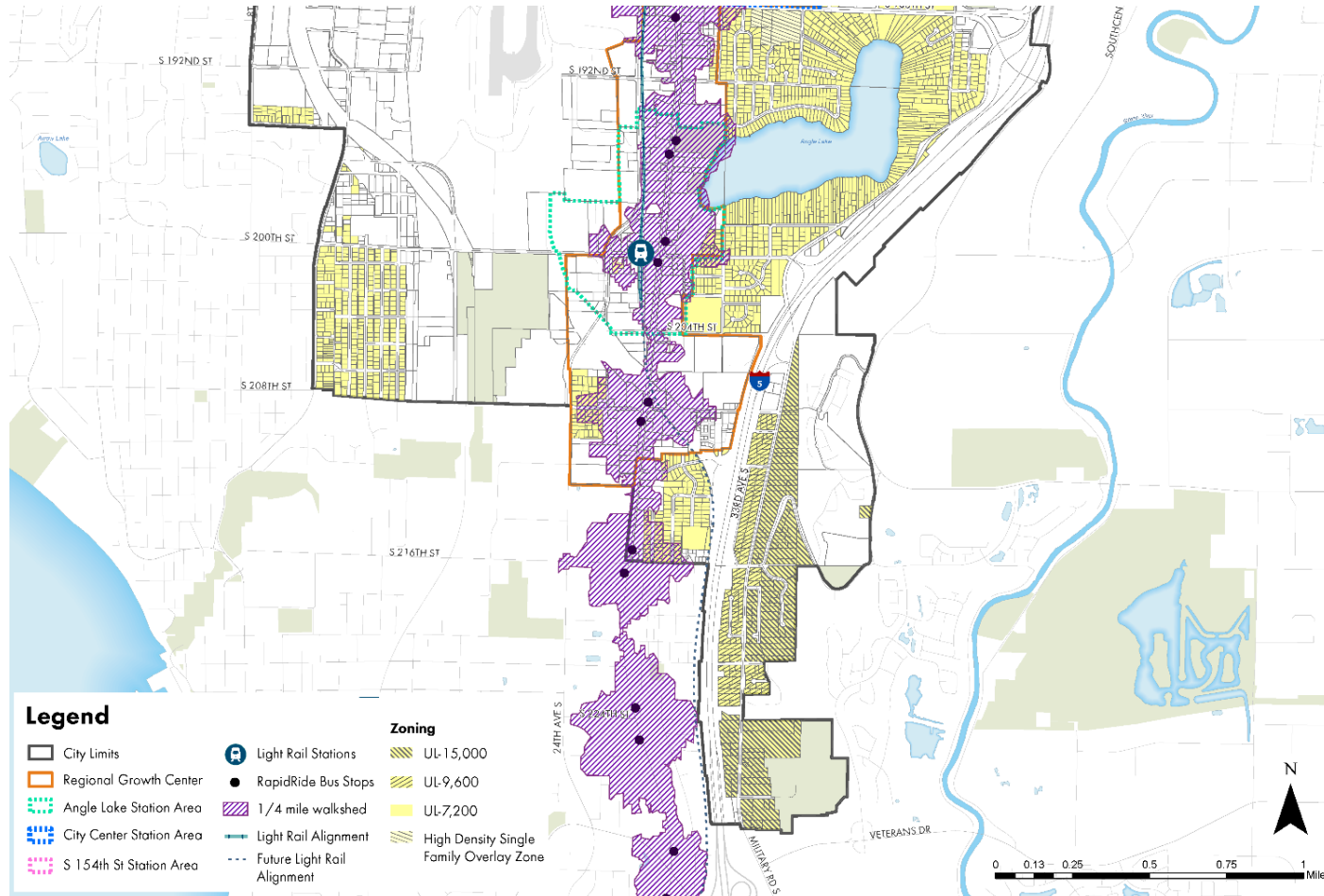
BASELINE GROWTH SCENARIO—OPTION 1

MIDDLE HOUSING – POTENTIAL IMPLICATIONS

South SeaTac

- **Middle Housing Types:** Up to 2 units per SF lot
- **ADUs:** Up to 2 ADUs

- **Middle Housing Types:** Up to 4 units per SF lot within ¼ mile of high-capacity transit



Discussion and Questions

**What are your comments and questions
on the Baseline Growth Scenario?**

What changes would you expect in your neighborhood?



Confirming Two New Potential Growth Scenario Options for SeaTac

Envision SeaTac 2044 Project



TWO ADDITIONAL GROWTH SCENARIOS

DISCUSSION

To achieve new goals identified in the Envision SeaTac 2044 project, growth options beyond the *Baseline Growth Scenario* need to be considered.

- Two options will be presented tonight - feedback from PC desired on proposed scenarios and/or alternative considerations to integrate into scenarios
- Confirmed growth options (or option) will be analyzed and taken forward for community input

Both new growth scenario options would:

- Accommodate new jobs and housing targets in ways that strengthen:
 - City's Urban Village growth strategy, and
 - Complete Community infrastructure and services policies
- Comply with the new state and regional growth requirements described in Baseline Scenario discussion.

Strengthening Urban Village & Complete Community goals are Envision SeaTac 2044 project key themes.



GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS

Same as Baseline Growth Scenario:

- Focus Growth in Urban Villages within Urban Center
- Implement State Housing Legislation and Regional Policies

Differences from Baseline Scenario:

- **Strengthen Complete Community Infrastructure & Services *OUTSIDE OF THE URBAN CENTER:***

Increase access to neighborhood services and diverse, affordable housing by maximizing existing neighborhood service centers

MAXIMIZE EXISTING NEIGHBORHOOD SERVICE CENTERS

- **Identify existing neighborhood-oriented service centers with diverse housing types** (or parcels with zoning/land use designations that allow this type of clustered development)
- **Explore changes that could add new neighborhood services and housing opportunities for residents within ½ mile walking distance** (such as code/land use designations/zoning/other changes)

EXISTING COMPLETE COMMUNITY POLICY GUIDANCE:
Increase walkable, ½ mile access to neighborhood services & diverse, affordable housing

Policy 2.2G: Encourage neighborhood-scale commercial development in appropriate locations outside of the Urban Center to serve needs of residents.

Policy 2.2F: Foster high quality, diverse, and affordable housing.

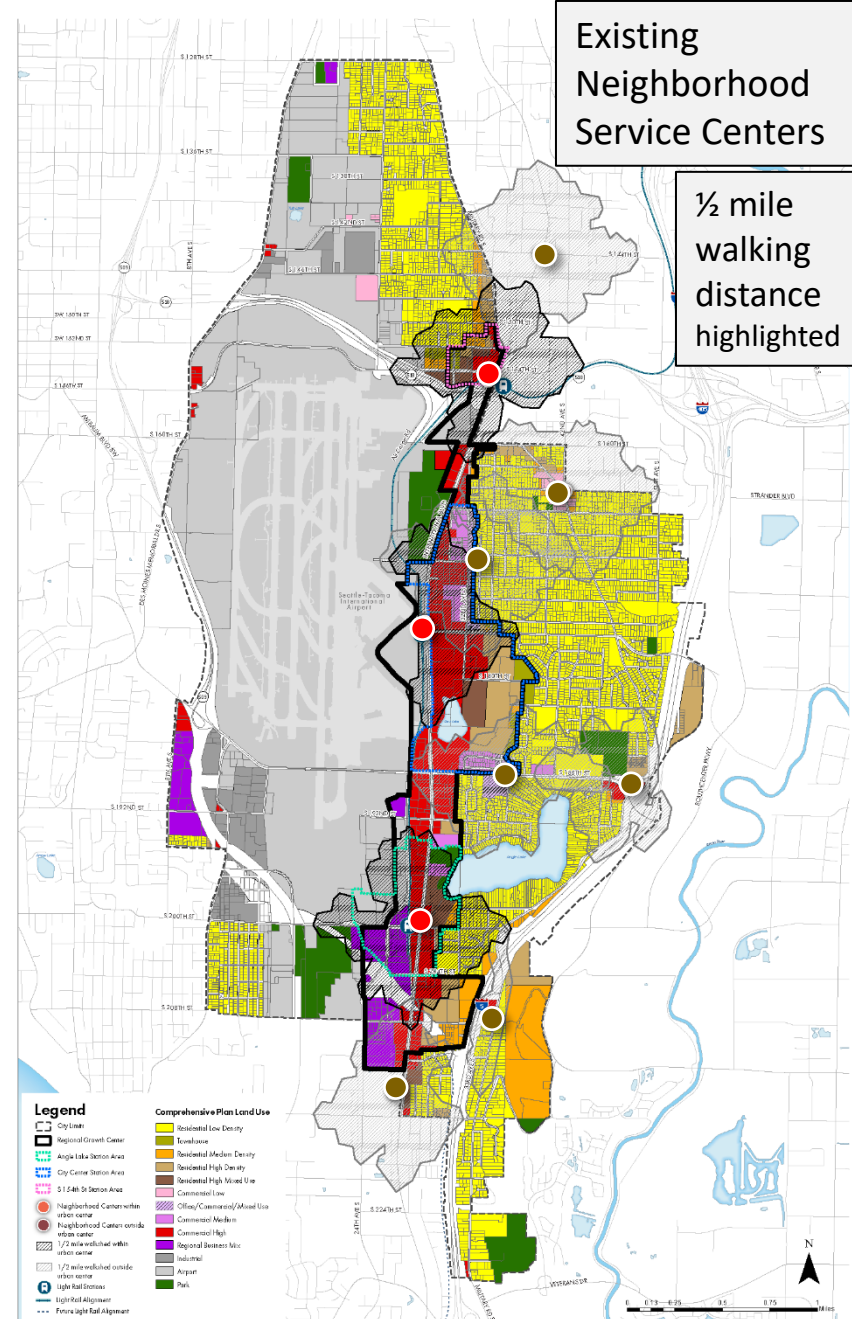
Implementing other Complete Community policies to be considered as part of growth scenario analysis

GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS

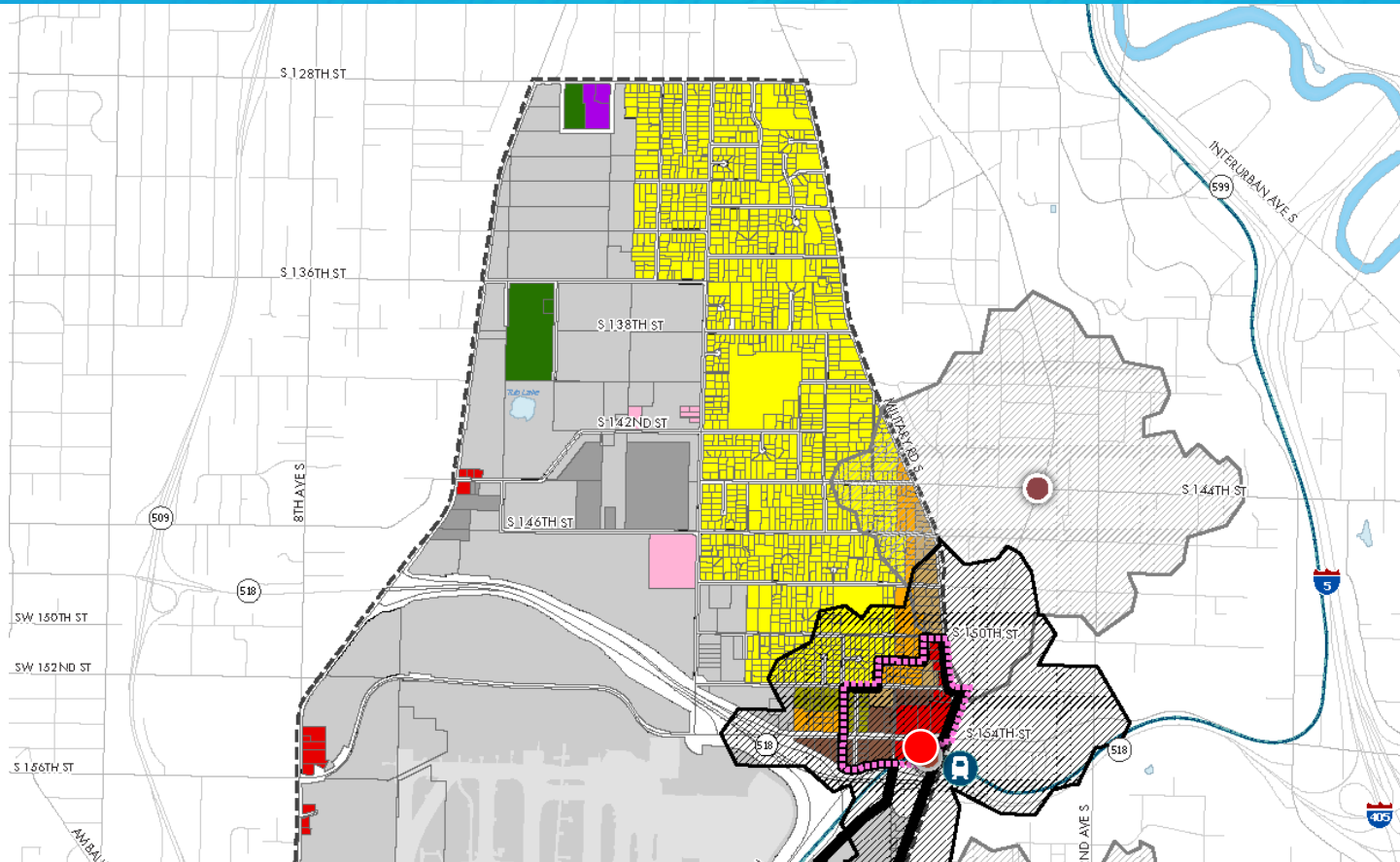
MAXIMIZE EXISTING NEIGHBORHOOD SERVICE CENTERS (cont.)

Where are “neighborhood service centers?”

- **In the Urban Center:** Adopted subarea plans identify mixed-use urban villages that are intended to provide “complete community” services to residents and visitors within and near subareas. Locations:
 - *North SeaTac:* S 154th Station Area
 - *Central SeaTac:* City Center
 - *South SeaTac:* Angle Lake Station Area
- **Outside of the Urban Center:** Neighborhood service centers are locations where existing services and housing types are clustered OR where current or potential zoning will allow those development types.
 - *Locations:* See following slides



GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS

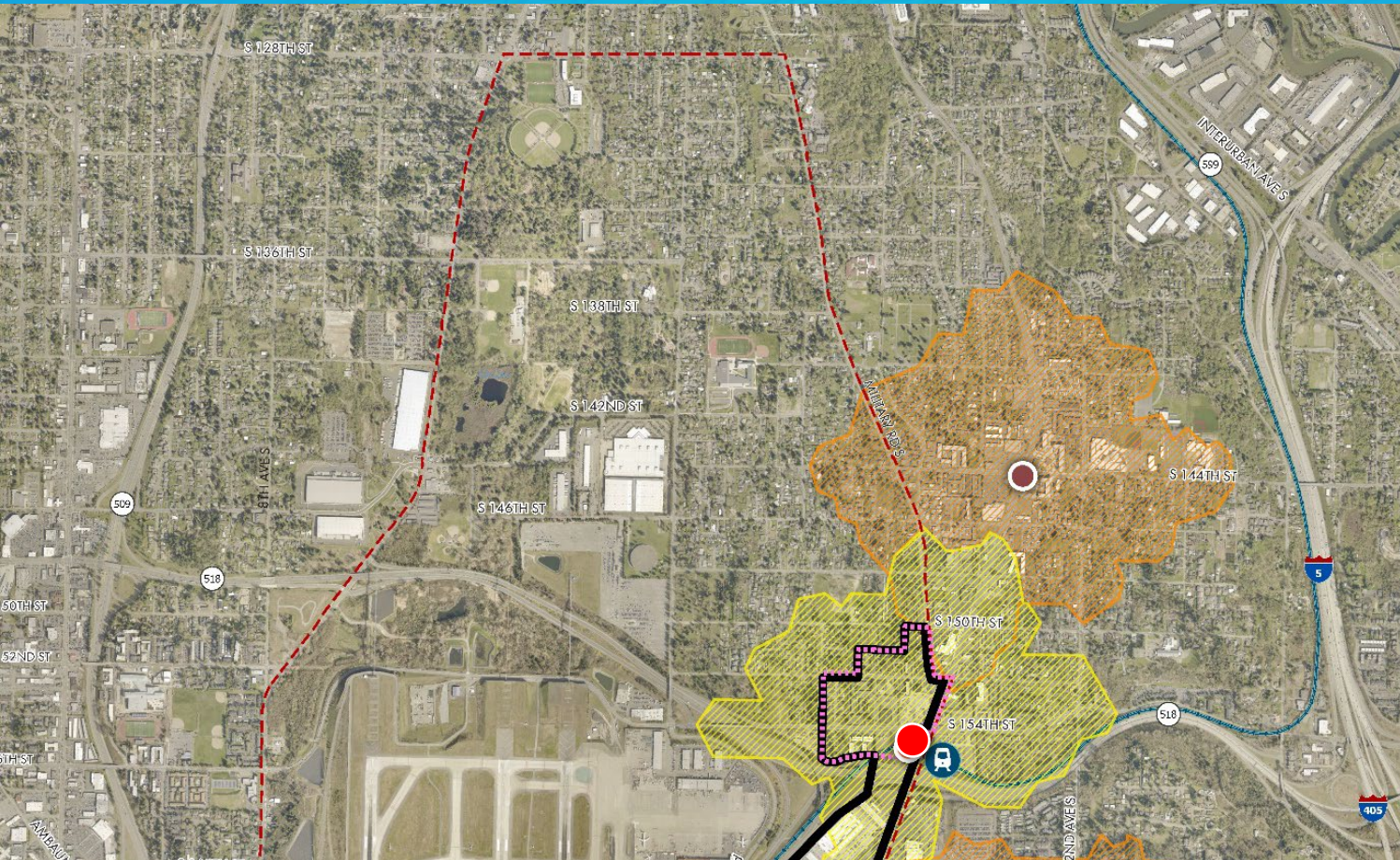


North SeaTac

Existing
Neighborhood
Service Centers
(+1/2 mile walksheds)

● S 154th Station
Area

● Outside of SeaTac
Tukwila Village,
S 144th & Int'l Blvd



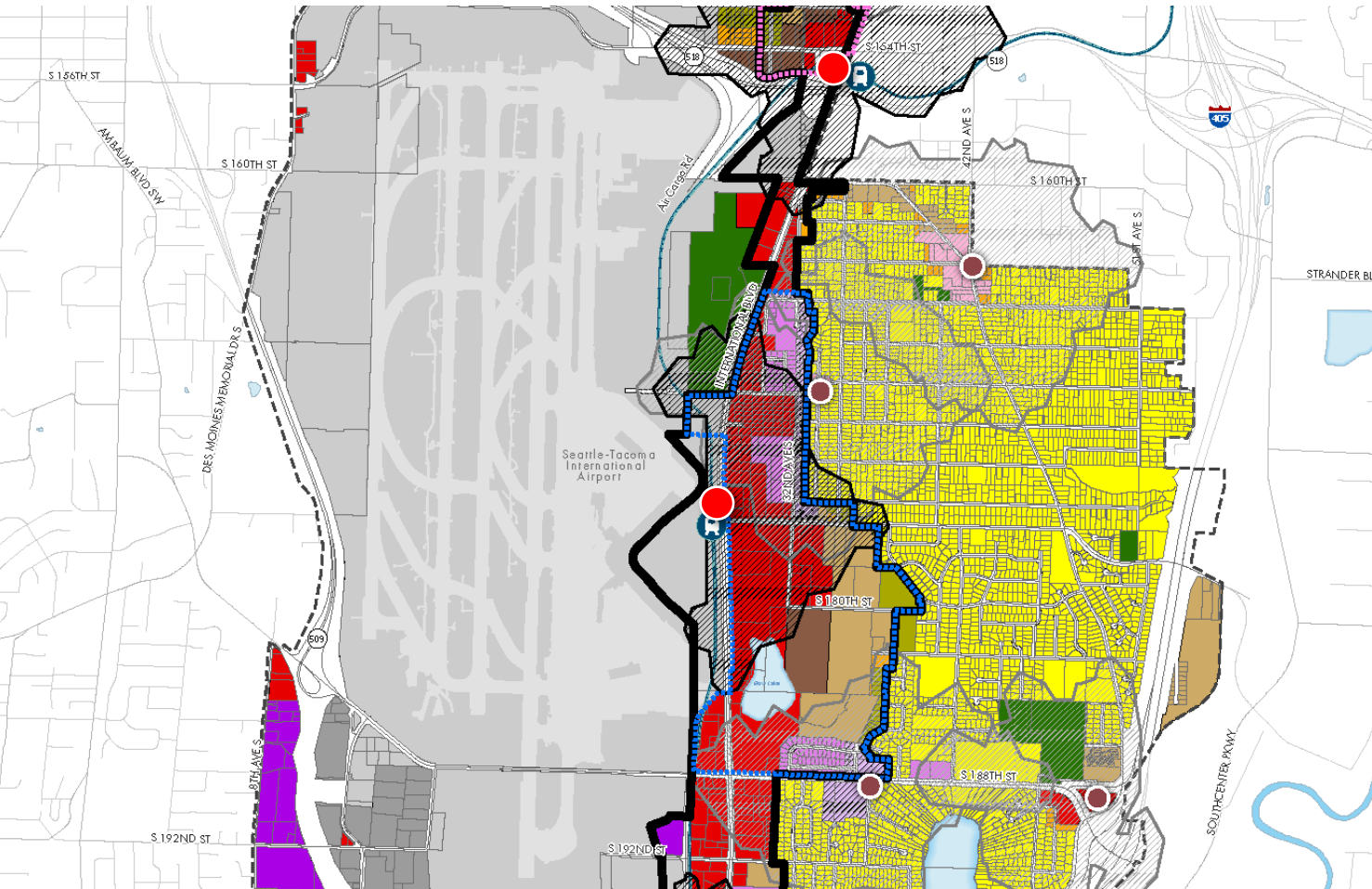
North SeaTac

**Existing
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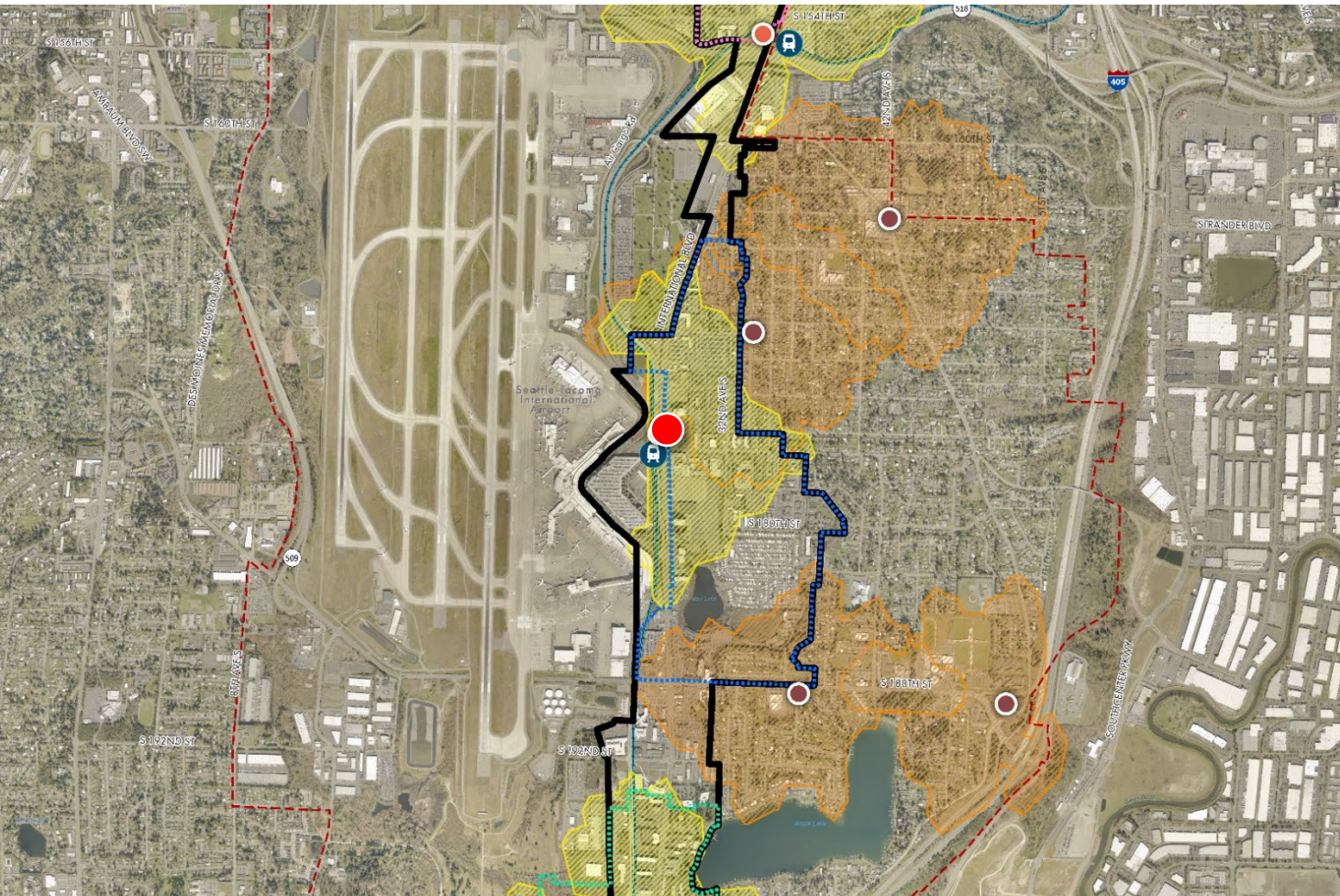
**● S 154th Station
Area**

Outside of SeaTac
**● Tukwila Village,
S 144th & Int'l Blvd**

GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS



- ## Central SeaTac
- Existing Neighborhood Service Centers (+1/2 mile walksheds)
- **City Center subarea, near light rail station**
 - **McMicken Heights, S 164th & Military**
 - **Intersection of S 170th & 33rd S**
 - **S 188th, near 36th S, near YMCA**
 - **S 188th, near City Hall & Valley Ridge Park**

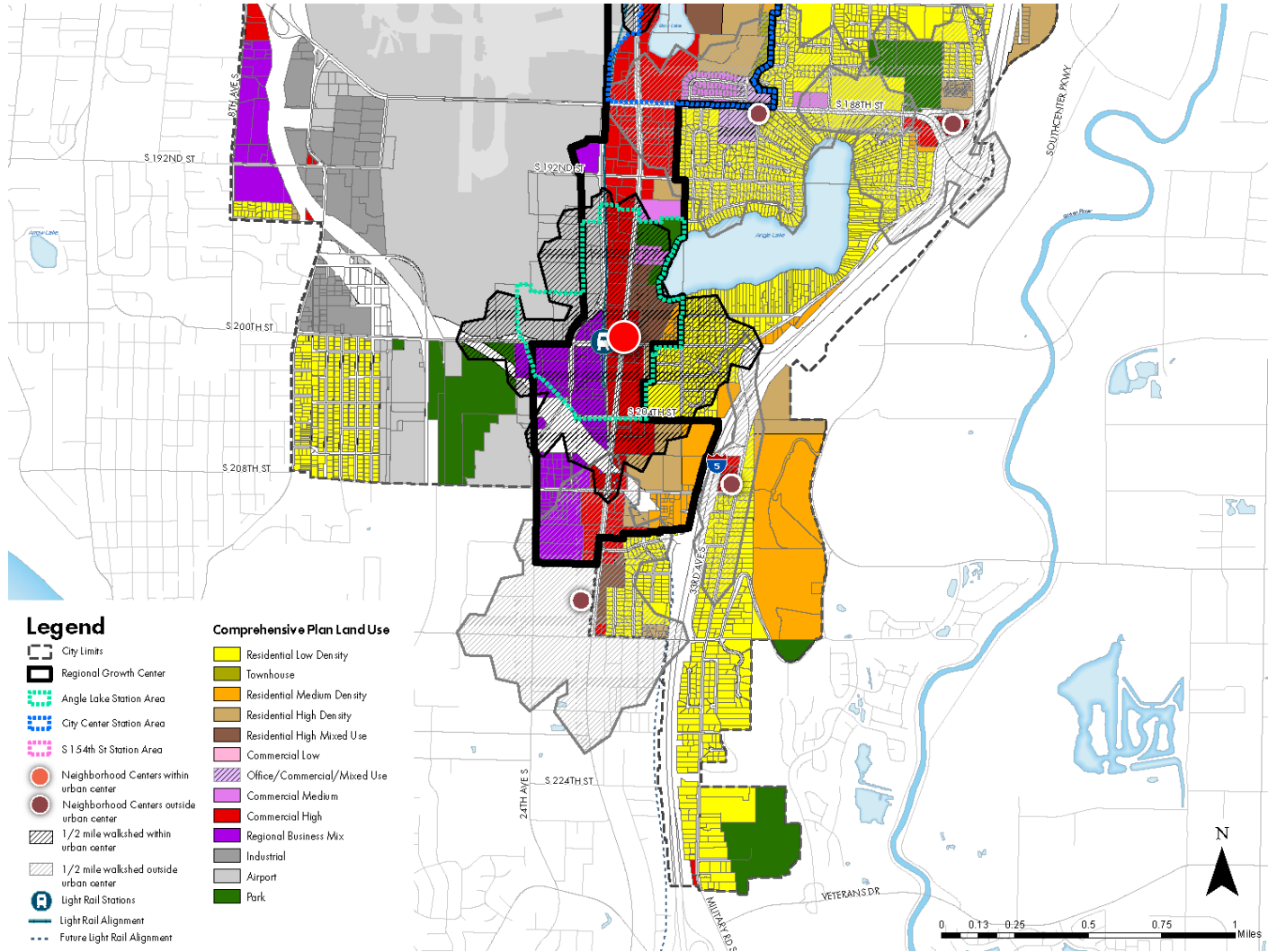


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GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS



Legend

- City Limits
- Regional Growth Center
- Angle Lake Station Area
- City Center Station Area
- S 154th St Station Area
- Neighborhood Centers within urban center
- Neighborhood Centers outside urban center
- 1/2 mile walkshed within urban center
- 1/2 mile walkshed outside urban center
- Light Rail Stations
- Light Rail Alignment
- Future Light Rail Alignment

Comprehensive Plan Land Use

- Residential Low Density
- Townhouse
- Residential Medium Density
- Residential High Density
- Residential High Mixed Use
- Commercial Low
- Office/Commercial/Mixed Use
- Commercial Medium
- Commercial High
- Regional Business Mix
- Industrial
- Airport
- Park

South SeaTac

Existing
Neighborhood
Service Centers
(+1/2 mile walksheds)

- Angle Lake Station Area
- S 188th, near YMCA & City Hall
- S 206th & Military, near Big Foot Java

Outside of SeaTac

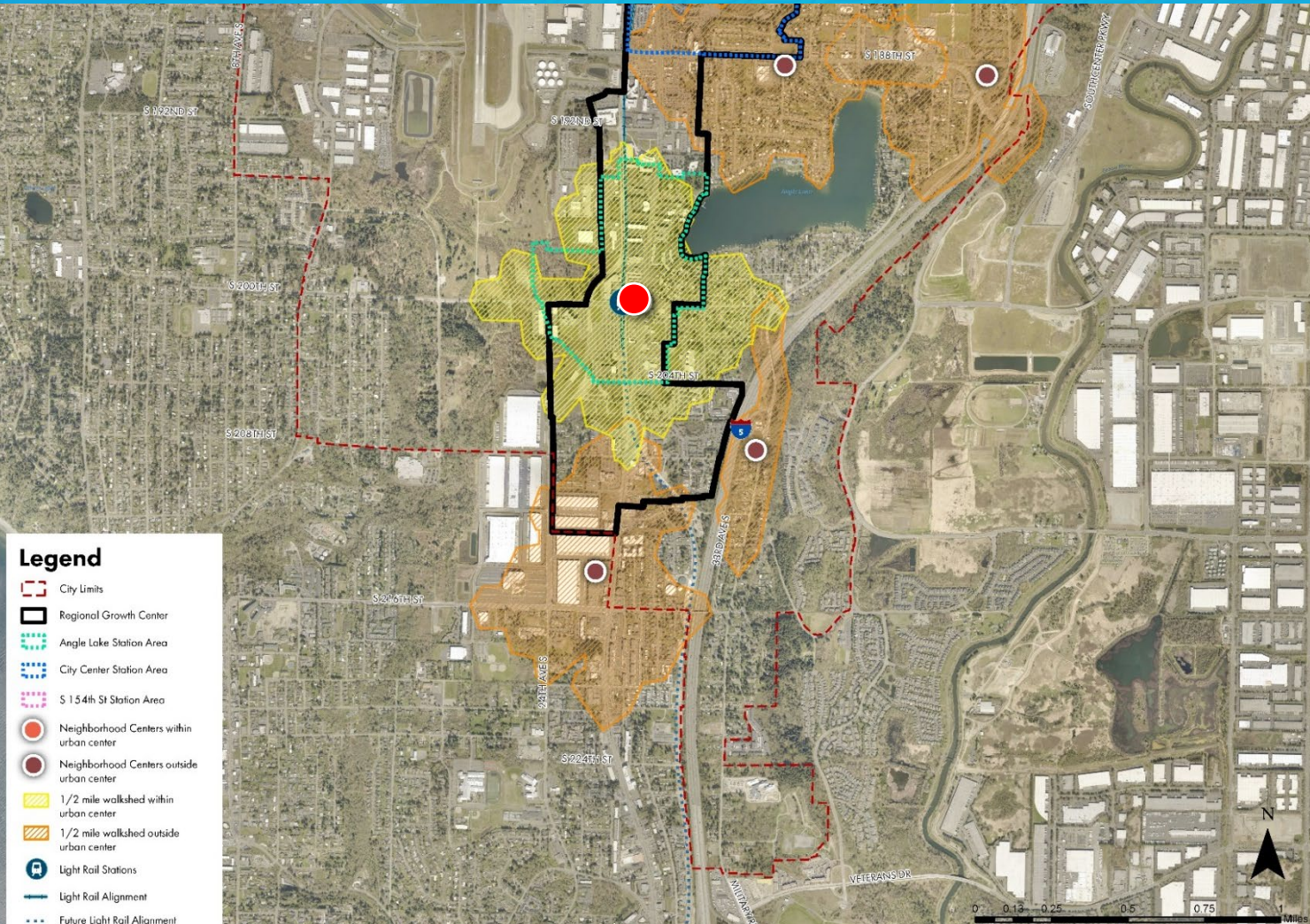
- Des Moines Safeway cluster, S 216th & Int'l Blvd

South SeaTac

Existing Neighborhood Service Centers (+1/2 mile walksheds)

- **Angle Lake Station Area**
- **S 188th, near YMCA & near City Hall**
- **S 206th & Military, near Big Foot Java**

- Outside of SeaTac*
- **Des Moines Safeway cluster, S 216th & Int'l Blvd**



GROWTH SCENARIO OPTION 3: “OPTIMIZE” ENVISION PROJECT GOALS

MAXIMIZE EXISTING NEIGHBORHOOD CENTER & ADD OTHER NEW OPPORTUNITIES

Same Components Option 2

With Potential Additions

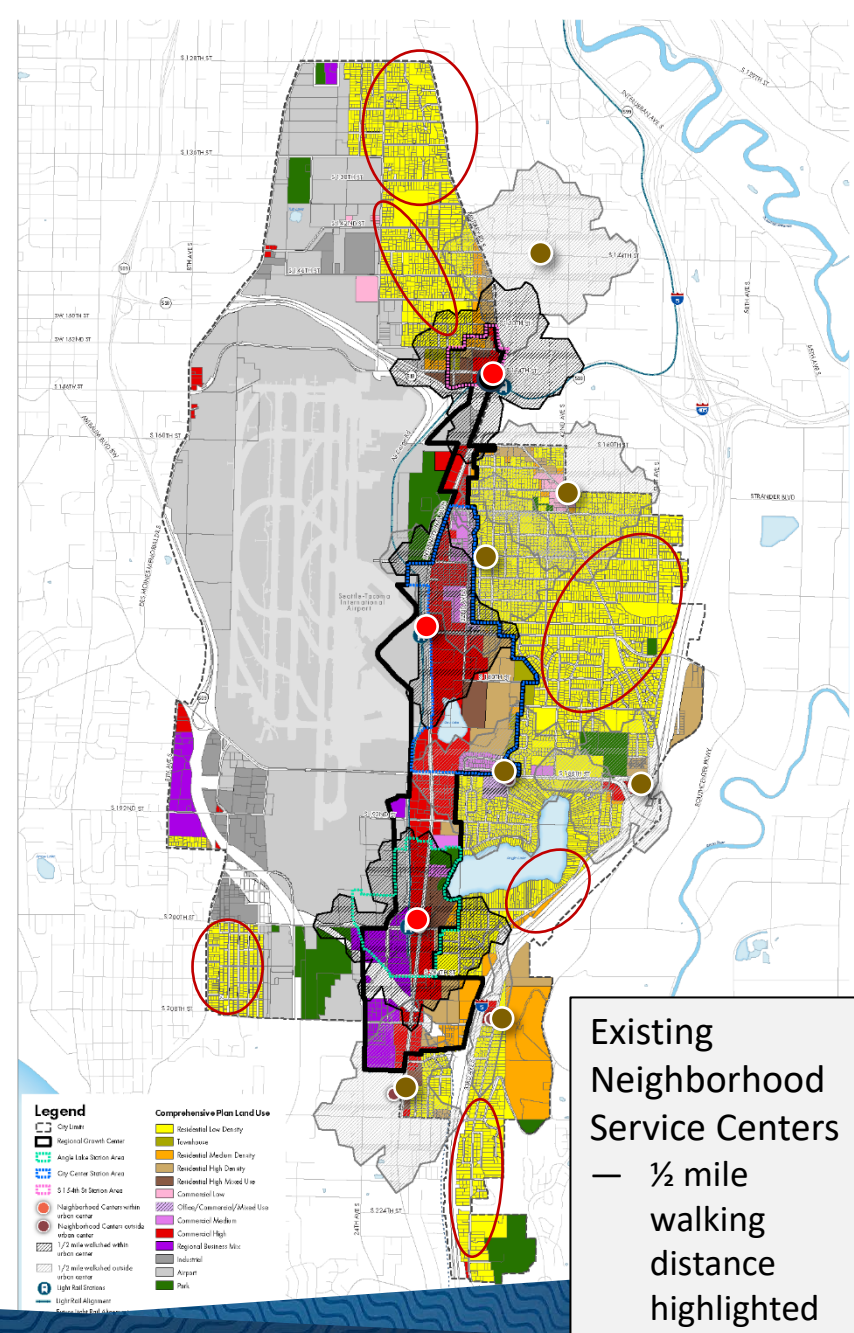
- **Address gaps in existing neighborhood service center locations:** Explore addition of neighborhood service centers outside of existing locations—places where ½ mile access is missing
 - Would allow new clusters of neighborhood-oriented services and housing types that could expand access and choices for people living nearby
- **Expand locations where 4 or more units of Middle Housing would be allowed**—such as in areas currently recognized as “transit communities,” ½ mile from high-capacity transit areas
- **Potentially other changes** to be explored by the Planning Commission in tonight’s meeting



GROWTH SCENARIO OPTION 3: “OPTIMIZE” ENVISION GOALS

ADDRESS GAPS OUTSIDE OF EXISTING NEIGHBORHOOD SERVICE AREAS

- Consider creating new opportunities for neighborhood service and housing clusters
 - Clusters could be larger or smaller in scale depending on neighborhood context
 - Like “corner stores” at intersections
- Explore:
 - Addressing locations outside of ½ mile walking distance to existing centers
 - Areas adjacent to gathering places like parks, locations near regular bus transit, intersections of frequently traveled roadways
 - Potentially other locations

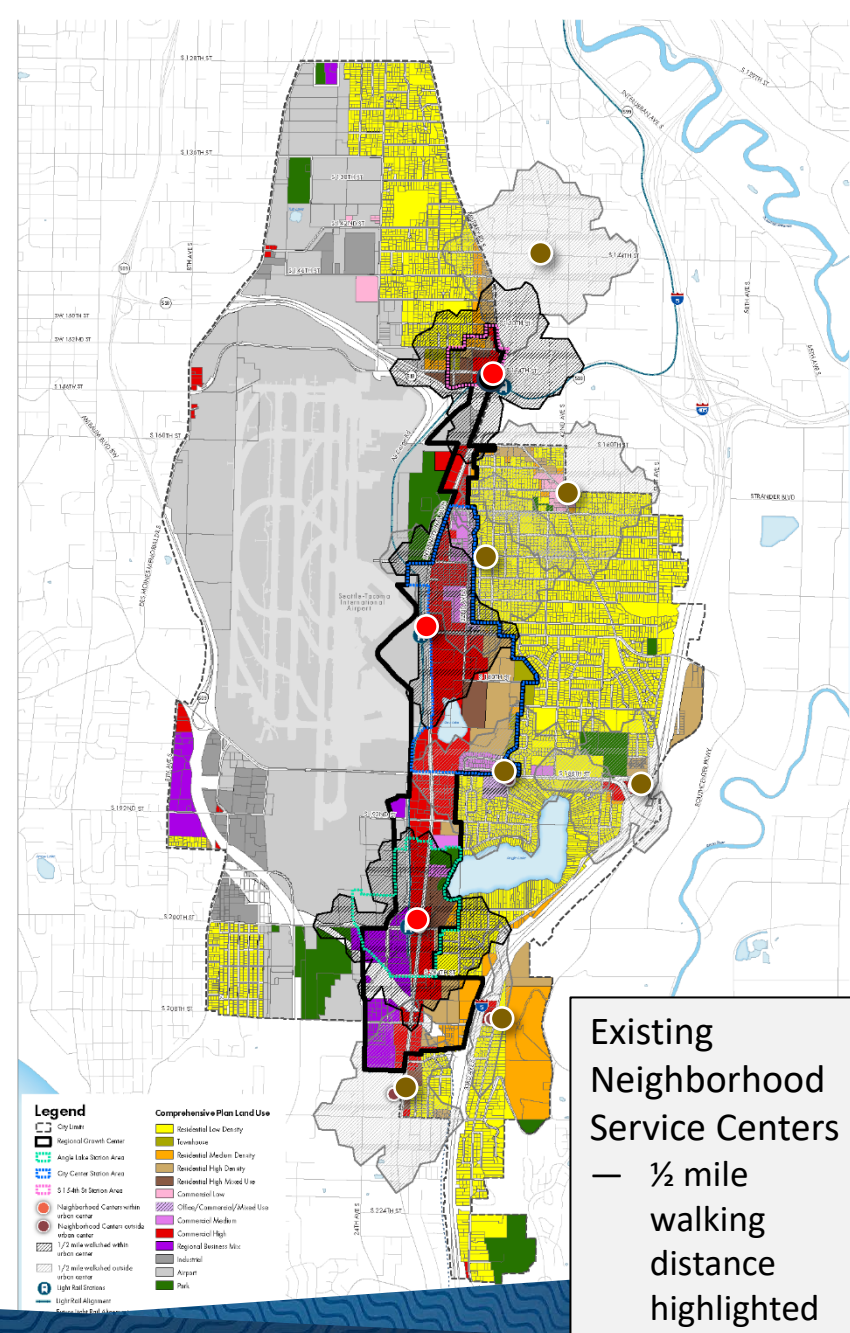


GROWTH SCENARIO OPTION 3: “OPTIMIZE” ENVISION GOALS

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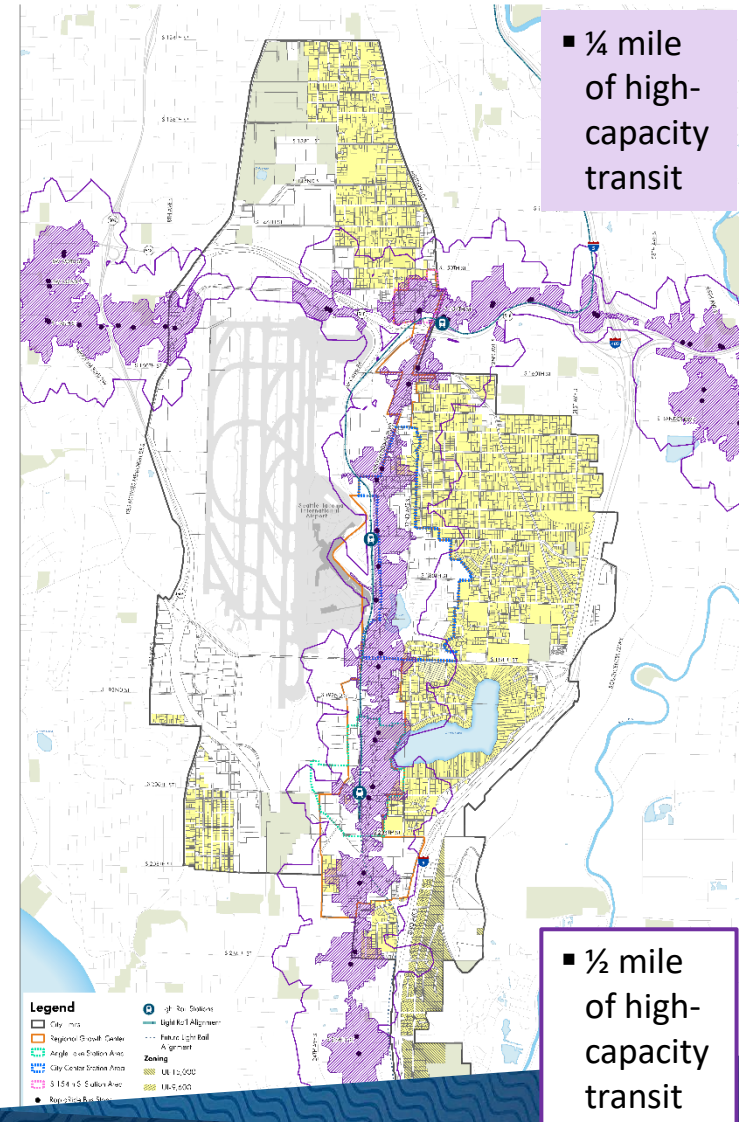
- *Explore:*
 - Addressing locations outside of ½ mile walking distance to existing centers
 - Areas adjacent to gathering places like parks, locations near regular bus transit, intersections of frequently traveled roadways
 - Potentially other locations



GROWTH SCENARIO OPTION 3: “OPTIMIZE” ENVISION GOALS

EXPAND LOCATIONS WHERE 4 OR MORE UNITS OF MIDDLE HOUSING WOULD BE ALLOWED:
WITHIN “TRANSIT COMMUNITIES”

- Consider allowing up to 4 units of middle housing ½ mile instead of ¼ mile from high-capacity transit
 - Most areas within ¼ mile already zoned for higher densities, so currently few options for up to 4-unit middle housing development per new legislation
- Expanding areas where 4 units are allowed to ½ mile from high-capacity transit is consistent with City goals as signatory of PSRC Growing Transit Communities Compact



PSRC GROWING TRANSIT COMMUNITIES COMPACT

In 2013, the City of SeaTac signed the PSRC Growing Transit Communities (GTC) Compact
(approved by resolution)

GTC Compact:

Promotes transit communities that are mixed-use, transit-served neighborhoods

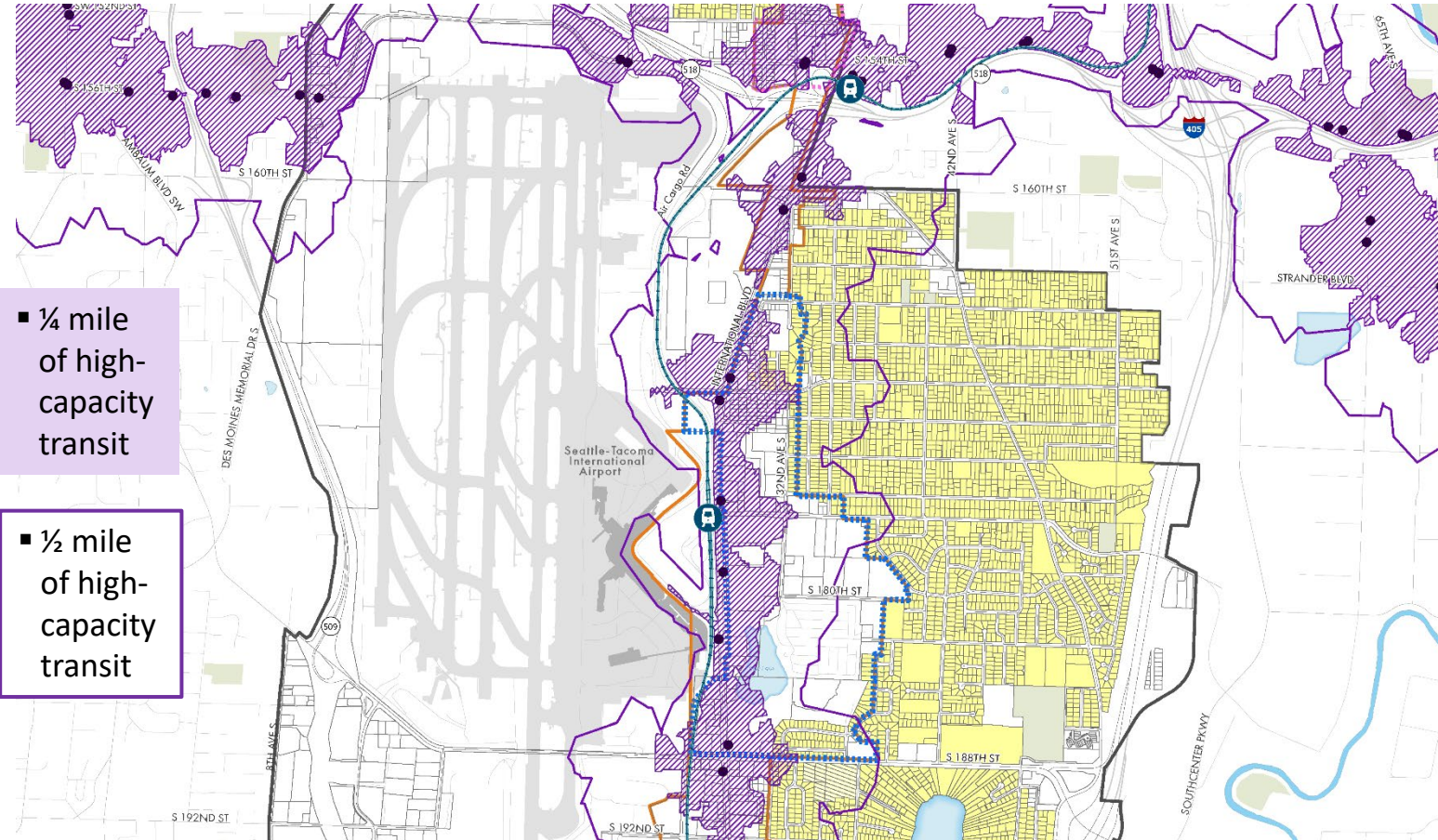
- Provide housing and transportation choices, and greater social and economic opportunity for current and future residents.
- **Transit communities are defined by a half-mile walking distance around high-capacity transit stations**
 - *High-Capacity Transit in SeaTac:* Light rail stations, RapidRide stops, and future Sound Transit “Stride” bus rapid transit on SR518



Growing Transit Communities

Puget Sound Regional Council
PSRC

HALF MILE WALKSHEDS



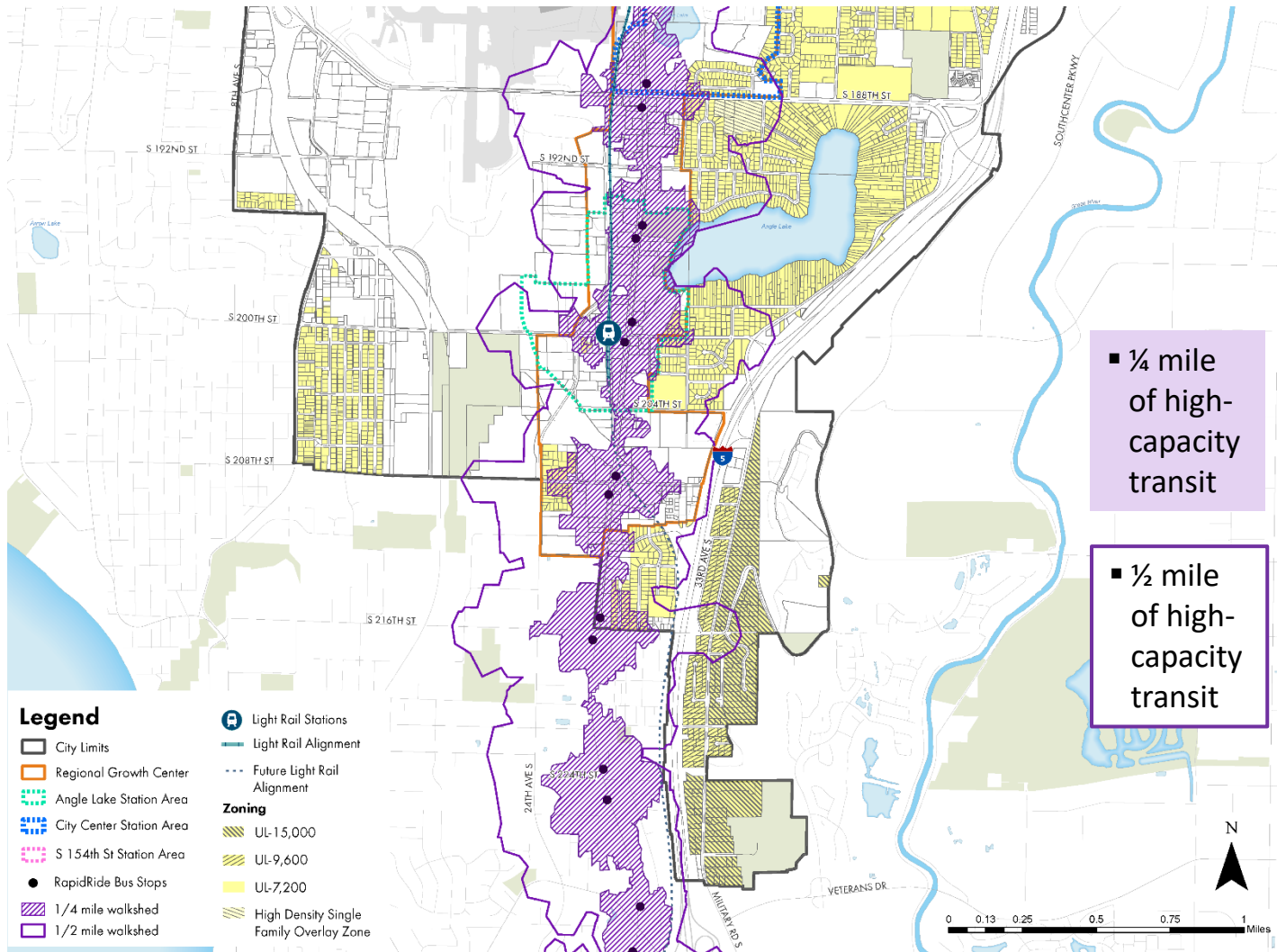
■ 1/4 mile of high-capacity transit

■ 1/2 mile of high-capacity transit

Central SeaTac

HALF MILE WALKSHEDS

South SeaTac



Discussion and Questions

What are your thoughts about the two additional growth scenario options?

At the end of the discussion, the Planning Commission will be asked to confirm which growth options the project team should further explore and present to the public for input.

- Option 1: Baseline Growth Scenario
- Option 2: “Advance” Envision Project Goals
- Option 3: “Optimize Envision Project Goals

PC discussion and direction will be presented to the PED Committee of City Council on February 15, 2024.



Next Steps

Envision SeaTac 2044 Project



ENVISION SEATAC 2044 NEXT STEPS

NEXT STEPS:

- **February 15, 2024 PED City Council Committee Review**—The planning team will present the Planning Commission’s direction for growth options to analyze and explore with the public.



Discussion and Questions

Any remaining comments or questions?





THANK YOU!!!

Envision SeaTac 2044

