



## MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 1/26/2024  
To: Planning Commission  
From: Kate Kaehny, Principal Planner  
Subject: **Developing Growth Scenario Options for Envision SeaTac 2044 Project to Explore:  
Work Session 1 of 2**

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The work session planned for the January 30 Special Meeting is intended to be a continuation of the discussions started at the Commission's November 21 meeting related to the Envision SeaTac 2044 project's Phase 2, "Where and How Will SeaTac Grow Over the Next 20 Years." The work session will be the first of a two-part meeting series focused on confirming growth scenario options the Commission would like the Envision project to explore through technical analysis and community engagement.

Please note that this work session, and the follow up session on February 6, will be recorded and posted on the [Envision project website](#) so City Council members and members of the public can have access to the information and materials shared at the meetings.

### **WHY ENVISION SEATAC 2044 PROJECT IS DEVELOPING GROWTH SCENARIO OPTIONS**

A main goal of the Envision SeaTac 2044 major update to the Comprehensive Plan is to re-set the City's growth and development strategies for the years 2024-2044. Growth scenarios need to be developed to:

- Identify where and how the City can accommodate new housing and jobs identified within regionally required growth targets,
- Analyze traffic implications of new growth through the Travel Demand Model (TDM) that is being created as part of the Transportation Master Plan update project that is currently underway,
- Evaluate potential impacts to other City infrastructure such as the park system and other public services, and
- Provide options for community input so SeaTac residents and businesses can participate in discussions on how the city should grow.

### **OVERVIEW OF WORK SESSION**

The work session will be split into two main sections as follows:

#### **Part 1: Deep Dive Learning Session - Growth Planning Background and Frameworks**

Project staff will present key state and regional requirements and policy guidance that establish a framework for SeaTac's growth scenario options. Topics include:

- **Regional Growth Requirements:** Discussion will focus on the City's role in implementing regional growth requirements including the state Growth Management Act (GMA), Puget Sound Regional Council (PSRC) Vision 2050 multi-county growth strategies, and King County Countywide Planning Policies (CPPs). Review will include citywide housing and job targets, PSRC growth requirements for SeaTac's designated Urban Center (also called a "regional growth center"), and other guidance.

- **SeaTac's Current Growth Strategies:** There will be a recap of adopted City policies and plans that provide guidance on where and how SeaTac should grow, including overviews of the following:
  - **Urban Village Strategy:** SeaTac's urban village strategy is based on policies from the Comprehensive Plan and adopted subarea plans. It is summarized in Land Use Policy 2.1A: "Implement the City Center, South 154<sup>th</sup> Street Station Area, and Angle Lake 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."
  - **Complete Communities Policies:** These policies promote multi-modal, connected neighborhoods with a mix of housing options and access to parks, neighborhood-oriented commercial and other services citywide. A key objective of the Envision SeaTac 2044 project work is to clarify and strengthen "complete community" policies so they provide clearer guidance on infrastructure investments and other actions that can support neighborhoods and help enhance residents' quality of life as the city grows.
- **Overview of New State Laws Allowing More Housing Options in Single Family Areas:** Project staff will provide an overview of state legislation passed in 2023, that will allow more housing options in single family areas throughout the state, including in SeaTac. [HB1110](#), which requires cities to allow middle density housing such as duplexes, townhouses, cottage housing, and small apartments in single family areas, and [HB1337](#), which requires cities to allow two accessory dwelling units per lot, will be discussed. More information can be found on the Washington State Department of Commerce's middle housing webpage [here](#).

## **Part 2: Review SeaTac's Baseline Growth Scenario.**

During the second part of the work session, project staff will engage the Commission in a discussion of what the City's baseline scenario for growth would look like if implemented over the next twenty years. The baseline scenario assumes that the City will not change current growth policies, EXCEPT for changes that are needed to comply with new state and regional requirements. The baseline growth scenario would:

- **Maintain Current SeaTac Growth Policies:** Maintain existing City strategy and policies that focus housing and job growth within the designated Urban Center and mainly in "urban villages" adjacent to the three light rail stations that serve SeaTac. "Complete community" policies would not change.
- **Implement State Housing Legislation and Regional Growth Requirements:** Allow new middle housing types (i.e., duplexes, townhouses, cottage housing, small apartments) and two ADUs per lot in neighborhoods throughout the city where single family housing is currently allowed and comply with regional growth targets and requirements for growth within SeaTac's Urban Center.

## **GROWTH SCENARIO DEVELOPMENT NEXT STEPS**

After the 1/30 work session, the following next steps are anticipated.

- **2/6 Planning Commission Meeting - Part 2 Growth Scenario Work Session:** Commission will review two additional growth scenario options. These options would implement Envision SeaTac 2044 project goals to strengthen urban village and complete communities policies, and comply with regional and state growth requirements. Commission will be asked for feedback on proposed

options and to confirm which options (in addition to Baseline option) project staff should further analyze and explore with the public.

- **City Council Review (Date of meeting TBD):** Envision SeaTac 2044 project team will present Planning Commission's recommendations for growth options to analyze and explore with the public. Chair of Planning Commission will be invited to attend this meeting. (Day and time of Council briefing will be provided as soon as it can be confirmed.)

#### **Packet Materials**

Packet materials include the following:

- This memo

Please note that copies of the presentation and any related materials will be provided at the 1/30 meeting.