



# Envision SeaTac 2044 Work Session

- Phase 1 Community Engagement Wrap Up: City Vision Poll Findings
- Phase 2 Continued Work: Where & How Will SeaTac Grow – Next Steps for Policy Update Process

Planning Commission Meeting  
March 19, 2024



# WORK SESSION OVERVIEW

## PURPOSE OF WORK SESSION

- **Phase 1 Community Engagement Wrap Up: Review and discuss findings from City Vision Poll.**
- **Phase 2 Continued Work: Briefing on proposed policy review and update process** as work on Land Use Element and new Urban Center and Neighborhoods elements begins.

## WHY ARE THESE ISSUES IMPORTANT?

1. **Findings from the City Vision Poll** provide a snapshot of public opinion on current conditions in SeaTac and community priorities for the future. Poll responses will be used to inform policy updates throughout the Comprehensive Plan.
2. **Staff is briefing the Commission on the policy review and update process** to provide information on the multiple steps needed for Commissioners to provide comment on proposed changes to Comprehensive Plan elements.



# POTENTIAL COMMISSION ACTION

**ACTION REQUESTED: None.** This is an informational briefing.

## REVIEWS TO DATE:

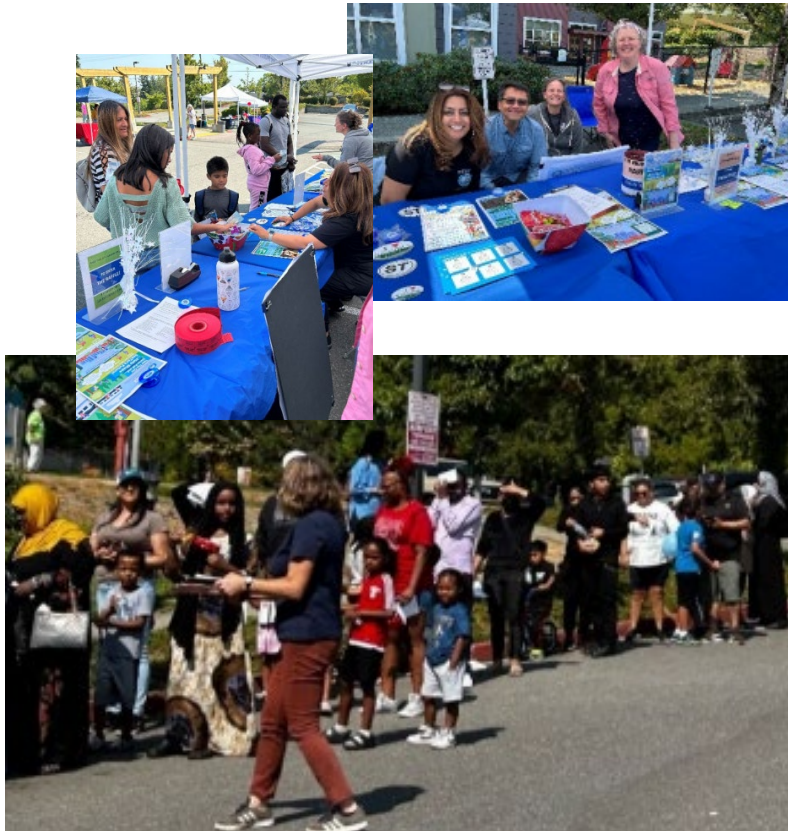
- **Envision SeaTac 2044-Major Comprehensive Plan Update Project:** 9/20/2022, 8/15/2023, 9/19/2023, 10/17/2023, 11/21/2023, 1/2/2024, 1/30/2024, 2/6/2024

# ENVISION SEATAC 2044 PROJECT: PHASES & TIMELINE

<b>Phase</b>	<b>Community Conversation Topics</b>	<b>Timeline</b>
<b>Phase 1</b>	<b>Community Vision and Priorities for SeaTac's Future</b> (Chapters in Focus: Introduction & Framework)	<b>Fall 2023</b>
<b>Phase 2</b>	<b>Where and How Will SeaTac Grow Over Next 20 Years: Urban Villages and Complete Communities</b> (Chapters in Focus: Land Use, <i>new</i> Urban Center, <i>new</i> Neighborhoods)	<b>Fall 2023/ Winter &amp; Spring 2024</b>
<b>Phase 3</b>	<b>Housing, Human Services, and Economic Development to Support SeaTac's Future</b> (Chapters in Focus: Housing & Economic Vitality)	<b>Winter/Spring 2024</b>
<b>Phase 4</b>	<b>SeaTac's Future Transportation and Parks &amp; Recreation Systems</b> (Chapters in Focus: Transportation & Parks, Recreation & Open Space)	<b>Spring 2024</b>
<b>Phase 5</b>	<b>Resilient Built and Natural Environments for SeaTac's Future</b> (Chapters in Focus: Utilities & Capital Facilities)	<b>Spring/Summer 2024</b>
<b>Phase 6</b>	<b>Draft and Final SeaTac 2044 Plan Reviews</b> (Includes state and Puget Sound Regional Council review processes)	<b>Summer/Fall 2024</b>

# PHASE 1: COMMUNITY ENGAGEMENT WRAP UP

## City Vision Poll Findings



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



What do you  
think the Future  
of SeaTac looks  
like?

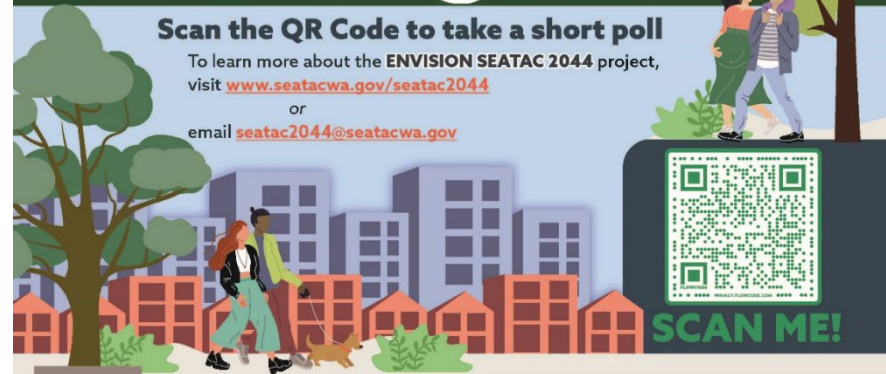
What does your  
neighborhood need  
over the next  
twenty years?

Scan the QR Code to take a short poll

To learn more about the ENVISION SEATAC 2044 project,  
visit [www.seatacwa.gov/seatac2044](http://www.seatacwa.gov/seatac2044)

or

email [seatac2044@seatacwa.gov](mailto:seatac2044@seatacwa.gov)



# CITY VISION POLL FINDINGS

## City Vision Poll Background

**Time Span:** August to November 2023

**Responses:** 251, 72% (180) online, 28% (71) in person

### Activities/Outreach:

- **Online:** Poll was on project website in English, Amharic, Somali, Spanish, and Vietnamese
  - Social media utilized to advertise the poll.
- **Displays/Physical Copies:** Display posters with QR codes to online poll and hard copies were available at the Community Center and City Hall
- **In-Person:** Project staff did in-person surveying at Back-to-School Fair, Tye Titans Day, Community Resources Fair, Community Meal Night, Great Pumpkin Night
  - Raffle of Safeway gift cards used as incentive for participants to take the poll



# Question 1 – What one or two words best describe the City of SeaTac today?

- 234 responses
- Main Topics:
  - Community
  - Diversity
  - Beautiful
  - Great
  - Airport
- Also:
  - Noisy
  - Dangerous
  - Busy
  - Unwalkable, no downtown



## Question 2 – What do you like about SeaTac?

- 235 responses
- Main Topics:
  - Convenient location
  - Community
  - Diversity

“I love working in a city that works to connect with its community.”

“Proximity to things (my work, highways to the city, light rail, airport, stores in Southcenter).”

“All the incredible people, backgrounds, stories, and experiences.”





# Question 3 – Is there anything you don't like about SeaTac?

- 225 responses
- Main Topics:
  - Crime
  - No downtown
  - Trash
  - Lack of walkability
  - Traffic and pollution (air and noise)

**“Areas feel unsafe.”**

**“There are no pleasantly walkable business districts.”**

**“I do not like the air traffic and pollution.”**



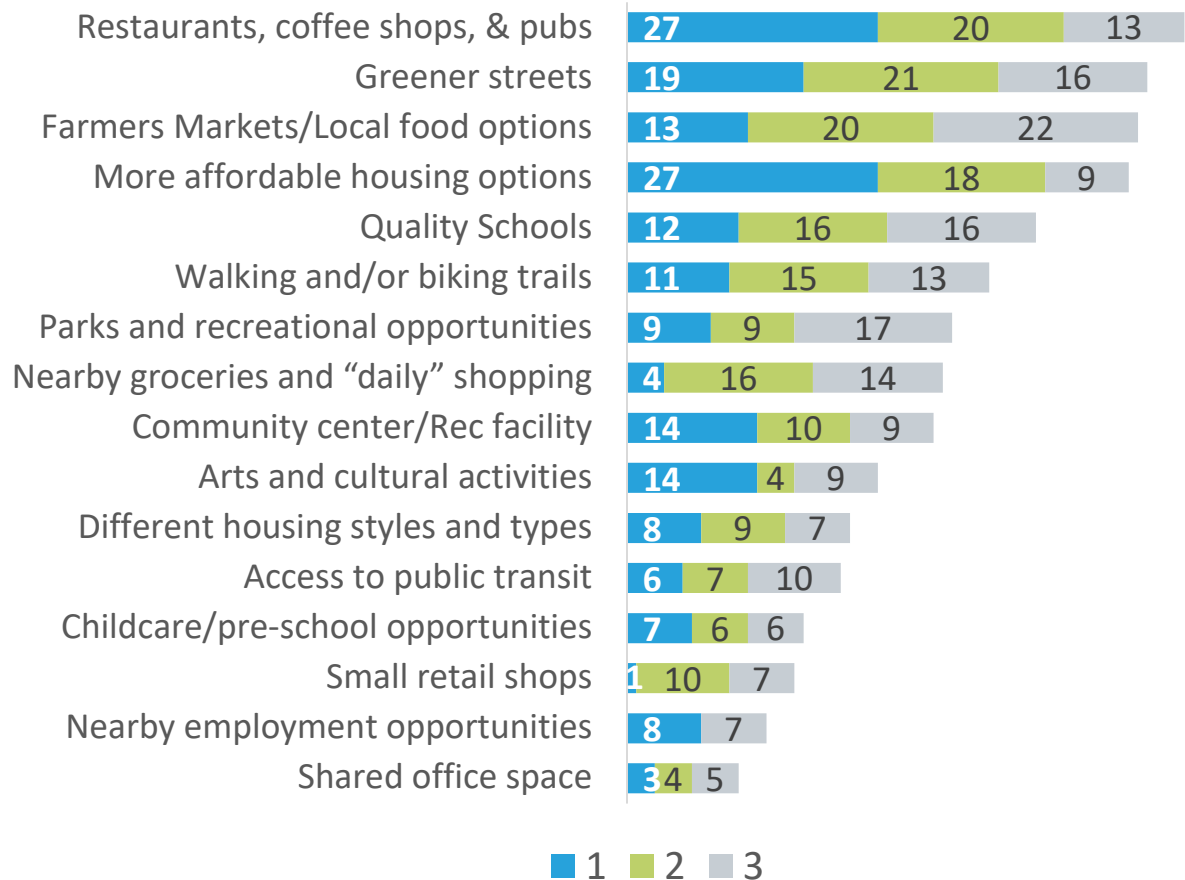
## Question 4 – What types of amenities, businesses, services, and public spaces would best contribute to the quality of your neighborhood? (or if you don't live in SeaTac, where you work or visit)?

- 241 responses



**Question 5 – From the list above, please choose up to three priorities you think the City should work on to improve your neighborhood (or where you work or visit) in the future.**

- 219 responses



## #4 & #5 Comparison: Top Ten Responses

	#4: Select all options that would contribute to your neighborhood <b>Top ten responses</b>	#5: Choose three priorities City should work on in your neighborhood <b>Top ten responses</b> <i>(by total responses per topic)</i>
1	<b>Farmers Markets/Local food options</b>	<b>Restaurants, coffee shops, &amp; pubs</b>
2	<b>Restaurants, coffee shops, &amp; pubs</b>	<b>Greener streets</b>
3	Walking and/or biking trails	<b>Farmers Markets/Local food options</b>
4	<b>Greener streets</b>	More affordable housing options <i>(11<sup>th</sup> choice in #4 options)</i>
5	Parks & recreational opportunities	Quality schools
6	Nearby groceries and daily shopping	Walking and/or biking trails
7	Quality schools	Parks & recreational opportunities
8	Community Center/Rec facility	Nearby groceries and daily shopping
9	Arts and Cultural activities	Community Center/Rec facility
10	<i>Small retail shops (not in #5 top ten)</i>	Arts and Cultural activities

# Question 6 – What forms of transportation do you want to use to get around the city in 2044? What keeps you from doing that now?

- 213 responses
- Main Topics:
  - Safer walking routes
  - Public transit
    - More direct routes
    - Increased frequency
    - Increased safety

“Lack of sidewalk and safe walking paths”

“Safety prevents our family from utilizing public transit”

“Buses need to run more frequently”



# Question 7 – What are you most concerned about when it comes to the environmental future of the city?

- 204 responses
- Main Topics:
  - Loss of greenery/tree coverage
  - Climate change adaptation
  - Recycling/waste management
  - Pollution

**“More greenery > Cement”**

**“Adapting to climate change, recycling/waste management/ green energy at home (affordable)”**

**“The airport and how it may contribute to our air, water, and soil qualities.”**





## Question 9 – What else would you like to tell the City about your vision for SeaTac’s future?

- 151 responses
- Main Topics:
  - Safety
  - Community building
  - Sustainable

**“I imagine robust public transit making getting around easy and safe”**

**“I see a SeaTac that is as healthy and sustainable as it is welcoming and connected.”**

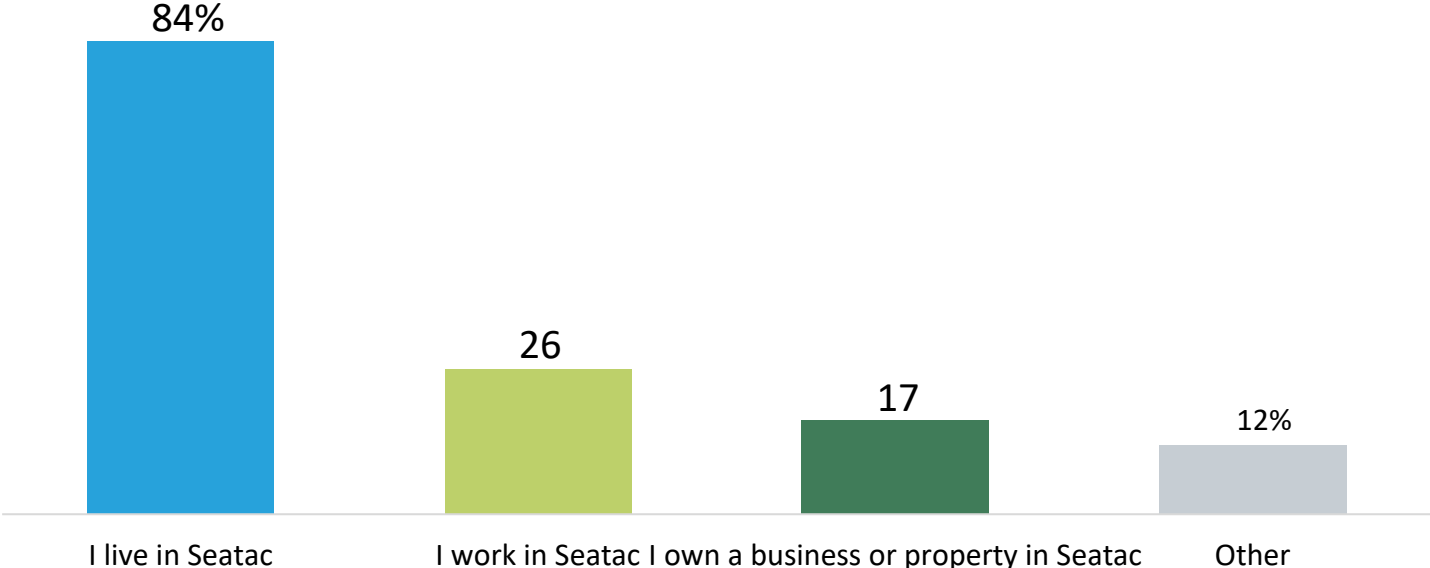
**“Opportunities for women, immigrants, and youth.”**





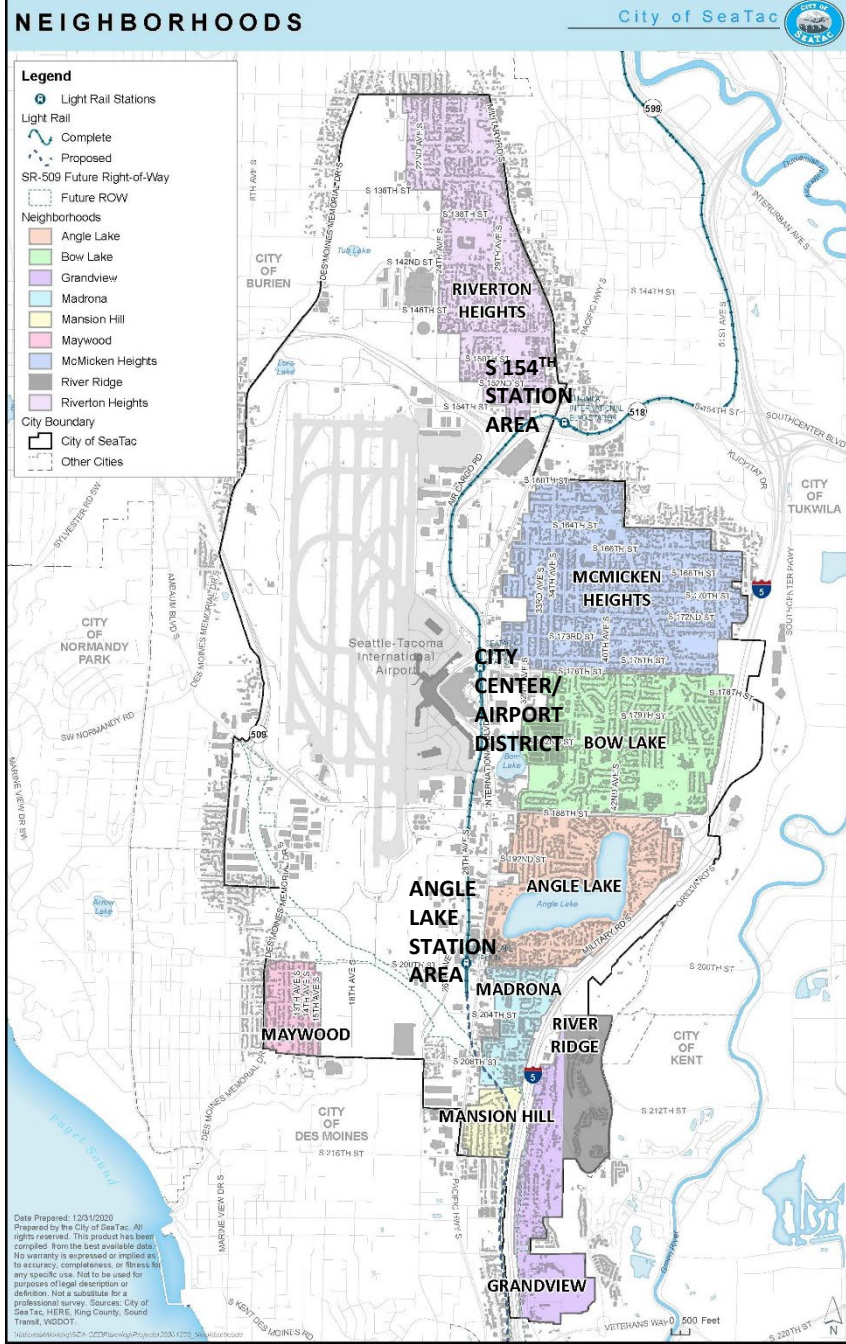
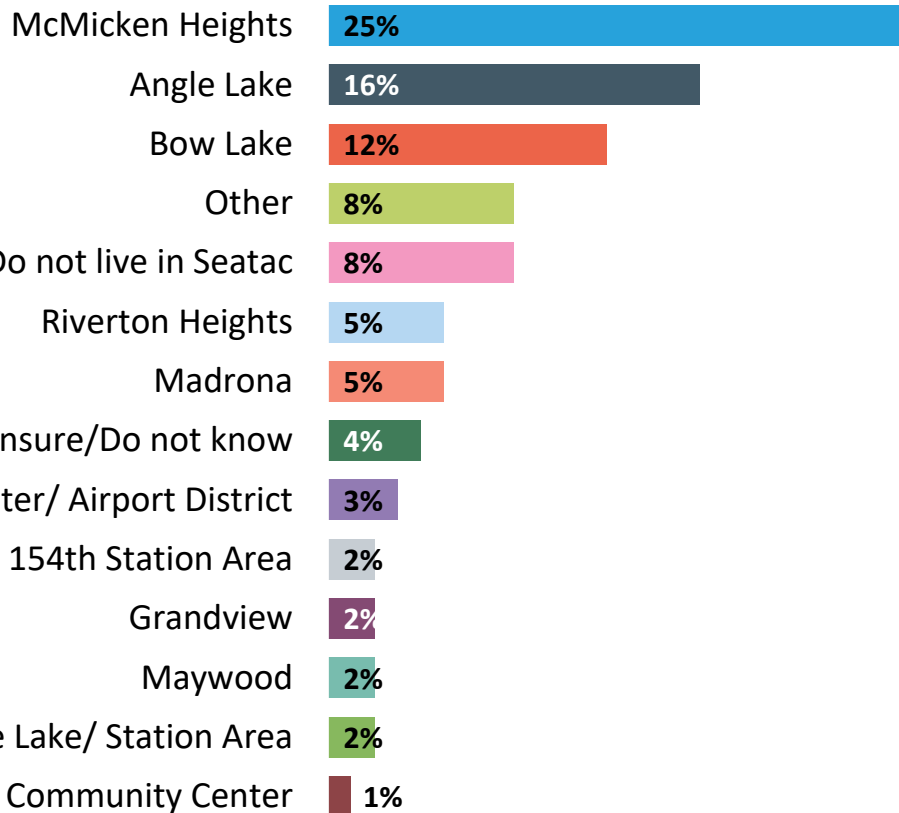
# Question 10 - What is your relation to the City? Check all that apply.

- 229 responses



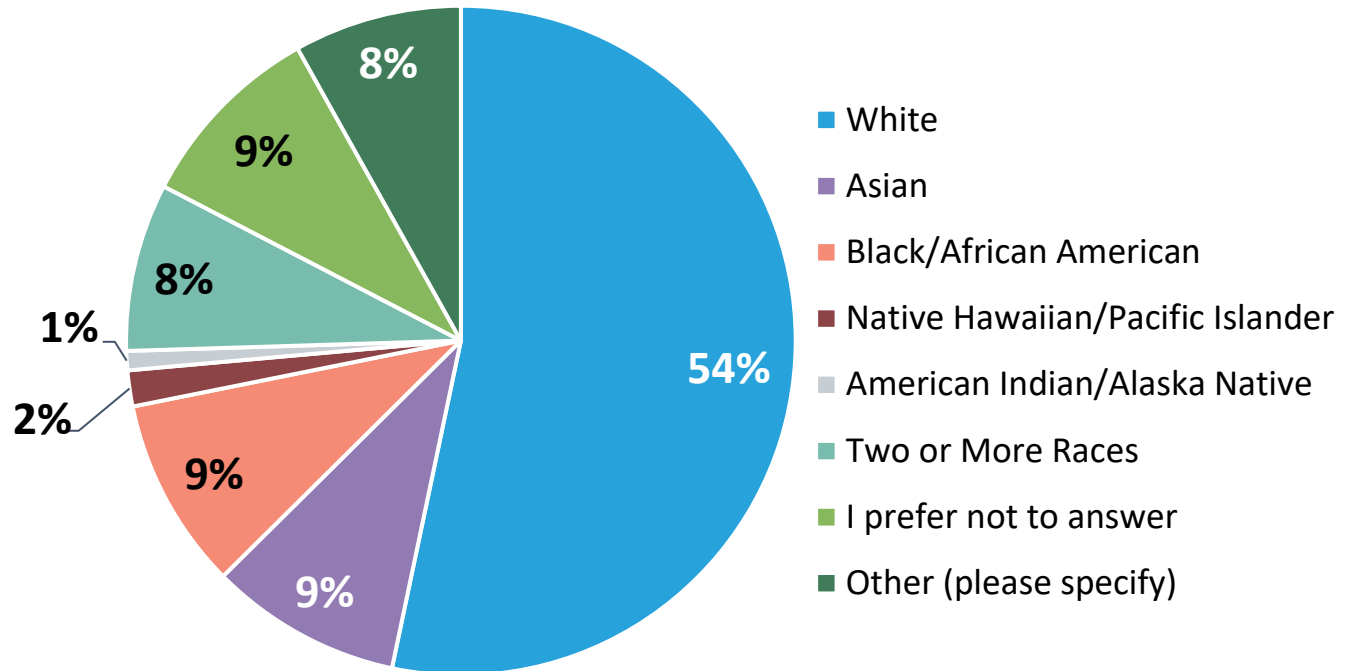
# Question 11 – If you live in SeaTac, what neighborhood do you live in?

- 216 responses



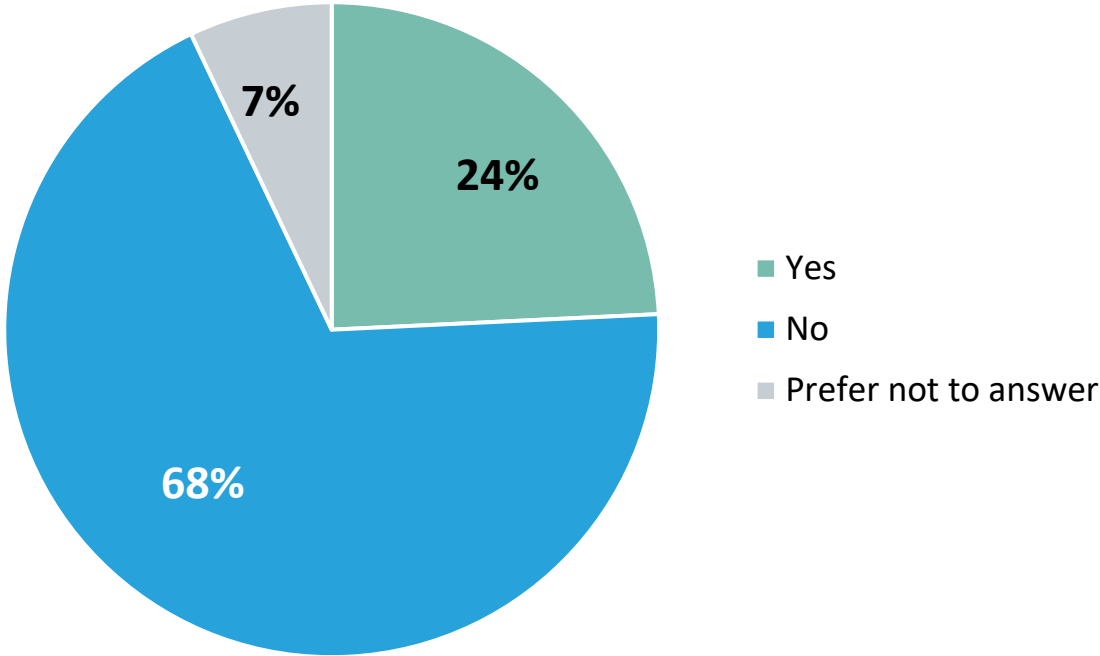
# Question 12 – What race best describes you?

- 213 responses



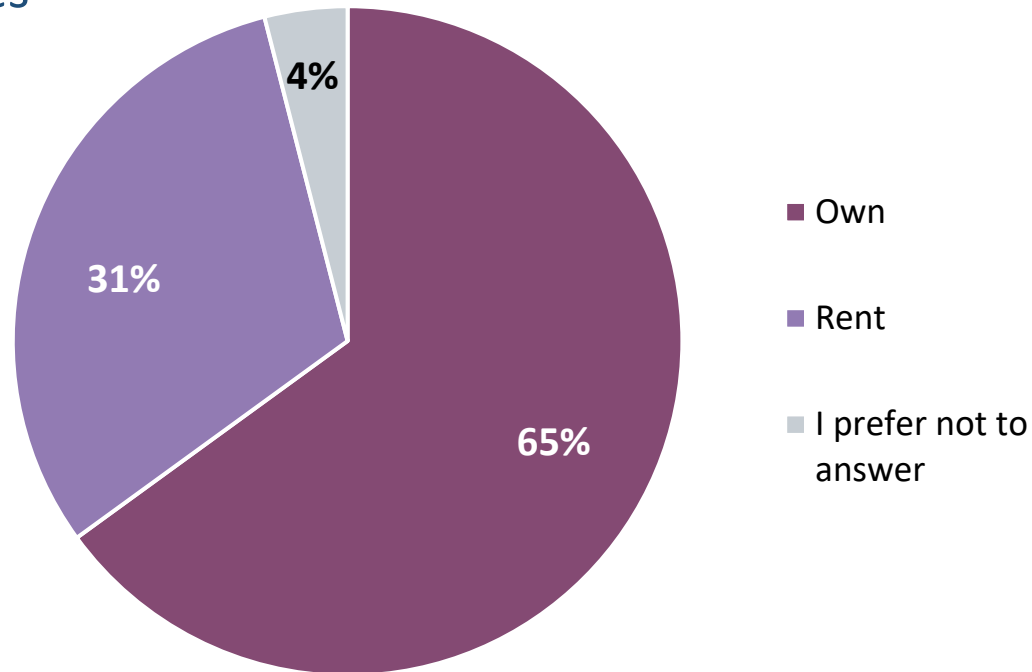
# Question 13 – Are you Hispanic, Latino, or Spanish origin?

- 227 responses



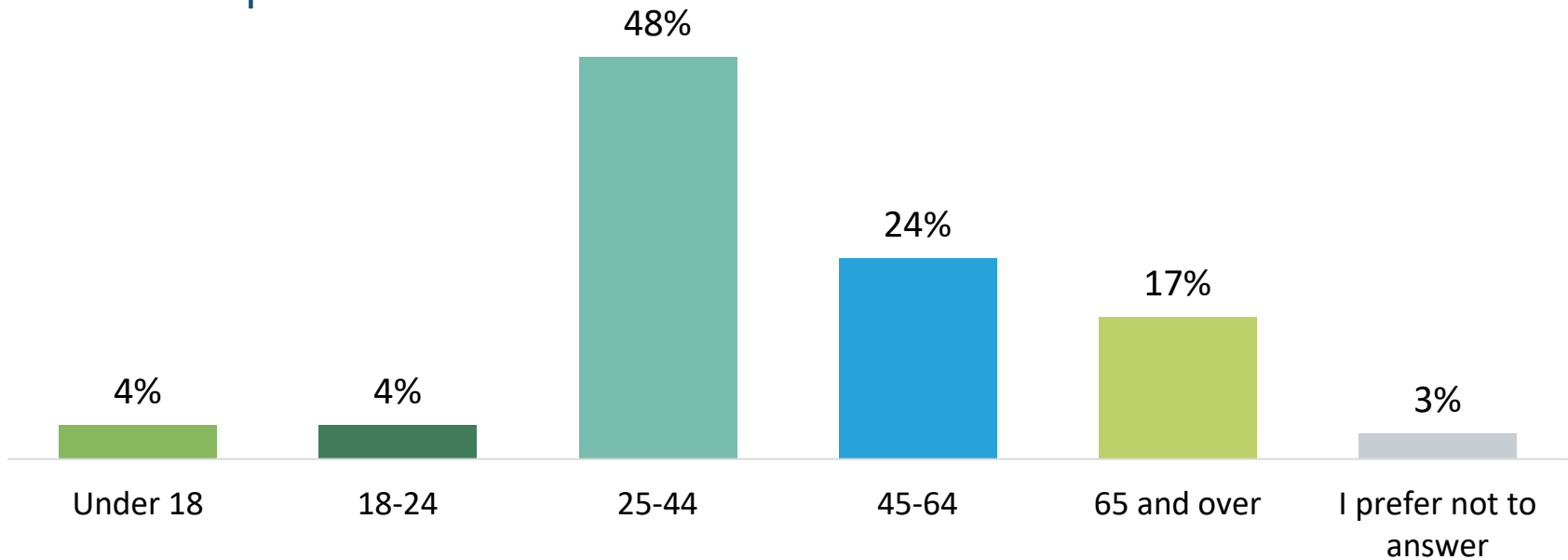
# Question 14 – Do you own or rent your home?

- 229 responses



# Question 15 – What is your age?

- 235 responses



# PUBLIC PARTICIPATION EQUITY ASSESSMENT

## CITY VISION POLL ACCESSIBILITY

- **Online in City's five most commonly used languages**
  - Advertised through City blog and social media
- **Poll display posters and hard copies available:**
  - Central SeaTac at City Hall,
  - North SeaTac at Community Center & Senior Center
- **In-person outreach activities**
  - Central SeaTac: 1
  - North SeaTac: 3
  - Tyee Titan's Day (Tyee HS temporary campus, Des Moines) : 1

## CITY VISION POLL PARTICIPANTS

- See data tables to right
- Blue highlighting shows where % of City Vision Poll participant demographic higher than SeaTac total population %

Race/Ethnicity	City Vision Poll	2020 Census (SeaTac Total)
White	54%	32%
Asian	9%	18%
Black/African American	9%	24%
Hispanic/Latino/Spanish	24%	22%
Native Hawaiian/Pacific Islander	2%	3%
Two or more races	8%	9%
I prefer not to answer	9%	
Other	8%	

Housing Tenure	City Vision Poll	Five-Year ACS* 2021 (SeaTac Total)
Renters	31%	51%
Owners	65%	49%
I prefer not to answer	4%	

Age	City Vision Poll	Five-Year ACS* 2021 (SeaTac Total)
Under 18	4%	22%
18-24	4%	8%
25-44	48%	32%
45-64	24%	25%
65 and over	17%	13.4%
I prefer not to answer	3%	

\*Five-year estimates from Census Bureau's American Community Survey (ACS)

Note: This slide revised after 3/19 Planning Commission Meeting

# CITY VISION POLL NEXT STEPS: INTEGRATE FINDINGS INTO POLICY DEVELOPMENT PROCESS

Comprehensive Plan Elements ("Elements" = chapters)	Poll responses will inform updates to:	Poll input to integrate into policy updates:
Introduction & Framework Policies	✓ Citywide vision statement	<input type="checkbox"/> <b>Types of amenities, businesses, services, and public spaces</b> would best contribute to the quality of your neighborhood  <input type="checkbox"/> <b>Priorities the City should work on</b> to improve your neighborhood  <input type="checkbox"/> <b>Forms of transportation</b> for future  <input type="checkbox"/> <b>Environmental future</b> of the city  <input type="checkbox"/> <b>Likes, dislikes &amp; vision for SeaTac's future</b>
Land Use	✓ Chapter vision statement & policy updates	
<i>New Chapter:</i> Urban Center	Same as above	
<i>New Chapter:</i> Neighborhoods	Same as above	
Housing & Human Services	Same as above	
Economic Vitality	Same as above	
Transportation	Same as above	
Parks, Recreation & Open Space	Same as above	
Environment	Same as above	
Utilities & Capital Facilities	Same as above	



# CITY VISION POLL NEXT STEPS: INTEGRATE FINDINGS INTO POLICY DEVELOPMENT PROCESS

## EXAMPLE: INTEGRATING FINDINGS INTO VISION STATEMENT UPDATE

### Comprehensive Plan's Current Vision Statement (2015):

The City hereby pledges its commitment to achieve the following vision for the future of the SeaTac community.

*The City of SeaTac is envisioned to be economically strong, environmentally sensitive, visually pleasing, and people-oriented with a socially diverse but cohesive population and employment mix. These attributes create a positive identity and image for the community and contribute to a city of the future that works.*

*The essence of a growing, prosperous, and vibrant City of SeaTac is found not in its built or natural environment alone but in the collective spirit of those who live and who work within the SeaTac community.*

*The built aspects of this community—its residential and commercial structures, transportation network, park and recreation facilities, utility systems and other public and private facilities, as well as the natural environmental setting—are not considered as ends in themselves, but as means for enhancing the quality of life and enriching the human spirit.*

### Vision Statement Update Process

- Review current vision statement
- Propose refinements based on key priorities from City Vision Poll
- Consider input from ongoing technical work and community input

# PHASE 2 CONTINUED WORK: WHERE & HOW WILL SEATAC GROW- NEXT STEPS FOR POLICY UPDATE PROCESS

## MULTI-STEP REVIEW & CONFIRMATION PROCESS FOR COMMISSIONERS

- **Review current Comprehensive Plan Element and related background report**
- **Understand key proposed changes to goals and policies**
  - Utilize “Policy Review Matrix” to understand sources of proposed changes (matrix includes columns that identify state or regional planning requirements, other)
  - Background report updates may not align with policy review schedule

Existing Goal/Policy	Key City Themes (EV, AC, etc.)	Equity Assessment	Complies with State, Regional, County Requirements	Notes	Proposed Goal / Policy #	Proposed Goal/Policy	Question - highlighted yellow Notes - additional policy context or implementation strategy	Comments
AO = Access to Opportunity; UV = Urban Villages; CC = Complete Communities; MT = Multi-Modal Transportation; HA = Housing for All; EV = Economic Vitality; RE = Resilient Environment								

- **Provide comment on changes and discuss with other Commissioners and project staff.**
- **Confirm proposed changes for public review.**

# PHASE 2 CONTINUED WORK: NEXT STEPS FOR POLICY UPDATE PROCESS

## PROPOSED CHANGES IDENTIFIED IN ADVANCE OF PROJECT

### Reviewed by City Council

- Changes that advance goals related to key project themes

### 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



# PHASE 2 CONTINUED WORK: NEXT STEPS FOR POLICY UPDATE PROCESS

## PROPOSED CHANGES IDENTIFIED IN ADVANCE OF PROJECT (cont.)

### ■ Key Updates to Consider for All Elements

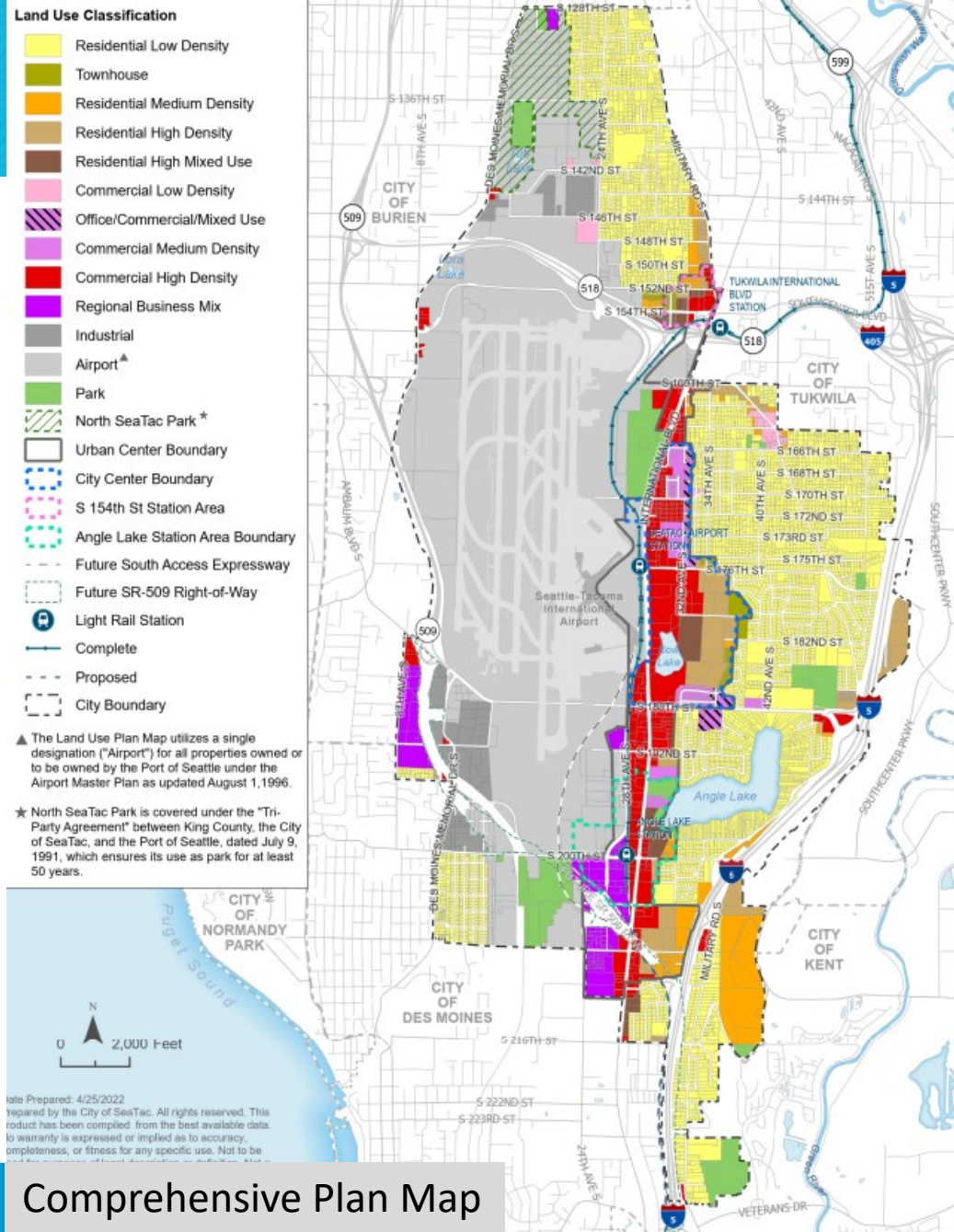
- **Integrate New Information:** Integrate community input, new data, and City priorities, including those identified in recent studies and plans such as the Housing Action Plan.
- **Refine Key Growth & Development Policies:** Clarify and strengthen City's foundational growth policies, specifically, the Urban Center/urban village strategy, complete communities goals, and others.
- **Enhance Community Identity:** Address community identity through strategies that contribute to a sense of place and enhance community wellbeing.
- **Integrate Social Equity Principles:** Ensure social equity is addressed throughout the Comprehensive Plan in line with local and regional goals
- **Ensure Regional Alignment:** Demonstrate compliance with state and regional requirements, including those related to access to opportunity, equity, addressing historically underserved communities, climate change, affordable housing, and others as established in state legislation (including HB1220), PSRC Vision 2050, and the King County Countywide Planning Policies.
- **Include Actionable Implementation Strategies:** Ensure strategies provide clear guidance to the community and City regarding regulations, infrastructure, services, and other actions needed to implement the Comprehensive Plan
- **Clarify and Streamline Comprehensive Plan:** Ensure each chapter addresses how it supports the City's growth vision and complies with the state/regional planning framework, other.

# PHASE 2 CONTINUED WORK: NEXT STEPS FOR POLICY UPDATE PROCESS

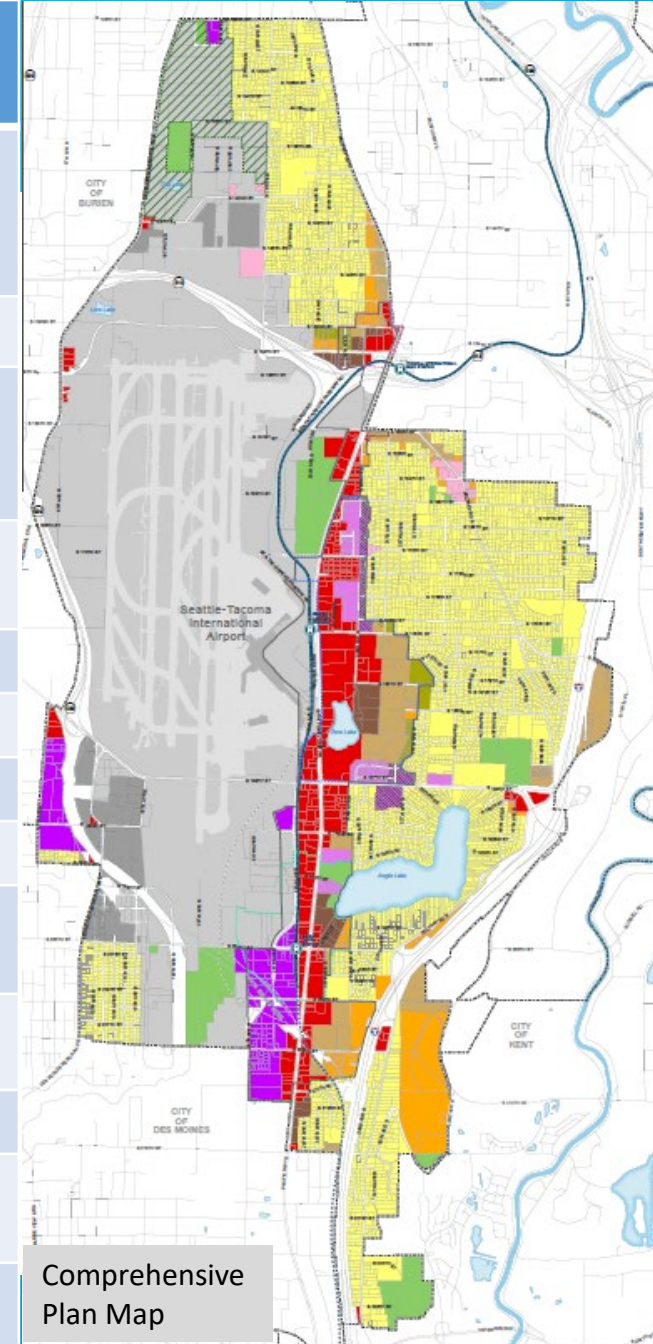
## EXAMPLE: STREAMLINING LAND USE DESIGNATIONS & ZONES

### Why?

- **Some land use designations and zones are very similar and have redundant/overlapping characteristics that could be “unified” to clarify their purposes and make the code easier to understand and use**
- **Recent legislation from 2020 (HB 1220) and the new “middle housing” legislation (HB 1110) require changes to regulations that could be addressed by consolidating some zones**



LAND USE DESIGNATION	IMPLEMENTING ZONE
Residential Low Density	Urban Low-15,000 Urban Low-9,600 Urban Low-7,200 <i>Evaluating: Combine into one zone</i>
<b>Townhouse</b>	Townhouse <i>Evaluating: Combine with UM zones below</i>
<b>Residential Medium Density</b>	Urban Medium-3,600 Urban Medium-2,400 Mobile Home Park <i>Evaluating: Combine into one zone</i>
Residential High Density	Urban High-1,800 Urban High-900 <i>Evaluating: Combine into one zone</i>
Residential High-Mixed Use	Urban High-Urban Center Residential
Commercial Low	Neighborhood Business
<b>Office/Commercial/Mixed Use</b>	<b>Office/Commercial/Mixed Use</b> <i>Evaluating: Combine into one designation &amp; zone</i>
<b>Commercial Medium</b>	<b>Office/Commercial</b> <i>Evaluating: Combine into one designation &amp; zone</i>
Commercial High	Community Business Community Business in Urban Center
Regional Business Mix	Regional Business Mix
Industrial	Industrial
Airport	Aviation Commercial Aviation Operations
Park	Park



Comprehensive Plan Map

# ENVISION SEATAC 2044 PROJECT NEXT STEPS

## PROPOSED

### **April: Review Land Use, Urban Center & Neighborhoods Elements**

- 4/16: Focus will be on Land Use and Urban Center chapters
- *Proposed:* 4/30 Special Meeting

### **May: Complete Land Use/Urban Center/Neighborhoods Elements and Start Housing & Human Services Element Review**

- Specific review dates TBD

### **Spring/Summer 2024: Complete Housing & Human Services Element Review and Proceed with Other Elements**

- Meeting schedule TBD



# POTENTIAL COMMISSION ACTION

**ACTION REQUESTED: None.** This is an informational briefing.

## REVIEWS TO DATE:

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