Envision SeaTac 2044
Work Session

Status Updates
- **Planning Our City Together Projects**

Envision Phase 2:
Where & How Will SeaTac Grow
- **Review Land Use Element proposed changes - First Draft**

Planning Commission Meeting
April 16, 2024

PURPOSE OF WORK SESSION

- **Planning Our Cities Together Projects:** Status update.

- **Phase 2 Continued Work:** Land Use Element first draft review.

WHY ARE THESE ISSUES IMPORTANT?

1. The Planning Commission is the main community advisory group providing guidance to the Planning Our Cities Together projects, and also has statutory responsibilities to review proposals to the Comprehensive Plan and its implementing regulations.

POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None. Work session is informational briefing and work session.

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, 3/19/2024

PLANNING OUR CITY TOGETHER PROJECTS: STATUS UPDATE

2022	2023	2024

Citywide Parking Code Study

- Parking Survey to close Fri (4/1), then project staff will do targeted outreach to Uber/Lyft drivers
- Project report will identify potential changes to code requirements for 1) "Right size parking" requirements for new development within Urban Center, and 2) Conditions outside Urban Center where off-street parking should be required

City Center Subarea Plan

- Final draft City Center Market Study completed and community planning meetings with Windsor Heights Apartments and Bow Lake Estates manufactured home park completed
- Project staff working with Economic Development staff on placemaking strategies in City Center based on TDDP tasks

Envision SeaTac 2044

- 4/16 PC: Review of first draft of Land Use Element and updated growth strategy proposals
- 4/30 PC: Review new Urban Center & Neighborhoods elements
- Preparing community engagement process

- Comp Plan Docket Process

- Project staff undertaking technical work to process and analyze City-initiated rezones of currently "underzoned parcels" (citywide), Port-owned property rezones, and private proposal from Jordan Family to add "UH-450" zone

TMP Update Project

- Travel demand model is completed and analyzing potential transportation system impacts of growth scenarios confirmed by Planning Commission in January and February
- TMP and Envision project staff are coordinating on developing policies and upcoming community engagement

ENVISION SEATAC 2044 PROJECT: PHASES & TIMELINE

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

REMINDERS:

Land Use Element Purpose

- Guides type, distribution, and location of land uses to direct SeaTac's physical development

- Provides policy context for City development regulations, administrative processes, and capital improvements

- Demonstrates compliance with state GMA and regional growth requirements

- Includes guidance for most other chapters in Comprehensive Plan

Overview of Updates to Land Use Element Identified to Date

- Updates to goals and policies should support:
  - Key project themes, City initiatives since 2015 major update, new data and information
  - State and regional growth management requirements
  - Community input to date: City Vision Poll findings, City Center community planning meetings, other recent project engagement processes
  - Growth scenario options confirmed with Planning Commission and reviewed by PED Committee

LAND USE ELEMENT REVIEW – FIRST DRAFT

PLANNING COMMISSION REVIEW PROCESS

- *TODAY*: **4/16 Planning Commission Meeting**
    - **Staff will introduce key proposed changes to Land Use goals and policies**
    - **Policy Review Matrix** will be utilized to understand sources of proposed changes (matrix includes columns that identify key project themes, state or regional planning requirements, other)

- **4/16 – 4/29 "Homework" Before Next Meeting**
    - **Opportunity for Commissioners to review and comment on proposed changes**
    - Staff will email Commissioners a "Word" version of the Matrix so any comments can be directly typed into "Comments" column
    - Please *send your comments back directly to staff and do not copy other Commissioners*

- **4/30 Planning Commission Meeting**
    - Commissioners will be asked to highlight any key comments they have on proposed updates

- **Planning Commission Review of Second Draft of Land Use Element**
    - Staff will present second draft of Land Use Element changes with proposed updates to Land Use designations and Comprehensive Plan map in Spring/Summer after Commission reviews of new Urban Center and Neighborhoods elements and proposed changes to Housing & Human Services Element

OVERVIEW: LAND USE ELEMENT REVIEW MATRIX

(Will be provided to Commissioners for commenting process)

Existing Goal / Policy #	Land Use Element Draft 1 Existing and Proposed Goal/Policy	Key City Themes (1)	Equity Assessment Status	Complies with State, Regional, County (2)	Notes	Proposed Goal / Policy #	Comments
	(1) AO = Access to Opportunity; UV = Urban Villages; CN = Complete Neighborhoods; MT = Multi-Modal Transportation; HA = Housing for All; EV = Economic Vitality; RE = Resilient Environment						
	(2) MPP = PSRC's Multi-County Planning Policies | CPP = King County's Countywide Planning Policies						
Growth Strategy ~~Growth Management~~							
Centers, Urban Villages, and Complete Neighborhoods							
Goal 2.1	Focus growth ~~to achieve a balanced mix and arrangement of land uses~~ in centers, urban villages, and smaller scale mixed use areas, and create complete neighborhoods that support community health and equity, economic vitality, ~~community health and equity,~~ and transit access citywide.	AO CN MT EV	Goal/policies approaching completion (Implementation steps & community engagement not yet completed)	MPP and CPP citations pending.	Language edited to further support key themes.	Goal 1	
New Policy	Align with the Puget Sound Regional Council's Vision 2050 Regional Growth Strategy and King County Countywide Planning Policies by providing buildable land capacity for the 20-year housing and employment allocations.	---	See above	Citations pending	Language added to clearly align with MPPs and CPPs.	1A	
New Policy	Plan to accommodate at least 5,900 additional housing units and 14,810 additional jobs in SeaTac between 2019 and 2044, in line with the King County Countywide Planning Policies' adopted growth targets. **2019 Housing and Job Estimates and 2044 Adopted Growth Targets**<table><tr><td></td><td>2019</td><td>2044</td><td>Growth Target</td></tr><tr><td>Housing</td><td>10,855</td><td>16,755</td><td>+5,900</td></tr><tr><td>Jobs</td><td>36,523</td><td>51,333</td><td>+14,810</td></tr></table>	---	See above	Citations pending	Language added to clearly address growth targets in policy.	?	.

REVIEW MATRIX OVERVIEW

What are racial equity impact assessments?

- Assessments that integrate explicit consideration of racial equity in decisions, including policies, practices, programs, and budgets.
- Can be used to develop strategies and actions that reduce racial inequities and improve success for all groups.

PSRC RACIAL EQUITY IMPACT ASSESSMENT CHECKLIST
- SeaTac's Planning Our City Together Projects will utilize this framework as a starting point in plan and policy development activities.

As part of policy update process:

1) **Identify comprehensive plan proposals to assess**
2) **Gather and analyze information and data**
3) **Engage communities:** Understand potential impacts of proposals
4) **Identify strategies for advancing racial equity**: Look for potential unintended consequences, identify strategies to reduce disparate impacts
5) **Ensure accountability and communicate**
6) **Evaluate outcomes and next steps**

NOTES ON FIRST DRAFT CHANGES

- **First draft:**
    - Includes significant updates to SeaTac's growth strategies based on key City priorities and recent work on growth scenarios
    - Likely includes some redundant or extraneous language that project staff will refine and streamline for future drafts
    - Does not include proposed updates to land use designations or Comprehensive Plan map – these policies are under development and will be provided in second draft after:
        - Commissioner's comments on first draft discussed
        - Economic and transportation analyses completed
        - Preliminary community engagement undertaken

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Centers, Urban Villages, and Complete Neighborhoods					
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New Policy	Align with the Puget Sound Regional Council's Vision 2050 Regional Growth Strategy and King County Countywide Planning Policies by providing buildable land capacity for the 20-year housing and employment allocations.	---	See above	Citations pending	Language added to clearly align with MPPs and CPPs.
New Policy	Plan to accommodate at least 5,900 additional housing units and 14,810 additional jobs in SeaTac between 2019 and 2044, in line with the King County Countywide Planning Policies' adopted growth targets.	---	See above	Citations pending	Language added to clearly address growth targets in policy.

2019 Housing and Job Estimates and 2044 Adopted Growth Targets			
	2019	2044	Growth Target
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Jobs	36,523	51,333	+14,810

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Policy 2.1A	Focus most of SeaTac's growth within the designated Urban Center, with the majority of new commercial and residential growth located within walkable, equitable, transit-oriented, complete urban villages adjacent to the three light rail stations that serve the city. ~~Implement the City Center, South 154th Street Station Area, and Angle Lake District 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.~~	AO UV CN HA EV	See above	MPP-DP-21 MPP-DP-22 CPP-DP-31 CPP-DP-32 CPP-DP-33 CPP-DP-37 CPP-DP-38	Language edited to update location references and intent.
New Policy	Allow growth outside of the Urban Center and citywide in neighborhood centers, industrial centers, and other areas as appropriate to promote equitable access to housing, jobs, and services.	AO CN HA EV	See above	Citations pending	Language added to provide guidance on growth in Neighborhood Villages.
New Policy	Ensure future growth is supported by public infrastructure and community services that reduce disparities in access to opportunity and contribute to the creation of healthy, equitable, connected, and complete neighborhoods.	AO CN	See above	MPP-DP-2	Language added to provide guidance on intent of planned growth.
New Policy	Expand employment opportunities and promote equitable access to jobs and economic well-being of current and future residents	AO EV	See above	MPP-Ec-8 MPP-Ec-13	Language added to comply with MPP requirements.
New Policy	Evaluate the potential for physical, economic, and cultural residential and commercial displacement and use a range of strategies to mitigate displacement impacts.	AO EV	See above	MPP-DP-23 MPP-Ec-12 CPP-DP-39	Language added to comply with MPP requirement.
New Policy	Coordinate with other jurisdictions, agencies, and tribes to promote a healthy environment, thriving community, and opportunities for all.		See above	MPP-DP-13 MPP-DP-14	Language added to comply with MPP requirements and address interjurisdictional coordination.

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Growth Framework and Place Typologies					
New Policy	Implement a citywide growth framework using place typologies to identify where and how SeaTac will accommodate future growth while increasing equitable access to opportunity.	AO UV CN MT HA EV RE	See above	Citations pending	Language added to clarify updated growth framework and place typologies.
Urban Center Typology					
New Policy	Implement the Urban Center growth typology through new development and redevelopment within the designated Urban Center and Urban Villages that increases access to opportunity within SeaTac's central business and residential neighborhoods while ensuring alignment with Puget Sound Regional Council and King County goals for regional growth centers.	AO UV CN EV	See above	Citations pending	Language added to provide description of Urban Center typology.
New Policy - Under Development	SeaTac's Urban Center is a regionally designated growth center, centered around the city's central business and residential districts, is a major focal point for compact, walkable higher density population and employment growth that is served by efficient multi-modal transportation and nearby infrastructure and services.	AO UV CN EV	See above	Citations pending	Language added to provide clear description of Urban Center.
New Policy - Under Development	Urban Villages are City designated subareas, located within the Urban Center, and have both regional and local roles in providing equitable access to transit-oriented housing, jobs, and complete neighborhood infrastructure and services to those within and outside the community.	AO UV CN EV	See above	Citations pending	Language added to provide clear description of Urban Villages.

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Neighborhood Center Typology					
New policies	Implement the Neighborhood Center growth typology through the creation of Neighborhood Villages and Corner Stores that support complete neighborhood goals for walkable, one-half mile access to diverse, affordable housing types, resident-oriented goods and services, and recreation opportunities clustered within community hubs throughout the city.	AO CN EV	See above	Citations pending	Language added to provide description of Neighborhood Center typology.
New Policy - *Under Development*	*Neighborhood Villages are City designated, located outside of the Urban Center, primarily provide access to everyday needs to local community members, and include a range of moderately scaled housing options that are compatible with adjacent Neighborhood Residential areas.*	AO CN EV	*See above*		*Language added to provide clear description of Neighborhood Villages.*
New Policy - *Under Development*	*Corner Stores are City designated, located outside of the Urban Center, provide a smaller scale of housing and commercial options than Neighborhood Villages, and provide convenient services for residents.*	AO CN EV	*See above*		*Language added to provide clear description of Corner Stores.*
Neighborhood Residential Typology					
New Policy	Implement a Neighborhood Residential growth typology for places outside the centers and neighborhood villages to accommodate primarily residential development that include some opportunities for mixed use and commercial development at appropriate locations and scales.	AO HA	See above	Citations pending	Language added to provide description of Neighborhood Residential typology.
New Policy - *Under Development*	*Neighborhood Residential areas are located outside of the Urban Center and consist of primarily residential uses located within areas with residential low, residential medium and residential high land use designations, they allow some non-residential uses.*	AO HA	*See above*		*Language added to provide clear description of residential neighborhoods.*

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Industrial Center Typology					
New Policy	Implement the Industrial Center growth typology by providing diversified light industrial employment and economic opportunities within Flex Warehouse/Industrial Areas at appropriate locations across the city.	AO EV	See above	Citations pending	Language added to provide guidance on growth industrial centers.
New Policy - Under Development	Flex Warehouse/Industrial Areas are locations of concentrated industrial and heavy commercial uses in areas with Industrial, Regional Business Mix, and Airport land use designations.	AO EV	See above		Language added to provide clear description of Warehouse/Industrial Centers.

PROPOSED GROWTH STRATEGY

GROWTH FRAMEWORK & PLACE TYPOLOGIES:

CENTERS, VILLAGES, NEIGHBORHOOD RESIDENTIAL AREAS

Why created?

- To clearly identify where and how SeaTac will accommodate growth, and the general characteristics of those areas *(i.e., role in serving regional or local housing/service/recreation/other needs).*

- To help implement proposed growth strategy including:
    - *Growth Scenario Option 2: Advance Envision Goals/Maximize Existing Centers*
    - *Growth Scenario Option 3: Optimize Envision Goals/Maximize Existing Centers & Add Other New Opportunities*

Proposed Place Typologies

Urban Center
- Urban Center
- Urban Village

Neighborhood/ Neighborhood Center
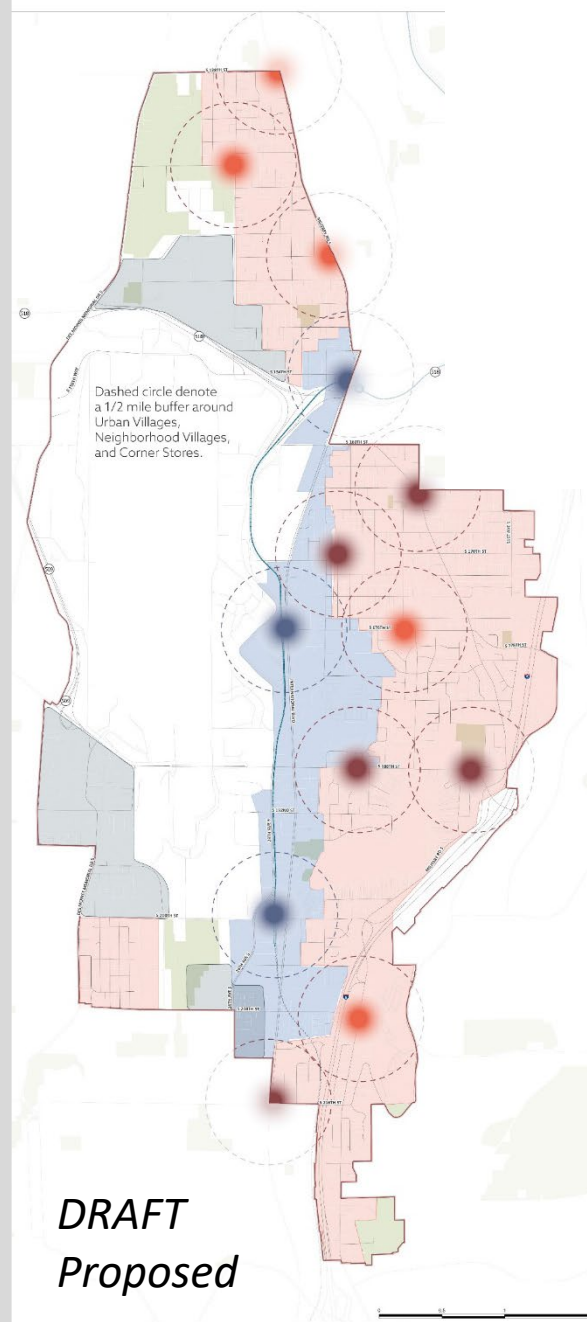- Neighborhood Village
- Corner Store
- Neighborhood Residential

Industrial Center
- Flex Warehouse/ Industrial

Dashed circle denote a 1/2 mile buffer around Urban Villages, Neighborhood Villages, and Corner Stores.

DRAFT Proposed

Comprehensive Plan Map

Land Use Classification

- Residential Low Density
- Townhouse
- Residential Medium Density
- Residential High Density
- Residential High Mixed Use
- Commercial Low Density
- Office/Commercial/Mixed Use
- Commercial Medium Density
- Commercial High Density
- Regional Business Mix
- Industrial
- Airport ▲
- Park
- North SeaTac Park *
- Urban Center Boundary
- City Center Boundary
- S 154th St Station Area
- Angle Lake Station Area Boundary
- Future South Access Expressway
- Future SR-509 Right-of-Way
- Light Rail Station
- Complete
- Proposed
- City Boundary
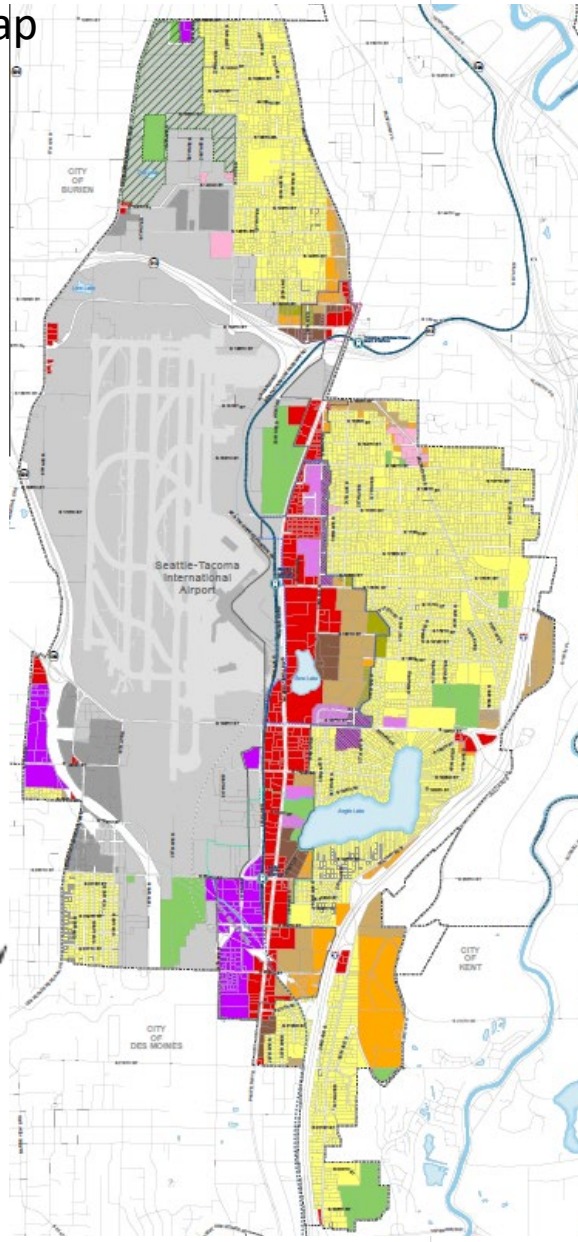
DRAFT
Proposed

Draft Place Typologies

Urban Center
- Urban Center
- Urban Village

Neighborhood/Neighborhood Center
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- Corner Store
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Industrial Center
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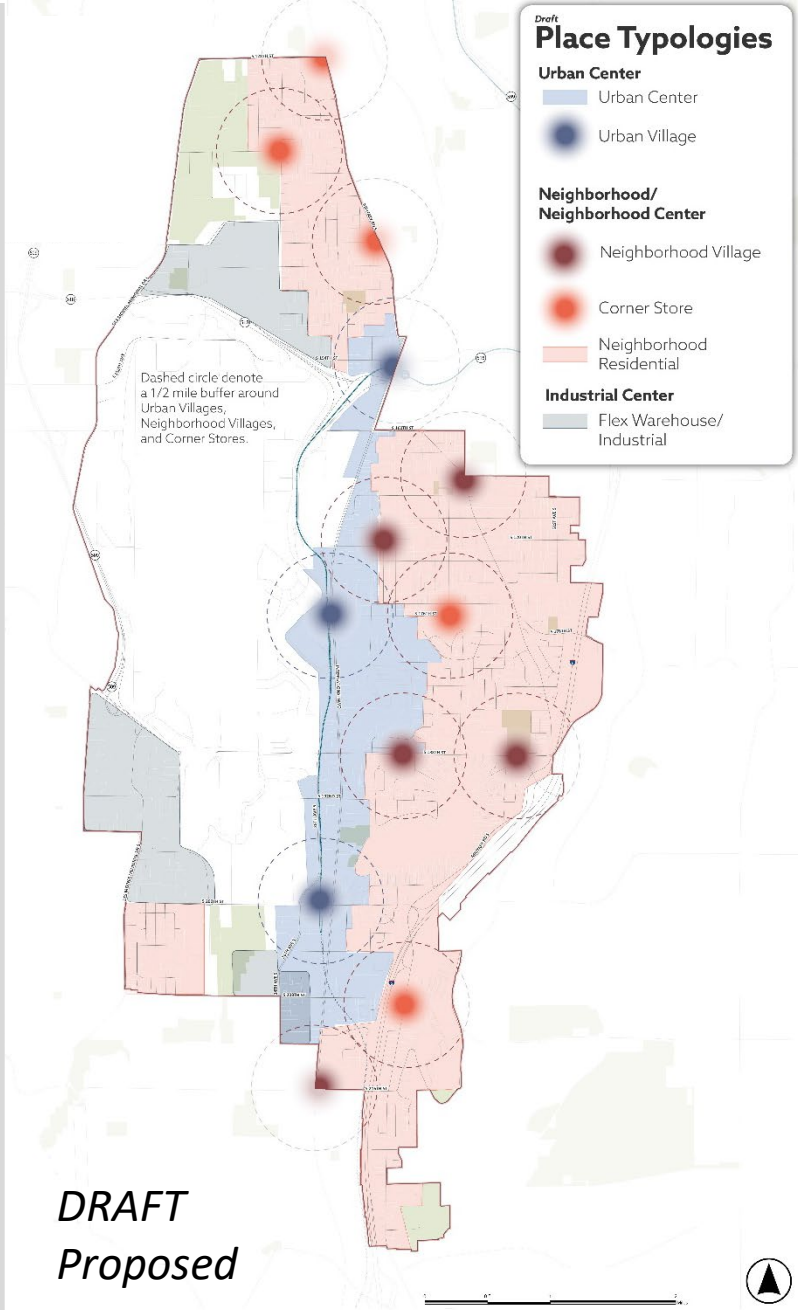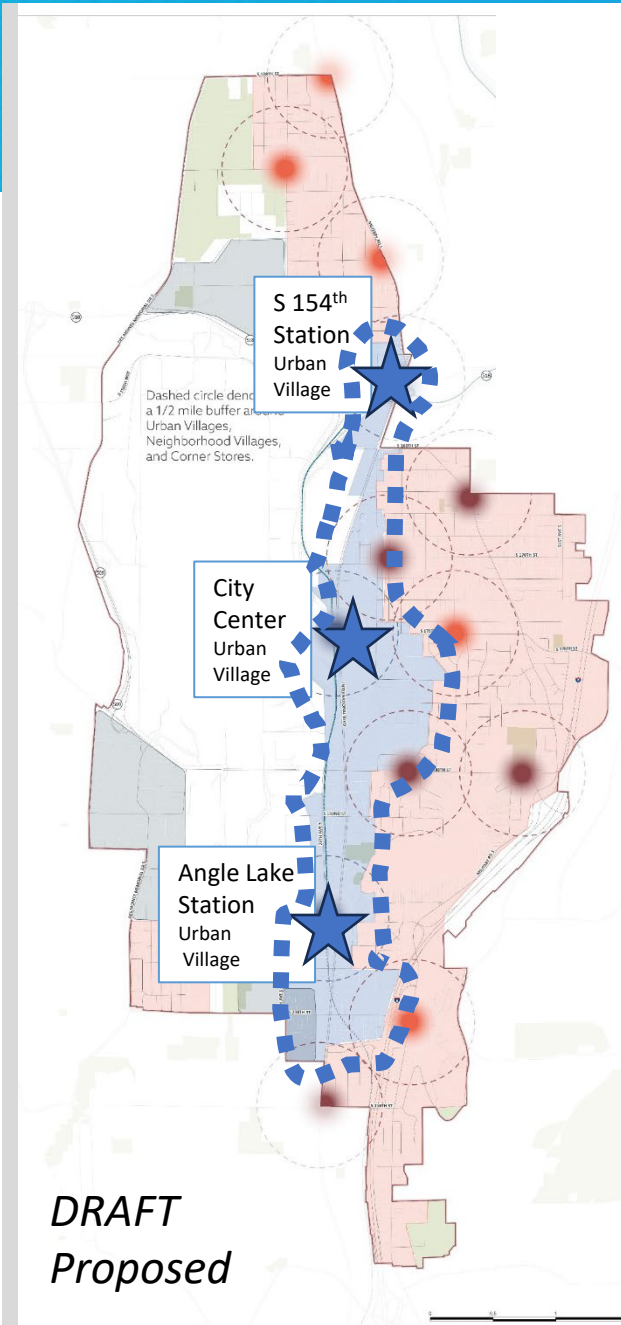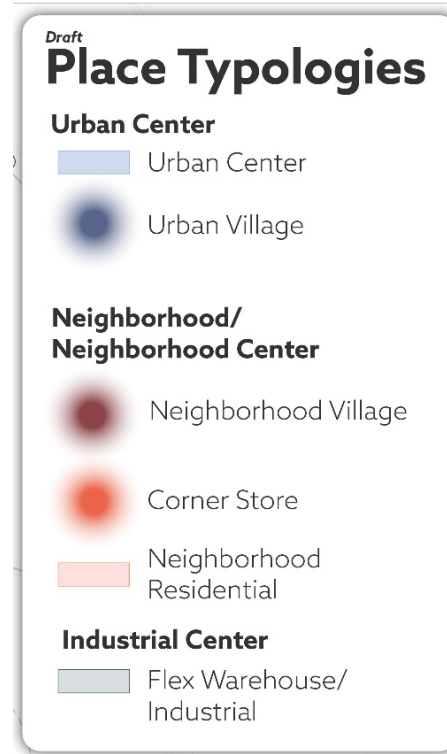
URBAN CENTER TYPOLOGY

- Identifies the roles of SeaTac's designated Urban Center and Urban Villages in accommodating future growth.
  - S 154th Station Urban Village
  - City Center Urban Village
  - Angle Lake Station Urban Village

Urban Center

- Regionally designated growth center that implements PSRC and King County regional growth center goals and City priorities for SeaTac's central business district and neighborhoods

Urban Villages

- Three designated subareas within the Urban Center
- UVs implement City goals for providing equitable access to transit-oriented housing, jobs, and complete neighborhood infrastructure and services

Draft
Place Typologies

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S 154th Station Urban Village

Dashed circle denotes a 1/2 mile buffer around Urban Villages, Neighborhood Villages, and Corner Stores.

City Center Urban Village

Angle Lake Station Urban Village

DRAFT Proposed

NEIGHBORHOOD CENTER TYPOLOGY

- Identifies roles of Neighborhood Villages and Corner Stores in accommodating future growth.

Neighborhood Village - *Preliminary*

- City-designated areas outside of Urban Center, community hubs that primarily provide access to every day needs to local community

- Provide a range of moderately scaled housing options

Corner Store - *Preliminary*

- City-designated areas outside of Urban Center, provide convenience services to adjacent residential areas

- Provide a range of smaller scaled housing options compatible with lower density Neighborhood Residential areas
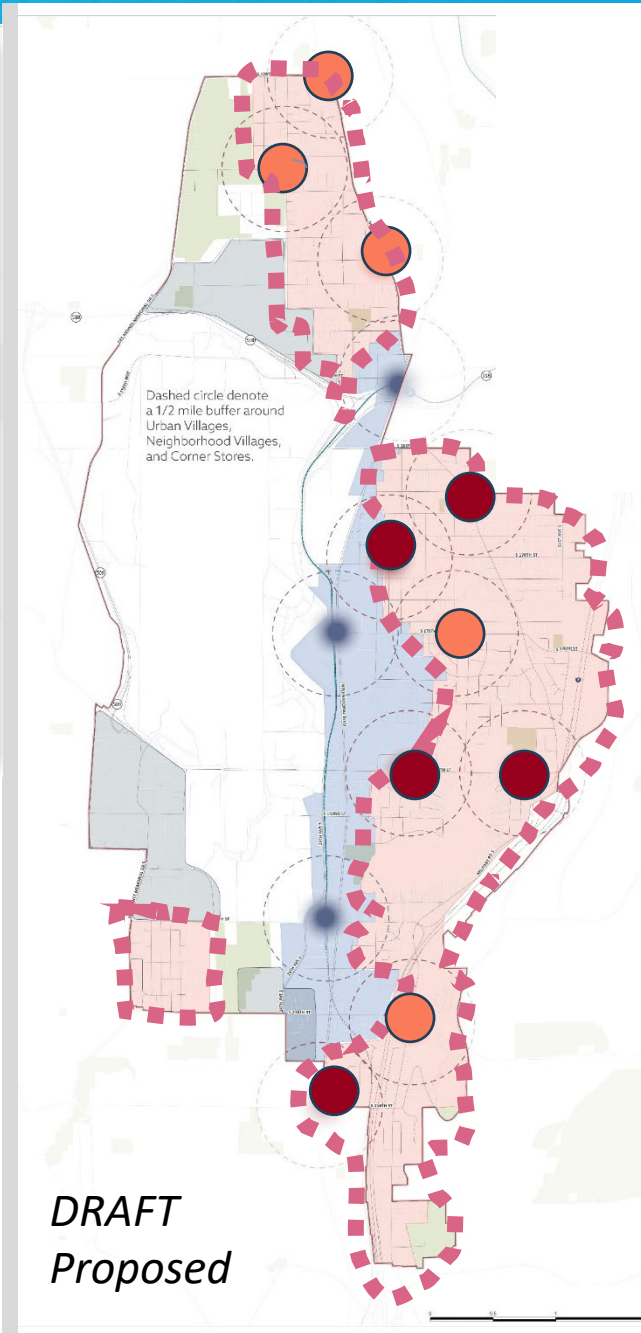

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DRAFT Proposed

NEIGHBORHOOD RESIDENTIAL AREAS

- Residential areas (with different allowed densities) citywide
- Some areas lack sewer services and other infrastructure and so do not support Neighborhood Village or Corner Store place typologies

DRAFT Proposed

Dashed circle denote a 1/2 mile buffer around Urban Villages, Neighborhood Villages, and Corner Stores.

Draft
Place Typologies

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Urban Center

Urban Village

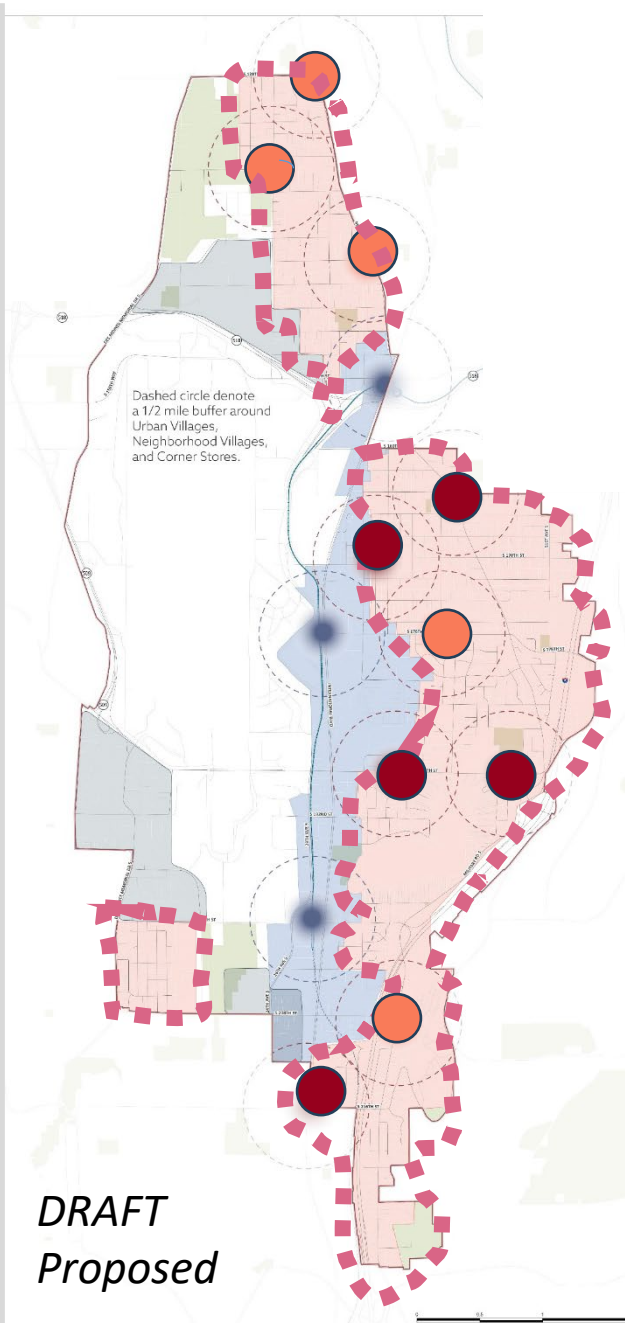**Neighborhood/ Neighborhood Center**

Neighborhood Village

Corner Store

Neighborhood Residential

Industrial Center
Flex Warehouse/ Industrial

NEIGHBORHOOD CENTERS

GENERALIZED LOCATIONS - DRAFT

Neighborhood Village - *Preliminary*

Central SeaTac

- Near McMicken Heights Safeway, around S 164th & Military Rd S
- Near S 170th & 33rd Ave S

Central/South SeaTac

- Near City Hall, S 188th & Military Rd S
- Near YMCA, S 188th near 36th Ave S

Corner Store - *Preliminary*

North SeaTac

- Near S 128th & Military Rd S
- Near North SeaTac Park entrances, S 138th & 24th Ave S

Central SeaTac

- **Near S 176th & 42nd Ave S**

South SeaTac

- **Near S 208th & Military Rd S**

Draft
Place Typologies
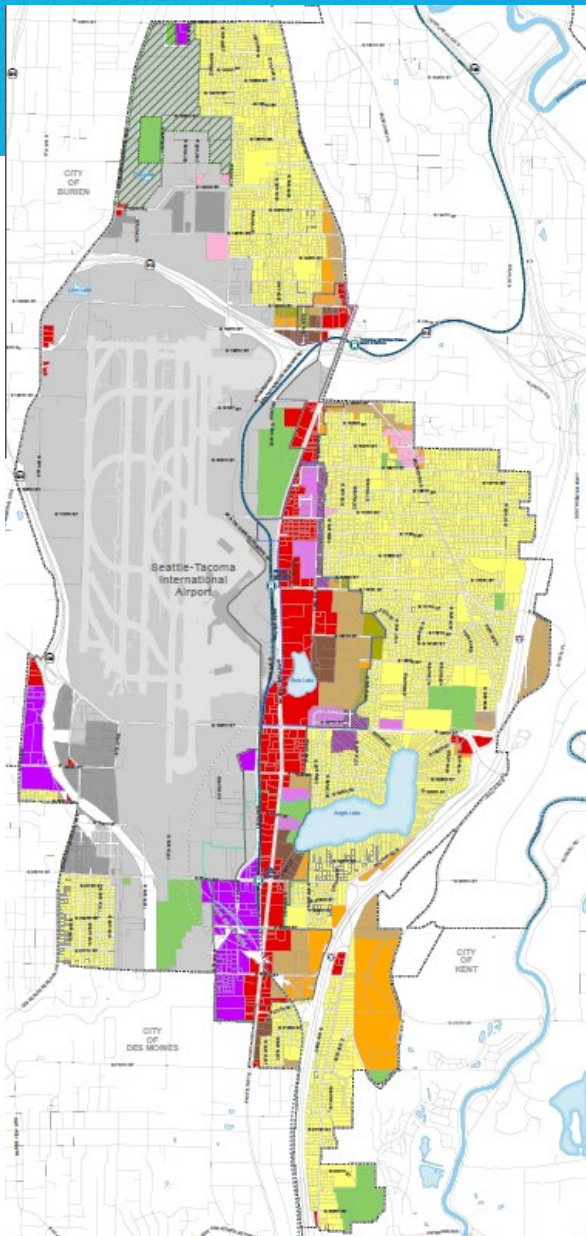
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DRAFT Proposed

INDUSTRIAL CENTER TYPOLOGY

Flex Warehouse/Industrial Areas

- Locations of concentrated industrial and heavy commercial uses in areas with Industrial, Regional Business Mix, and Airport land use designations.
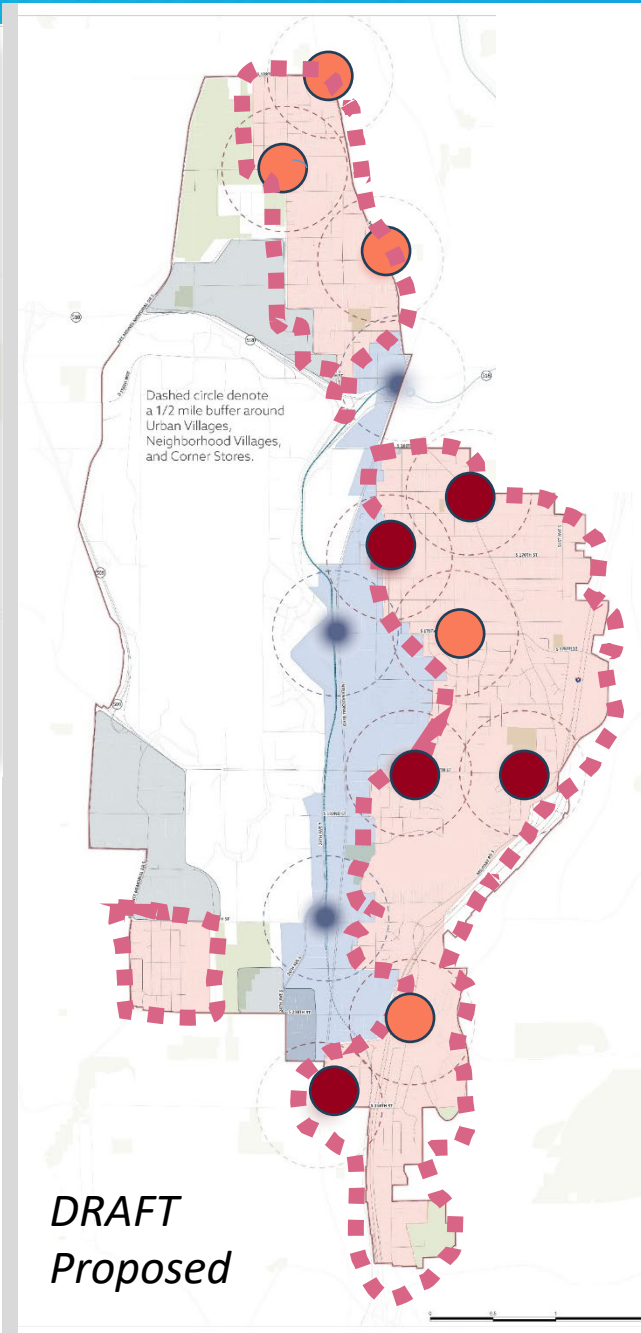

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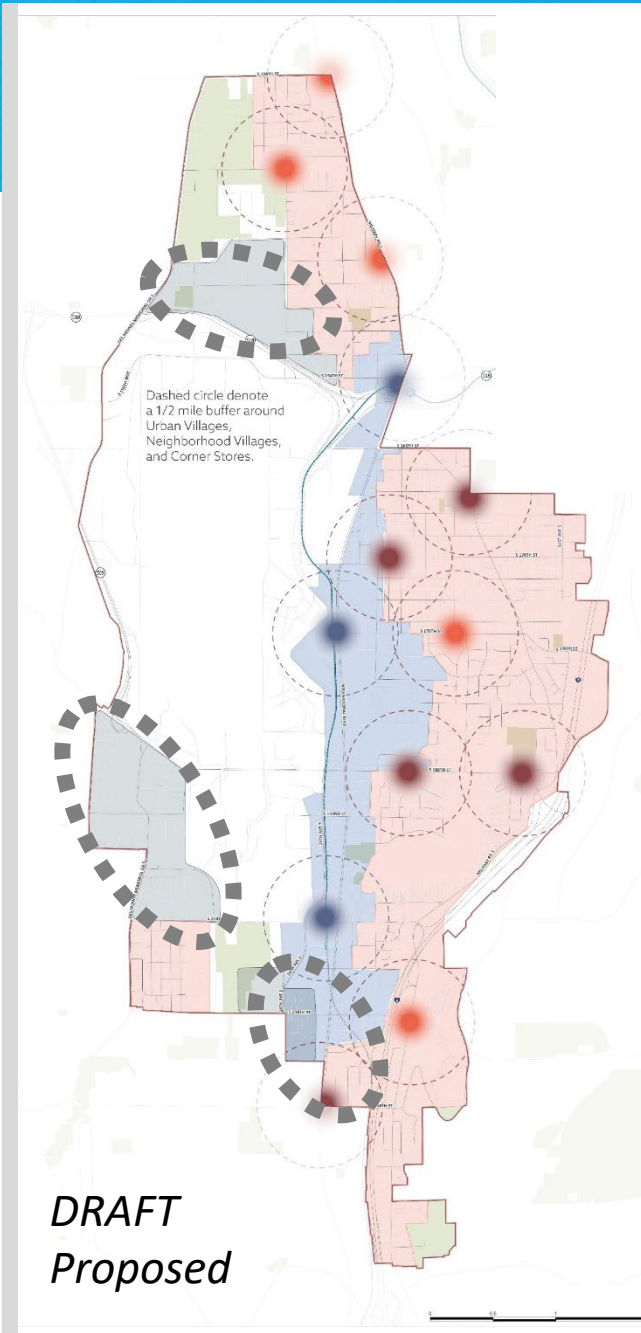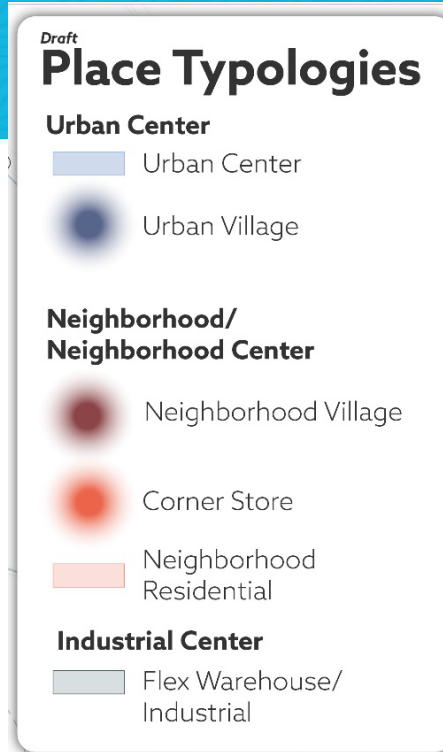
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Flex Warehouse/ Industrial

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*DRAFT
Proposed*

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Complete NeighborhoodsHealthy, Equitable, and Connected Communities					
GOAL 2.2	Create complete neighborhoods citywide consisting of healthy, equitable, walkable, connected compact, transit-oriented communities with a range of transportation, employment, housing, recreation, goods, and service choices for residents of all income levels.	AO CN MT HA EV	Goal & policies approaching completion	MPP-DP-1 MPP-DP-15	Language edited to incorporation 'Complete Neighborhoods' and incorporate "healthy, equitable, connected" language from former heading section.
Policy 2.2E	Provide opportunities for shops, services, parks and recreation, and access to healthy food sources within one-half mile walking or bicycling distance, of homes, work-places, and other gathering places.	AO CN MT EV RE	See above	MPP-DP-3 MPP-DP-9 MPP-DP-10 MPP-DP-15	Language relocated and revised to clarify meaning of "walking distance."
New Policy	Explore incentives and strategies to address existing health disparities and improve health outcomes in all communities.	AO	See above	MPP-DP-18	Language added to incorporate MPP requirements and address health disparities.
Access to Transportation Choices					
Policy 2.2A	Establish land use patterns that promote walking, bicycling, and transit use to access goods, services, education, employment, and recreation.	AO CN MT EV RE	See above	MPP-DP-12 MPP-DP-15 CPP-DP-7	No change.
Policy 2.2B	Promote dense residential and employment uses in the Urban Center, and within Neighborhood Centers and elsewhere as appropriate, transit communities to provide current and future residents with greater access to transportation, housing, and economic opportunities.	AO CN MT HA EV RE	See above	MPP-DP-22	Language edited to update/expand verbiage.
New Policy	Provide for connectivity in the street network to accommodate walking, bicycling and transit use to promote health and well-being.	AO CN	See above	CPP-DP-40	Language added to align with new CPP policy.

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Access to Housing

Policy 2.2F	Create land use patterns that promote a diverse mix of ~~Foster~~ high quality, diverse, and affordable housing~~.~~ opportunities accessible to all income levels.	AO HA	See above		Language edited to expand/clarify intent.
New Policy	Encourage new development that places employment and living areas in close proximity to improve the jobs-housing balance.	AO HA EV	See above	CPP-DP-12	Language added to incorporate CPP requirements and provide guidance on housing location.

Access to Healthy Foods

Policy 2.2D	Support polic~~iesy~~, land uses, systems, and environmental changes that result in increased access to healthy, fresh, and minimally processed foods.	AO EV RE	See above	MPP-DP-20	Language edited to incorporate MPP language.
New Policy	Increase access to healthy and culturally relevant food by encouraging the location of healthy food purveyors, such as grocery stores, farmers markets, urban agriculture programs, and community food gardens in proximity to residential uses and transit facilities, particularly in those areas with limited access to healthy food.	AO CN	See above	CPP-DP-8	Added language to clarify examples of healthy food sources and increase compliance with CPPs.

Access to Neighborhood Services

Policy 2.2J	Encourage the development of small, "resident-oriented" businesses throughout the City to serve the daily needs of surrounding neighborhoods.~~in SeaTac.~~	AO CN EV	See above		Language edited to provide clarification on 'resident-oriented' businesses context for neighborhood services.
Policy 2.2H	Promote and incentivize developments in commercial and mixed use designations with retail and service-oriented businesses on the ground floor or on the same site to serve employees, residents, and visitors.	AO CN EV	See above		No change

SEATAC

Existing Goal / Policy #	**Land Use Element** Draft 1 **Existing and Proposed Goal/Policy**	Key City Themes (1)	Equity Assessment Status	Complies with State, Regional, County (2)	Notes
(1) AO = Access to Opportunity; UV = Urban Villages; CN = Complete Neighborhoods; MT = Multi-Modal Transportation; HA = Housing for All; EV = Economic Vitality; RE = Resilient Environment
	(2) MPP = PSRC's Multi-County Planning Policies | CPP = King County's Countywide Planning Policies

Access to Parks and Open Space

New Policy	Provide a variety of accessible parks, recreational land uses, open spaces, and trails in convenient and walkable locations throughout the City.	AO CN	See above		Language added to provide types of Parks and Open Spaces.
Policy 2.2C	Incorporate consideration of physical health and well-being into local decision-making by locating, designing, and operating public facilities and services in a manner that supports creation of community gardens and gathering spaces ion public open spaces in accessible locations throughout the City.	AO CN RE	See above	MPP-DP-16 MPP-DP-10	Language edited to incorporate MPP language.
~~Policy 2.2G~~	~~Encourage neighborhood-scale commercial development in appropriate locations outside of the Urban Center to serve needs of residents.~~	~~AO CC EV~~	See above		*Move to Urban Centers Element*
~~Policy 2.2I~~	~~Allow commercial uses that serve neighborhood needs on the ground floors of residential buildings in the high density zones.~~	~~AO CC EV~~	See above		*Move to Neighborhoods or Urban Centers Element*

Citywide Land Uses

Note: Land use goals and policies still under development

Existing Goal / Policy #	**Land Use Element** Draft 1 **Existing and Proposed Goal/Policy**	**Key City Themes** **(1)**	**Equity Assessment Status**	**Complies with State, Regional, County** **(2)**	**Notes**
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Community Design, Arts, and Culture					
New Goal	Support urban design, the arts, and historic preservation to create vibrant places and promote health and well-being, local culture, natural and human-made environments, a prosperous economy, and the community's resilience	AO CN EV RE	Goal & policies approaching completion	MPP-DP-9 MPP-DP-19	Language added to incorporate MPP requirements and provide overall goal for this section.
Inclusive Planning and Community Design					
New Policy	Reduce disparities in access to opportunity for the City's residents through inclusive community planning, engagement, and targeted public and private investments that meet the diverse needs of current and future residents and businesses.	AO CN	See above	MPP-DP-2 MPP-DP-8	Language added to incorporate MPP requirements and address access disparities.
Development Pattern					
New Policy	Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision	AO CN		Citations pending	
New Policy	Promote a compact, centers-focused development pattern, that includes housing at a range of urban densities, commercial and industrial development, and other urban and public facilities and parks and open space, including a mix of uses that are convenient to access and support public transportation	AO CN MT HA EV CR	See above	Citations pending	
New Policy	Enhance existing neighborhoods to provide a high degree of connectivity in the street network to accommodate walking, bicycling, and transit use, and sufficient public spaces.	AO CN MT	See above	MPP-DP-3	Language added to address connectivity and increase compliance with MPP requirements.
New Policy	Encourage new development and redevelopment projects to break up large blocks and increase walkability to destinations.	AO CN MT	See above	Citations pending	Language added to address connectivity using guidance from current Land Use implementation strategy.

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New Policy	Promote placemaking efforts that enhance the physical environment and community identity by contributing to the unique look and feel of neighborhoods through design and infrastructure techniques such as streetscape and building design, integration of art and culturally representative features, provision of parks, community gathering spaces, signage, landscaping and other means.	AO CN	See above	CPP-DP-40	Language added to incorporate previous implementation strategy to policy.
Policy 7.1A	~~Design and install gateways at entry points to the City.~~ Increase recognition of the City of SeaTac by enhancing urban design of the City's key gateway locations, coordinating with neighboring jurisdictions where necessary.	N/A	See above	MPP-DP-5	Language added to incorporate MPP requirements and clarify reasoning.
New Policy	Support the transformation of key underutilized lands to complement the development of centers or enhance existing neighborhoods through encouraging new infill development, the provision of adequate public spaces, or other redevelopment that contributes to public health, existing community character, and a mix of uses.	CN	See above	MPP-DP-4 CPP-DP-40	Language added to address MPP/CPP requirements and redevelopment of underutilized lands.

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Policy 7.1H	Encourage development patterns with architectural and landscape elements that create compatible transitions between land uses of different intensities.	N/A	See above		Language edited to be more actionable/active.
New Policy	Promote innovative and environmentally sensitive development practices in siting, design, materials selection, construction, and maintenance.	AO CR	See above	MPP-En-5	Language added to comply with MPP requirement.
New Policy	Encourage energy-efficient site and building design, construction and building operation practices, and the use of energy-conserving materials in all new construction and retrofits of existing buildings.	AO CR	See above	MPP-CC-2	Language added to incorporate MPP requirements and address energy-efficient development.
New Policy	Coordinate, design, and plan for public safety services and programs, including emergency management, including through interjurisdictional collaboration.	AO CN CR	See above	MPP-PS-17	Language added to incorporate public safety, a community priority from City Vision Poll, and emergency management planning and services.
New Policy	Locate community facilities and services, including civic places like parks, schools, and other public spaces, in centers and near transit, with consideration for climate change, economic, social and health impacts	AO CN	See above	MPP-PS-18 MPP-PS-20 MPP-PS-29 MPP-DP-11	Language added to comply with MPP requirement.
New Policy	Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities.	AO CN	See above	MPP-RC-2 MPP-PS-1	Language added to comply with MPP requirement.

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Arts and Culture

Policy 7.1J	Identify, commemorate, and preserve the City's historical and cultural resources including tribal treaty fishing, hunting, and gathering grounds and consider the potential impacts of development.	AO CN	See above	MPP-DP-1 MPP-DP-5 MPP-DP-7	Language added to incorporate MPP requirements and expand on reasoning/applicability.
New Policy	Preserve significant historic, visual, archeological, and cultural resources, including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character.	AO CN	See above	MPP-DP-6 MPP-DP-9 CPP-DP-42	Language added to incorporate MPP/CPP requirements and address importance of visual/archeologic/cultural resources.

Urban Design
Note: This section not yet complete. Some existing policies from current Community Design Element (which will be removed and incorporated into other elements) may be added to future drafts.

New Policy	Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and the need for equity and predictability in decision making.	AO CN	See above	MPP-DP-47	Language added to incorporate MPP requirements and address the need to flexible regulations in certain instances.
New Policy	Adopt flexible design standards, parking requirements, incentives, or guidelines that encourage green building, multimodal transportation, and infill development.	AO CN	See above	CPP-DP-44	Language added to incorporate CPP requirements and need to flexible standards to accommodate preferred development deigns/attributes.
New Policy	Ensure adequate code enforcement so that regulations are appropriately implemented.	AO CN	See above	CPP-DP-44	Language added to create clearer policy basis for City's code enforcement processes.

POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None. Work session is informational briefing and work session.

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, 3/19/2024