



## MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 4/26/2024  
To: Planning Commission  
From: Kate Kaehny, Principal Planner  
Subject: **Continued Work on Envision SeaTac 2044 Phase 2: Land Use Draft 1 Proposals Discussion and Introduction to New Urban Center and Neighborhoods Chapters**

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### SUMMARY

The main goals of the upcoming 4/30 Envision SeaTac 2044 work session are:

- 1) To discuss the Planning Commission's comments and questions on proposed changes to goals and policies identified within the Land Use Element Draft 1 Policy Review Matrix presented at the 4/16 meeting, and
- 2) To introduce the Commission to the types of content and information that will be provided within the new Urban Center and Neighborhoods chapters of the Comprehensive Plan.

### DISCUSS COMMISSIONER COMMENTS ON LAND USE ELEMENT DRAFT 1 PROPOSALS

In the first part of Tuesday's work session, project staff will facilitate a discussion on Commissioners' comments on the Land Use Element Draft 1 proposals that were presented in the "policy review matrix" at the 4/16 meeting. Commissioners have the option of providing comments before the meeting in the following ways:

- Provide your comments by typing them directly into the Word version of the policy review matrix sent to Commissioners last week and then send the document to me at [kkaehny@seatacwa.gov](mailto:kkaehny@seatacwa.gov) by 4/29, or
- Just send your comments to me within an email (without using the matrix document).

### INTRODUCTION TO URBAN CENTER AND NEIGHBORHOODS CHAPTERS

During the second part of the 4/30 work session, project staff will provide an introduction to the Urban Center and Neighborhoods chapters. The presentation will include the following:

- Background on why the City is creating the new Urban Center and Neighborhoods chapters
- Urban Center Chapter overview:
  - Description of existing conditions in the Urban Center (including information on the City Center and S 154<sup>th</sup> Station and Angle Lake Station urban villages)
  - Policy guidance to be included within the chapter related to:
    - Compliance with regional growth policies, especially Puget Sound Regional Council (PSRC) Regional Growth Center (RGC) requirements,
    - Supporting and implementing SeaTac's updated growth strategy including promoting increasing access to opportunity through the development of "Centers, Villages, and Complete Neighborhoods."
- Neighborhoods Chapter overview:
  - Description of existing conditions in neighborhoods outside of the Urban Center, and
  - Policy guidance to be included within the chapter related to:

- Supporting and implementing SeaTac’s updated growth strategy, specifically around creating high quality, livable Neighborhood Centers, Corner Stores, and Complete Neighborhoods throughout SeaTac.
- Providing a policy basis for compliance with new state requirements for allowing middle housing (HB 1110) and at least two accessory dwelling units (HB 1337) within properties currently zoned for single-family uses.

### **PROJECT RESOURCES AND INFORMATION FROM PAST MEETINGS**

The following links to information are provided as resources for Commissioners who would like to refamiliarize themselves with presentations and other materials provided at past meetings.

- [Envision SeaTac 2044 Project Website](#): Scroll down to the section called “Planning Commission Documents” to see materials from all Envision project briefings.
- **April 16 PC Meeting Materials**: Land Use Element Draft 1 Proposed Updates [memo](#), [presentation](#), [Land Use Policy Review Matrix](#)

### **PACKET MATERIALS**

Packet materials include the following:

- This memo

Please note that presentation materials for the April 30 meeting will be provided at or immediately after that meeting.