Envision SeaTac 2044

Work Session

Envision Phase 2:
Where & How Will SeaTac Grow

- Discuss Planning Commissioners' Comments on Land Use Element Proposals

- Introduce Urban Center and Neighborhoods Chapters

Special Planning Commission Meeting
April 30, 2024

WORK SESSION OVERVIEW

PURPOSE OF WORK SESSION

- **Phase 2 Continued Work:**
    - Discuss Planning Commissioners' Comments on the Land Use Element Draft 1 Proposals
    - Introduction to Urban Center and Neighborhoods Chapters

WHY ARE THESE ISSUES IMPORTANT?

1. The Planning Commission is the main community advisory group providing guidance to the Envision SeaTac 2044 project, and also has statutory responsibilities to review proposals to the Comprehensive Plan and its implementing regulations.

POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None. Meeting is an 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, 4/16/2024

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**

PLANNING COMMISSIONERS' COMMENTS ON THE LAND USE ELEMENT DRAFT 1 PROPOSALS

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

WE WILL TALK THROUGH YOUR COMMENTS ON GOALS AND POLICIES FOR THE FOLLOWING TOPICS:

- **Growth Strategy—Centers, Urban Villages, and Complete Neighborhoods**

- **Growth Framework and Place Typologies**

- **Complete Neighborhoods**
  - Access to Transportation Choices
  - Access to Housing
  - Access to Healthy Foods
  - Access to Neighborhood Services
  - Access to Parks and Open Space

- **Community Design, Arts, and Culture**

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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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.
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
Housing	10,855	16,755	+5,900
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.*

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Complete Neighborhoods~~Healthy, 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 policies~~,~~ 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

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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

DRAFT

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Community Design, Arts, and Culture

Existing Goal / Policy #	Land Use Element	Key City Themes	Equity Assessment Status	Complies	Notes
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

Existing Goal / Policy #	Land Use Element	Key City Themes	Equity Assessment Status	Complies with State, Regional, County	Notes
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.

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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.

INTRODUCTION TO THE URBAN CENTER AND NEIGHBORHOODS CHAPTERS

Why is SeaTac Creating the New Urban Center and Neighborhoods Chapters?

- **To add detail to the Land Use Element's growth strategy goals and policies for areas within and outside of the Urban Center** including more specific guidance on desired land uses, development patterns, economic development, and complete neighborhood infrastructure and services.

- **The creation of the Urban Center chapter is required to comply with PSRC and CPP goals for designated regional growth centers.**

Why is SeaTac Creating the New Urban Center and Neighborhoods Chapters?

The Urban Center chapter will provide opportunities to:

- Align with guidance from Department of Commerce, PSRC, and King County and strategies related to focusing growth to create and strengthen neighborhood centers.

- Recognize the role of SeaTac's three Urban Villages and the distinctive qualities of each.

The Neighborhoods chapter will provide opportunities to:

- Focus on what is needed to achieve SeaTac's Complete Neighborhoods policies outside of the Urban Center.

- Recognize the distinctive qualities and unique needs of each of SeaTac's neighborhoods.

- Set the stage for future subarea/neighborhood planning efforts.

HOW THE LAND USE, URBAN CENTER, AND NEIGHBORHOODS CHAPTERS WORK TOGETHER—ORGANIZATION OF CHAPTERS

LAND USE ELEMENT Establishes citywide "overarching" growth and development goals	URBAN CENTER CHAPTER Establishes goals for areas within the designated Urban Center	NEIGHBORHOODS CHAPTER Establishes goals for areas outside the Urban Center
Growth Strategy **Place Typologies** - Urban Center & Urban Villages - Neighborhood Villages, Corner Stores, Neighborhood Residential - Industrial Center	**Regional Growth Center Framework Policies** - Describes Urban Center's role in implementing regional growth strategy	*See growth framework policies below*
Complete Neighborhoods - **Establishes key components**: Equitable access to transportation choices, housing, healthy foods, neighborhood services, parks and open space	**Centers, Villages, and Complete Neighborhood Framework Policies for the Urban Center** - Describes how SeaTac's growth strategy is implemented within the Urban Center	**Centers, Villages, and Complete Neighborhood Framework <u>Policies for Outside of the Urban Center</u>**
		Neighborhood Planning - Describes conditions and eligibility for when new subarea plans should be created
Citywide Land Uses - **Establishes land use designations and future land use map**		
Community Design, Arts & Culture - **Establishes citywide goals**	**Community Design in the Urban Center**	**Community Design Outside of the Urban Center**

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.
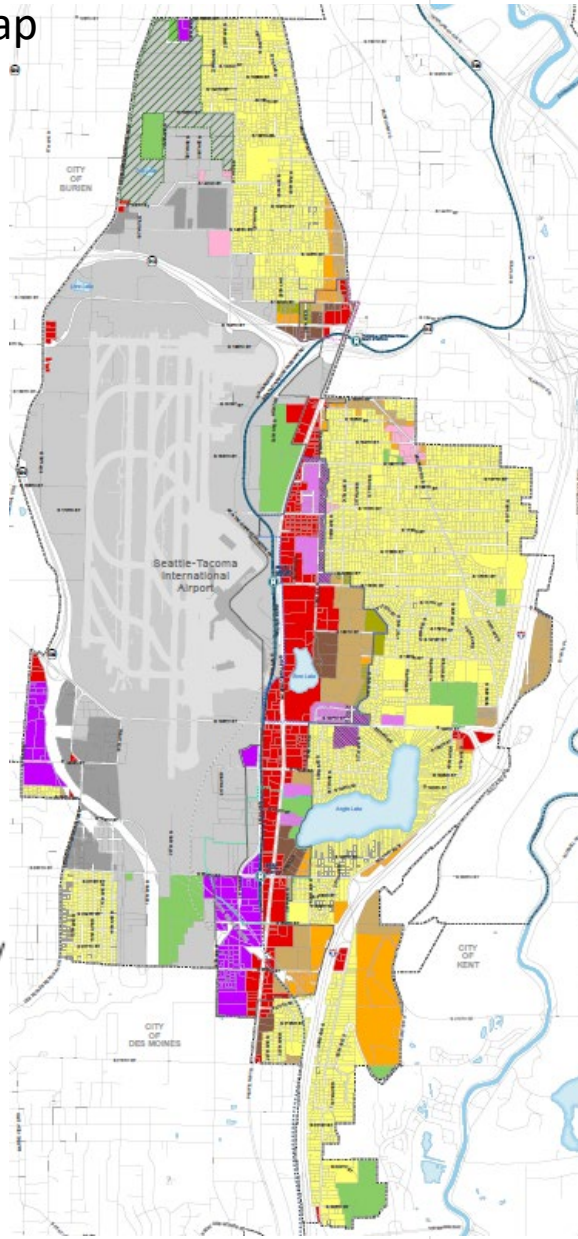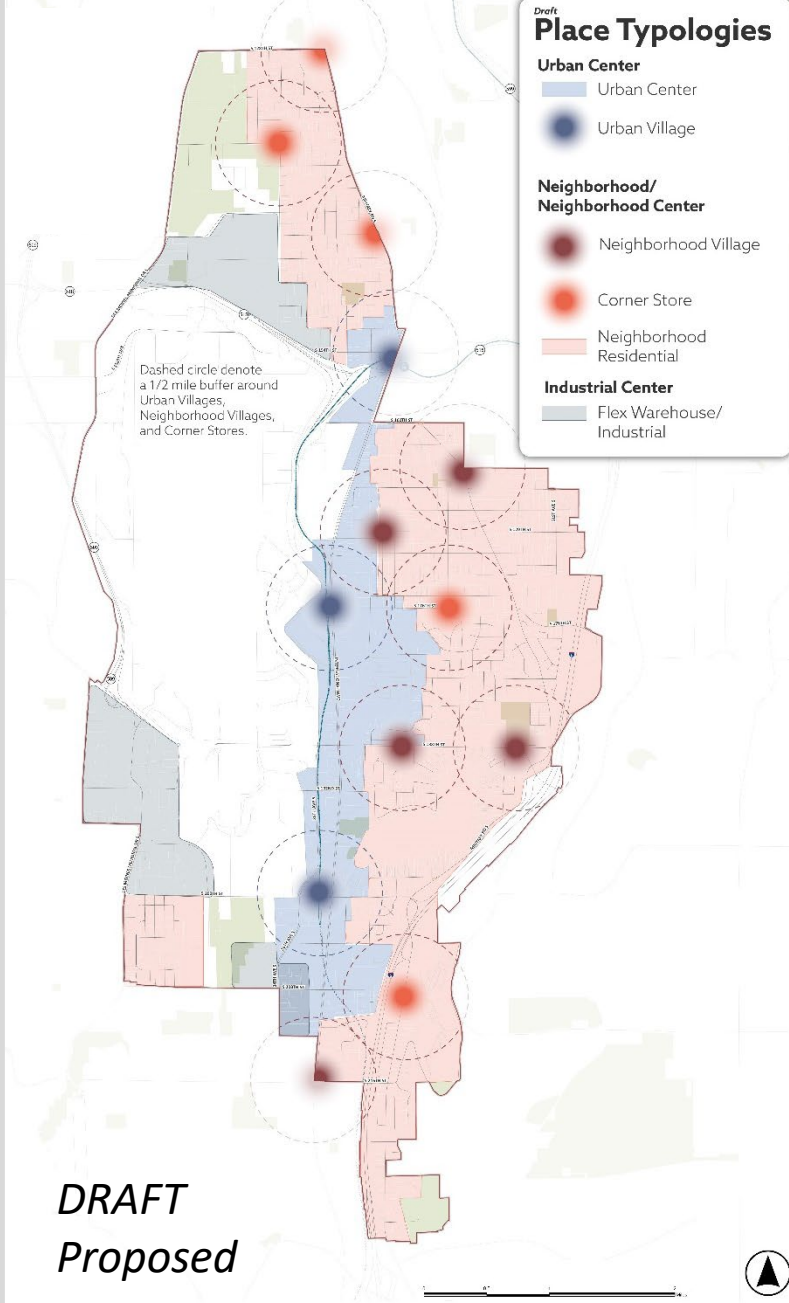
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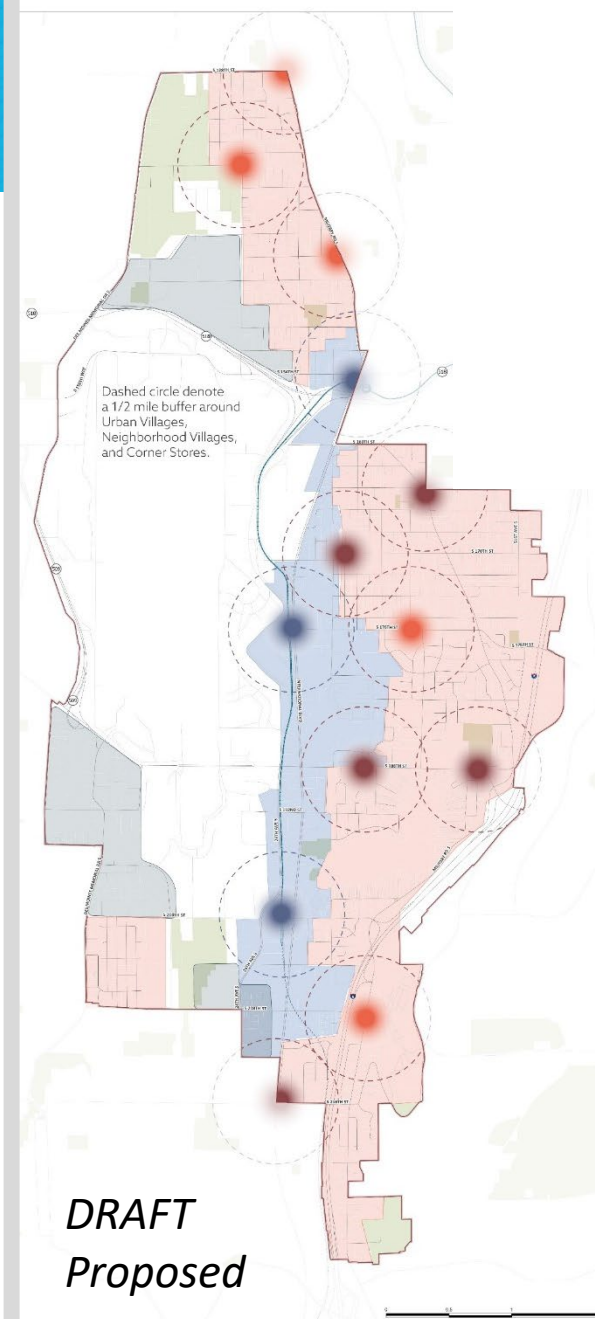
Comprehensive Plan Map

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

CITY OF BURIEN

Seattle-Tacoma International Airport

CITY OF KENT

CITY OF DES MOINES

Draft
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
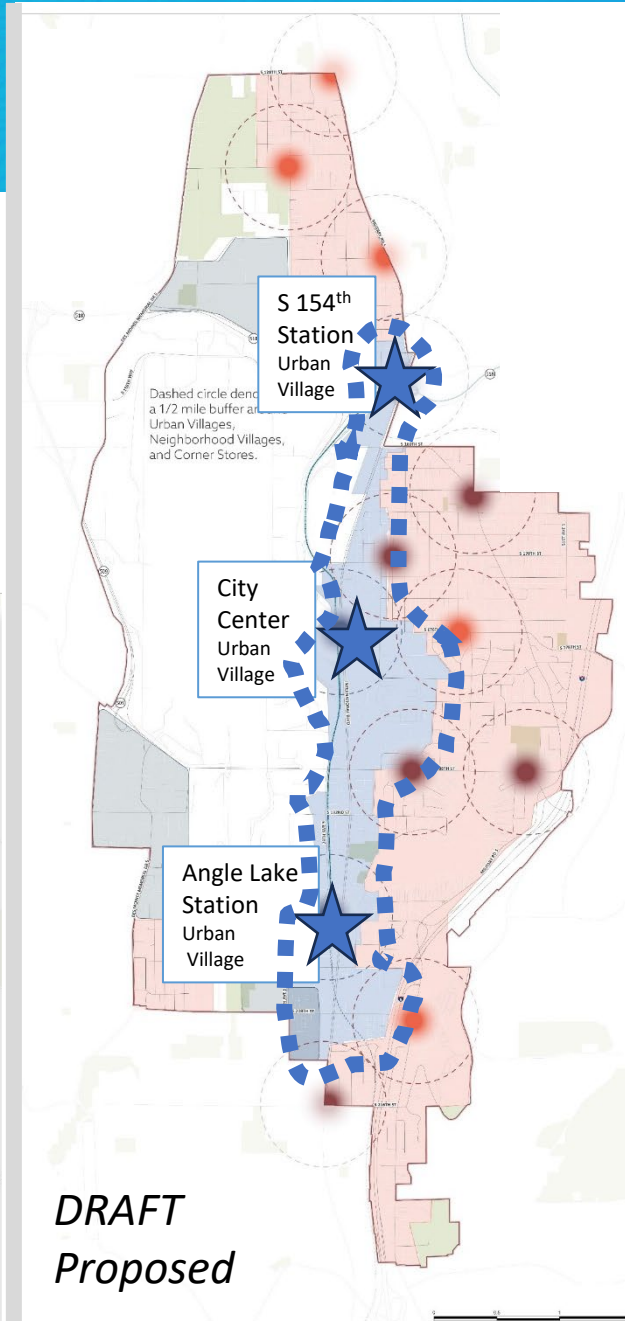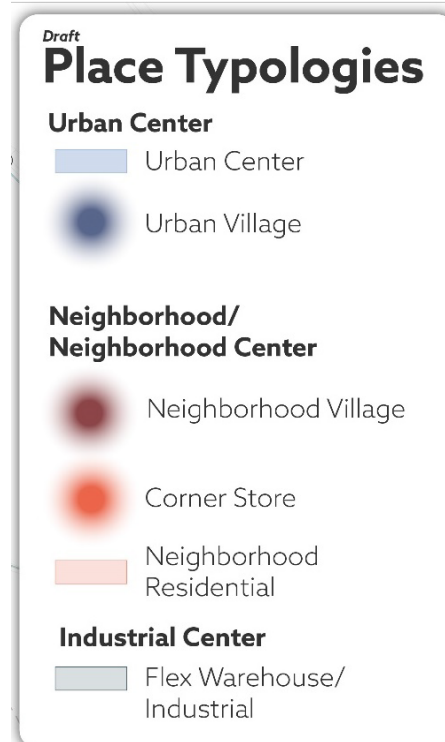
PROPOSED GROWTH STRATEGY

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
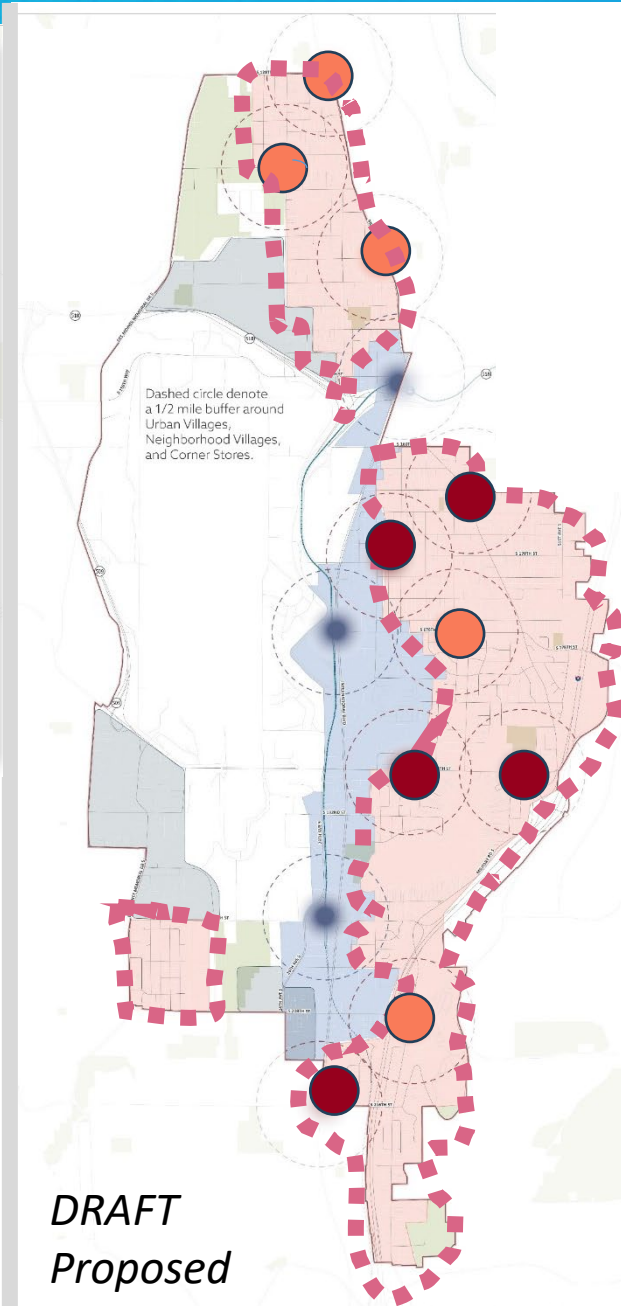

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Place Typologies
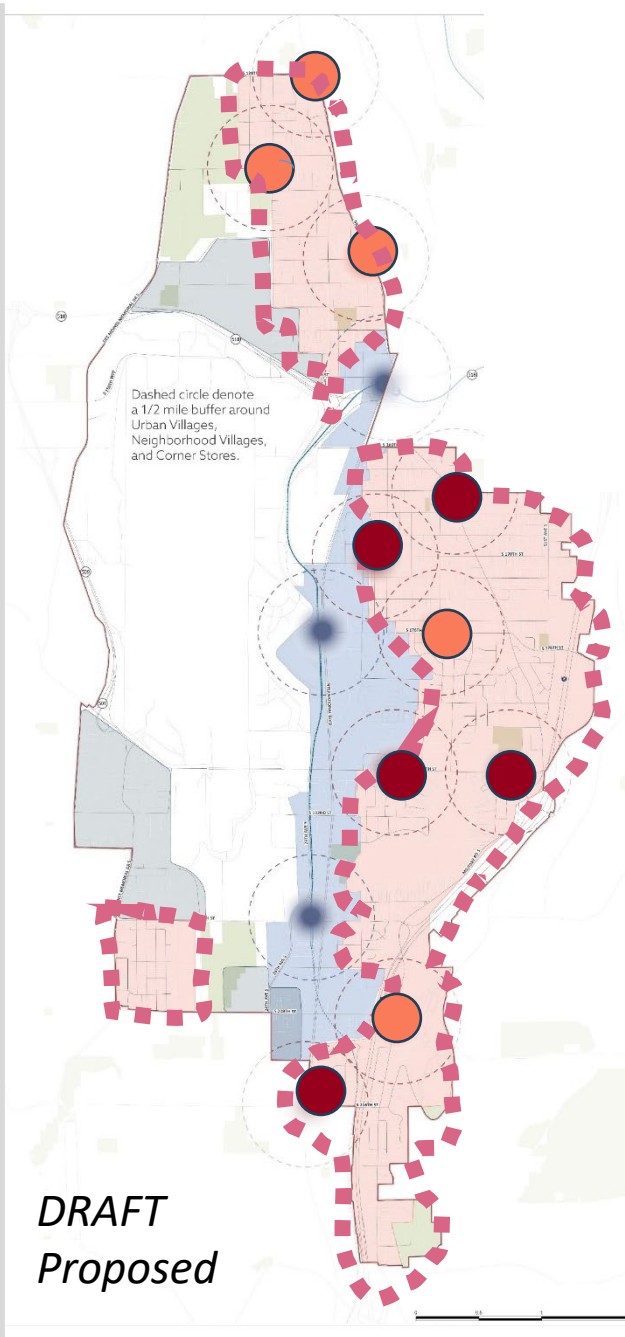
Urban Center
- Urban Center
- Urban Village

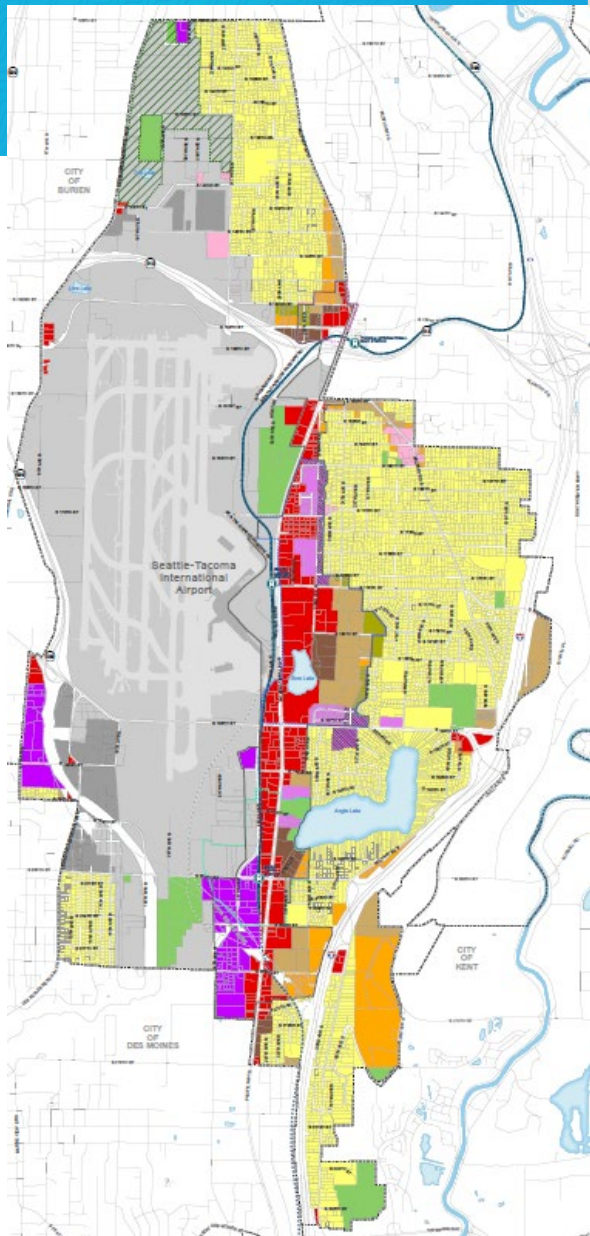**Neighborhood/ Neighborhood Center**
- Neighborhood Village
- Corner Store
- Neighborhood Residential

Industrial Center
- Flex Warehouse/ Industrial

S 154th Station Urban Village

City Center Urban Village

Angle Lake Station Urban Village

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

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
- *Note: This place type would implement Growth Scenario 3 and is still under review.*

Draft
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

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

Urban Center

Urban Center

Urban Village

Neighborhood/ Neighborhood Center

Neighborhood Village

Corner Store

Neighborhood Residential

Industrial Center

Flex Warehouse/ Industrial

PROPOSED GROWTH STRATEGY

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

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
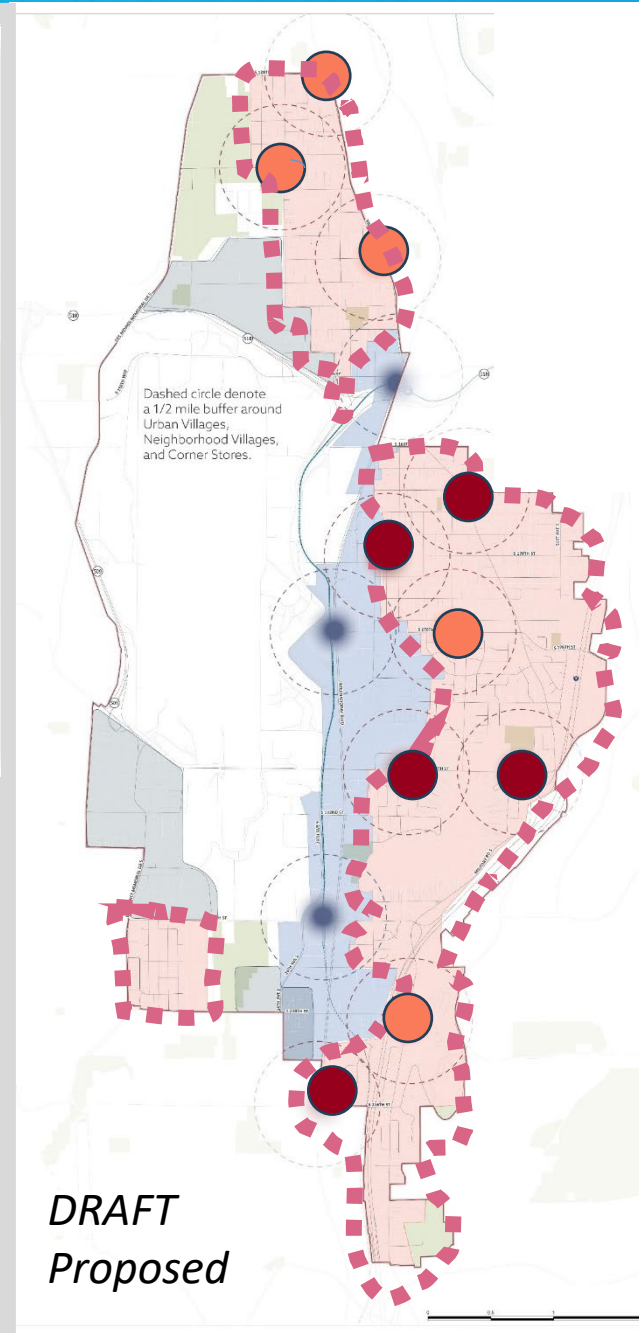
SEATAC'S URBAN CENTER

Urban Center Overall

- 885 acres in SeaTac designated by PSRC in 1995, includes highest intensity existing and potential development in city (along Int'l Blvd corridor)

- Three light rail stations at the center of three urban villages.

- However, more auto-oriented than pedestrian-oriented today (lack of connectivity, super block patterns, etc.). That said, people still walk!

- Orientation to the airport and hospitality.

- Commercial/employment focus.

- While in the past, three subarea plans were fine; there is now a push to create Urban Center chapters in Comprehensive Plan updates.

S 154th Station Area Plan
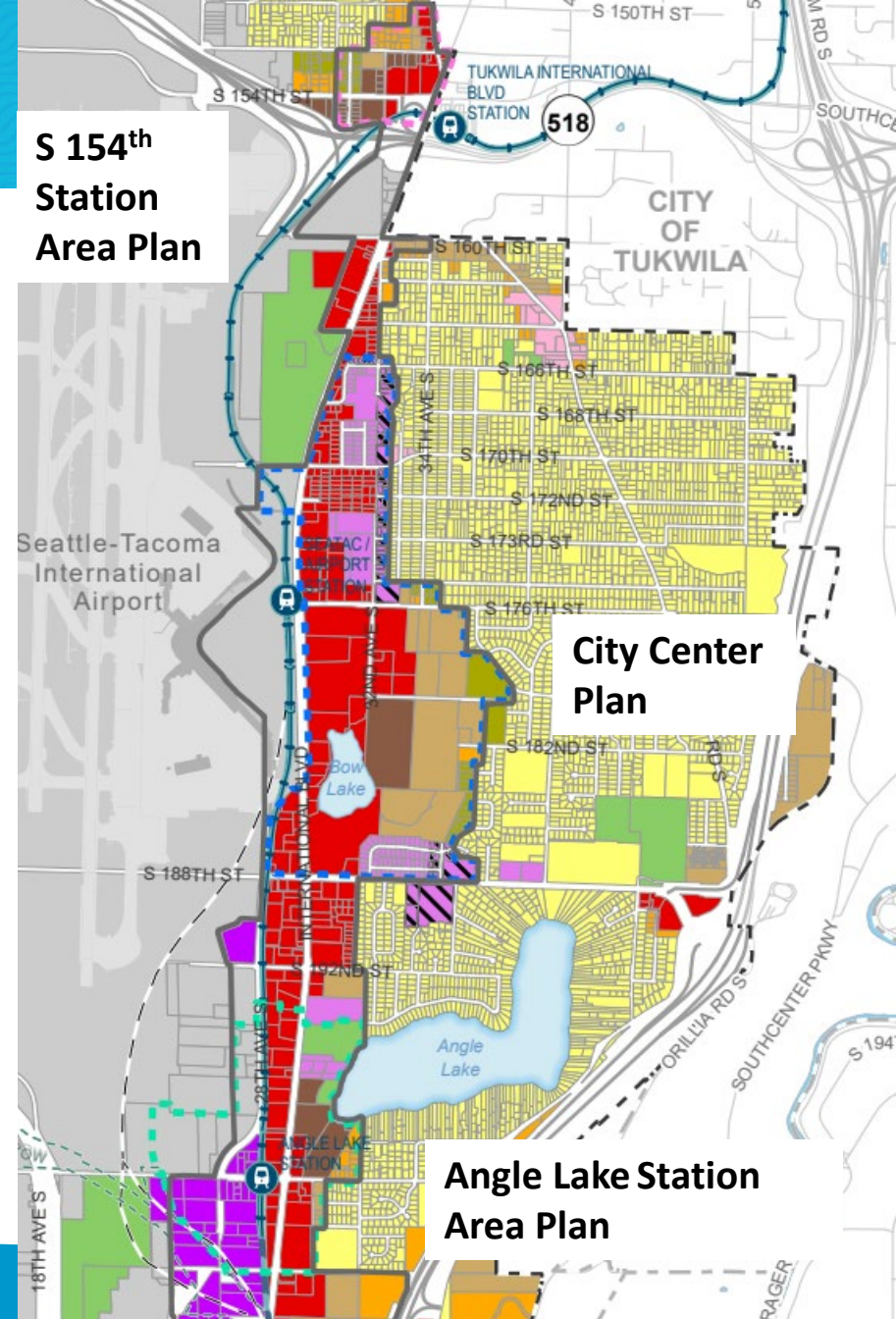
City Center Plan

Angle Lake Station Area Plan

Regional Growth Centers—A Framework for Smart Growth Across the Region

- Provide mixed use, pedestrian-friendly, transit-oriented centers connected by multimodal transportation options (including high capacity transit).

- 75% of employment growth and 65% of regional population growth in these centers.

- Demonstrate how housing affordability targets can be met.

- Encourage economic development.

- Reduce the risk of commercial and residential displacement.

- Protect and enhance environmentally sensitive areas.

- Coordinate with neighboring jurisdictions and regional agencies.

- Provide equitable planning and engagement.

Regional Growth Centers and Manufacturing/Industrial Centers

Select Center:

SeaTac

Download Center Data in Excel Format

Puget Sound Regional Council

Leaflet | Tiles © Esri — National Geographic, Esri, DeLorme, NAVTEQ, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, iPC
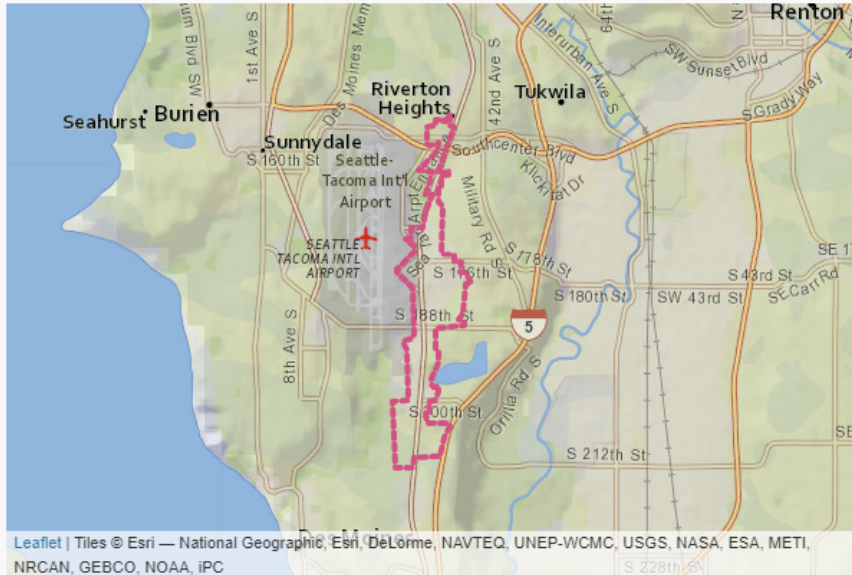
Summary Statistics

	Land Area (acres)	885
	Designation Year	1995
	Center Type	Urban
	Population	12,650
	Housing Units	5,150
	Total Employment	17,450
	Activity Units per Acre	34
	Jobs per Resident	1.4

Description:

The SeaTac regional growth center is a linear corridor stretching about three miles along International Boulevard (SR-99), adjacent to Sea-Tac International Airport. The presence of the airport along much of this corridor creates many economic opportunities, but also dominates the physical environment. The center is characterized by intense mixed commercial and office development along the International Boulevard corridor. The majority of the city's moderate to high-density uses are located within the RGC in clusters within the northern, central and southern portions of the center. Much of the center's commercial activity is airport-related, including numerous hotels, restaurants, retail businesses, and airport parking. The center is well connected to the regional transportation system via SR-99, SR-518, Link Light Rail, local and RapidRide bus routes and the international airport. Due to recent and on-going construction activity, the districts near the three Link Light Rail stations that serve the center are emerging as community focal points and transit-oriented development nodes.

Map of Multi-Family and Commercial Development in SeaTac

Most multi-family and commercial development focused within Urban Center

- Most prevalent development:
  - **Multi-family**: Orange
  - **Hospitality:** Pink
  - **Office**: Blue

- Currently, gap in **retail uses** within Urban Center
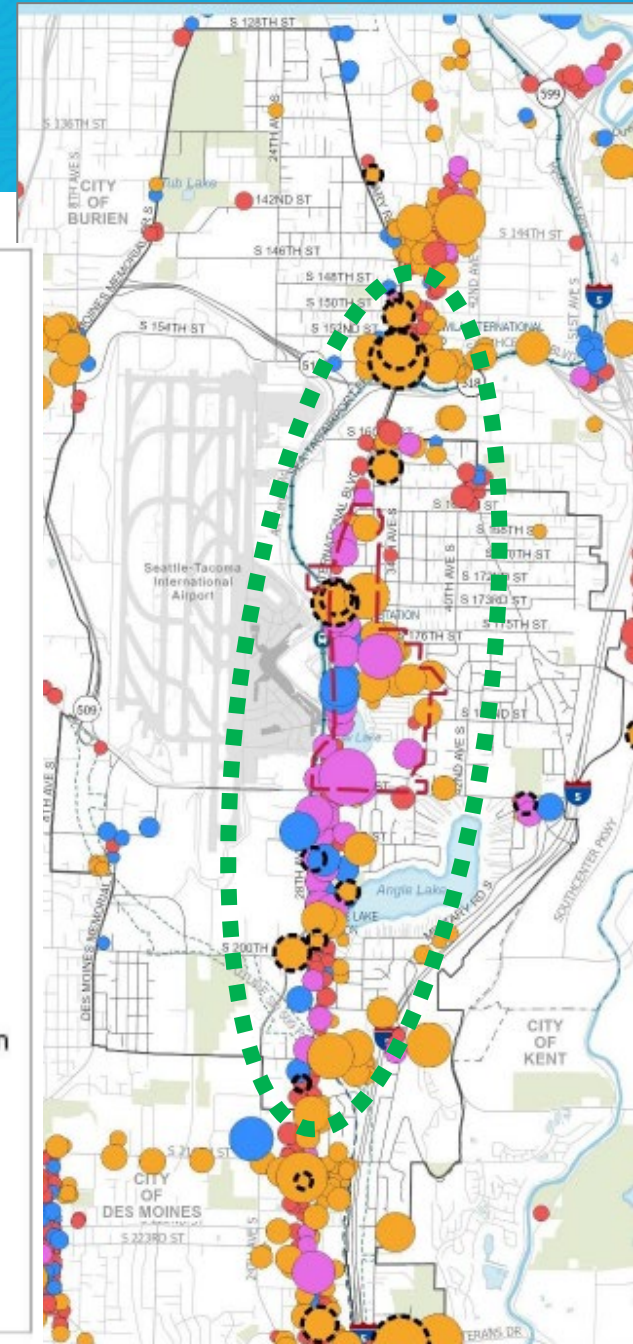
Legend

CC+A Subarea

Type of Development
- Multi-Family
- Office
- Health Care
- Retail
- Hospitality
- Education / Government
- Industrial
- Flex
- Self Storage
- Specialty

Pending Development
- Proposed/Under Construction

Development Size (Sq Ft)
RBA
- 500+k SF
- 10k

SeaTac Boundary

Equitable Transit Oriented Development

- Regionwide = 1 million new people near transit by 2050.

- Connecting people between home and work.

- Affordability mixed into TOD redevelopment.

- SeaTac's Urban Center is implementing the Growing Transit Communities Compact (adopted 2013).

- Example: Roberto Maestas Plaza, Beacon Hill Urban Village, Seattle

Puget Sound Regional Council

TOD FOR ALL
Planning for 1 Million+
New People Near Transit

SMR Architects

Plaza Roberto Maestas – Project Overview

Plaza Roberto Maestas - Program
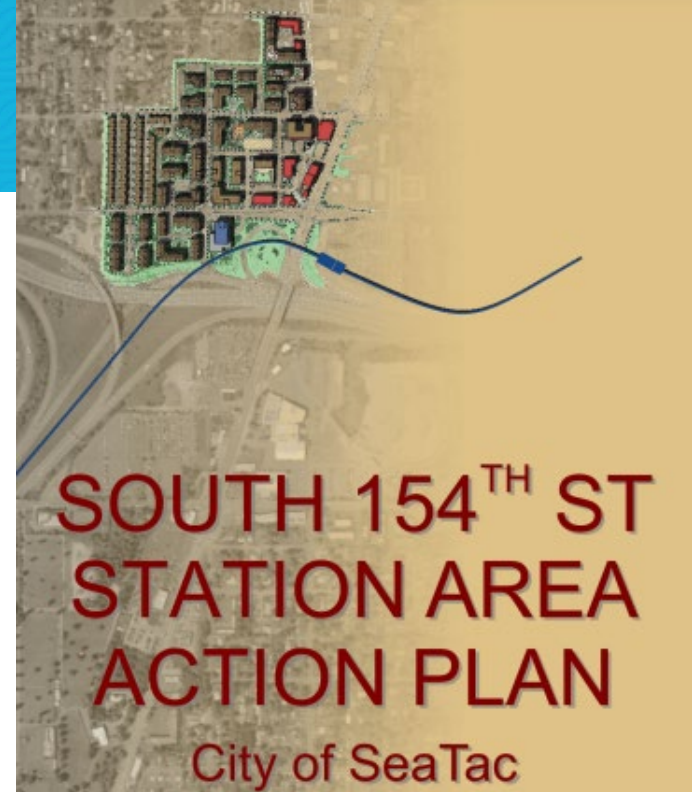
SMR Architects

SEATAC'S THREE URBAN VILLAGES

Plan adopted in 2006:

South 154th Street Station Area Vision

The South 154th Street Station Area will be a vibrant, mixed use residential neighborhood that connects people of various backgrounds. The station area will be pedestrian-oriented, visually pleasing, easily accessible and integrated with high capacity transit.

The City of SeaTac envisions the South 154th Street Station Area to be a regional example of transit-oriented development that generates and encourages transit use. The station area will accommodate future growth by providing high quality residential and mixed use developments with good access to employment centers.

These attributes create a good place for families, an interesting place for visitors, a profitable place for businesses and a special gathering place to celebrate cultural diversity.

SOUTH 154TH ST STATION AREA ACTION PLAN

City of SeaTac

2006 S 154th Station Area Plan

New pedestrian-friendly connections

Improved neighborhood streets

Alternative relocated off ramps

Improved arterials

Google Image of Same Area Today

Recent Development & Infrastructure Projects

DEVELOPMENT

- Polaris @ SeaTac mixed use apartments: 365 units (affordable)

- Adara@ SeaTac mixed use apartments: 220 units (market rate)

- Townhouse development

- *Anticipated Future*:
  - Former Fire Station 47: City Council direction to developed affordable, multi-family housing on site

INFRASTRUCTURE PROJECTS

- **Military Road South:** Street and sidewalk improvements and rechanneling

- **Riverton Heights Park**: Continued improvements
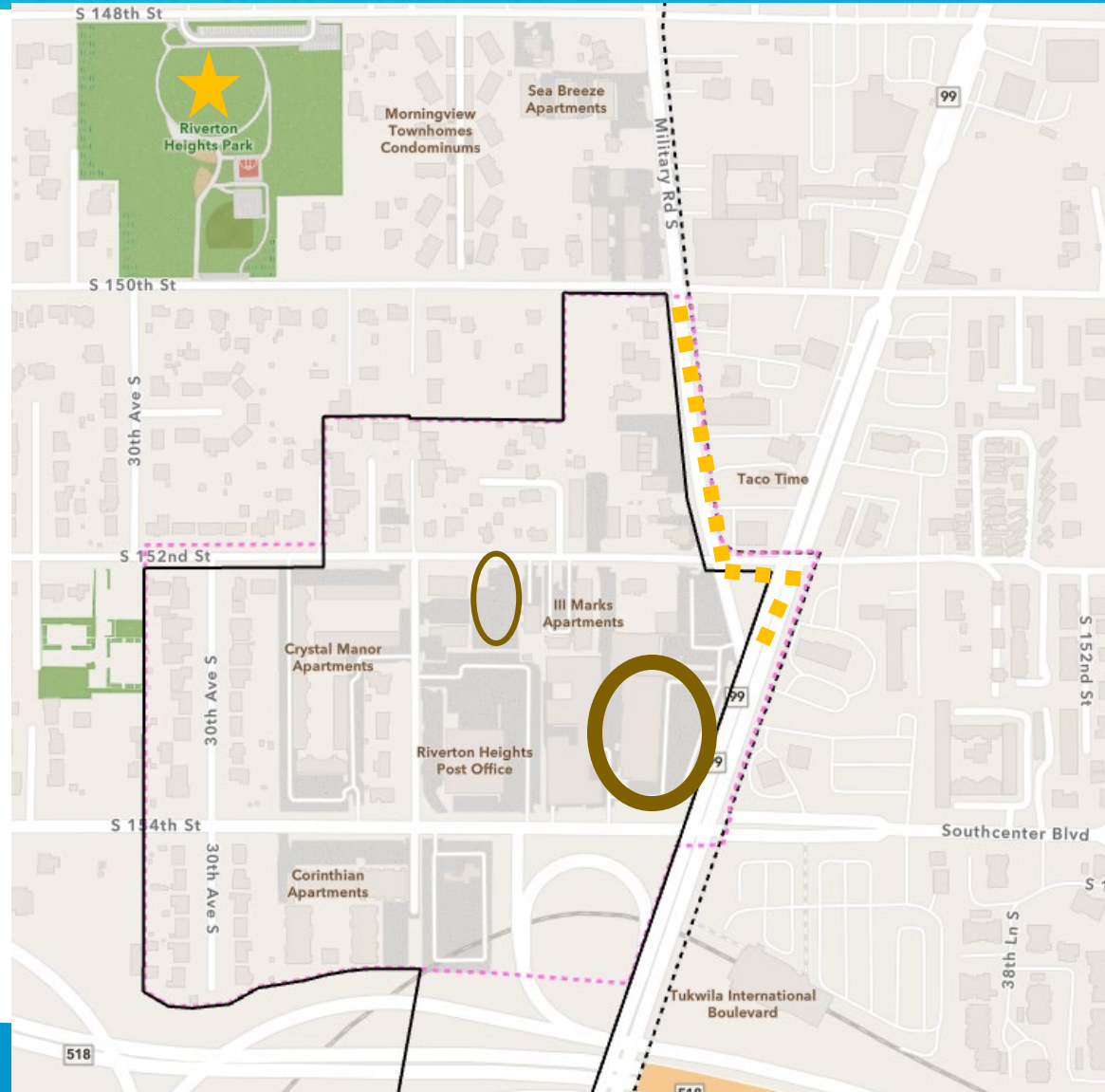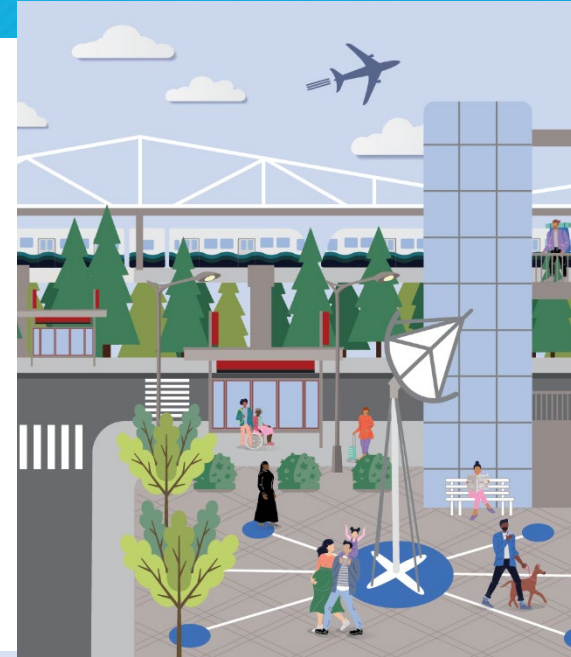
CITY CENTER URBAN VILLAGE

New Vision adopted in 2020, subarea planning underway.

DISTRICT'S UPDATED VISION STATEMENT
The global gateway to the Pacific Northwest, the District is an active, hub providing residents, workers and visitors alike with a diverse set of experiences in an enticing, contemporary, and walkable urban district.

DEVELOPMENT PRINCIPLES
- Economic Prosperity
- Attractive Public Realm
- Mix of Complementary Uses
- Efficient Circulation

CITY CENTER URBAN VILLAGE

- Hospitality is a primary focus

- Airport related parking businesses

- Multi-family, single family, mobile home park

- Some retail; some restaurants

- More than 3,900 employees (not including the airport/port jobs, where there are approximately 20,000 badged employees)

- A lot of people live in the District, around 5,600 (around 20% of City's population)

- This is one of the City's densest multi-family neighborhoods
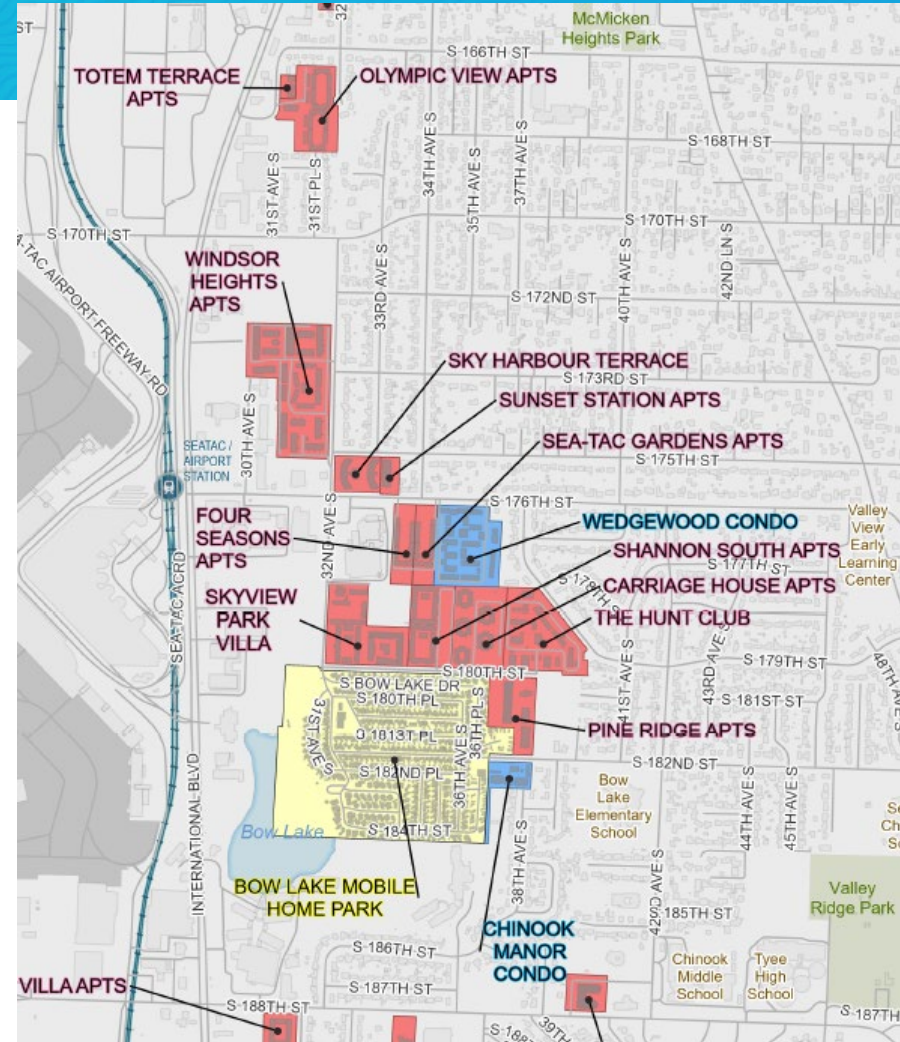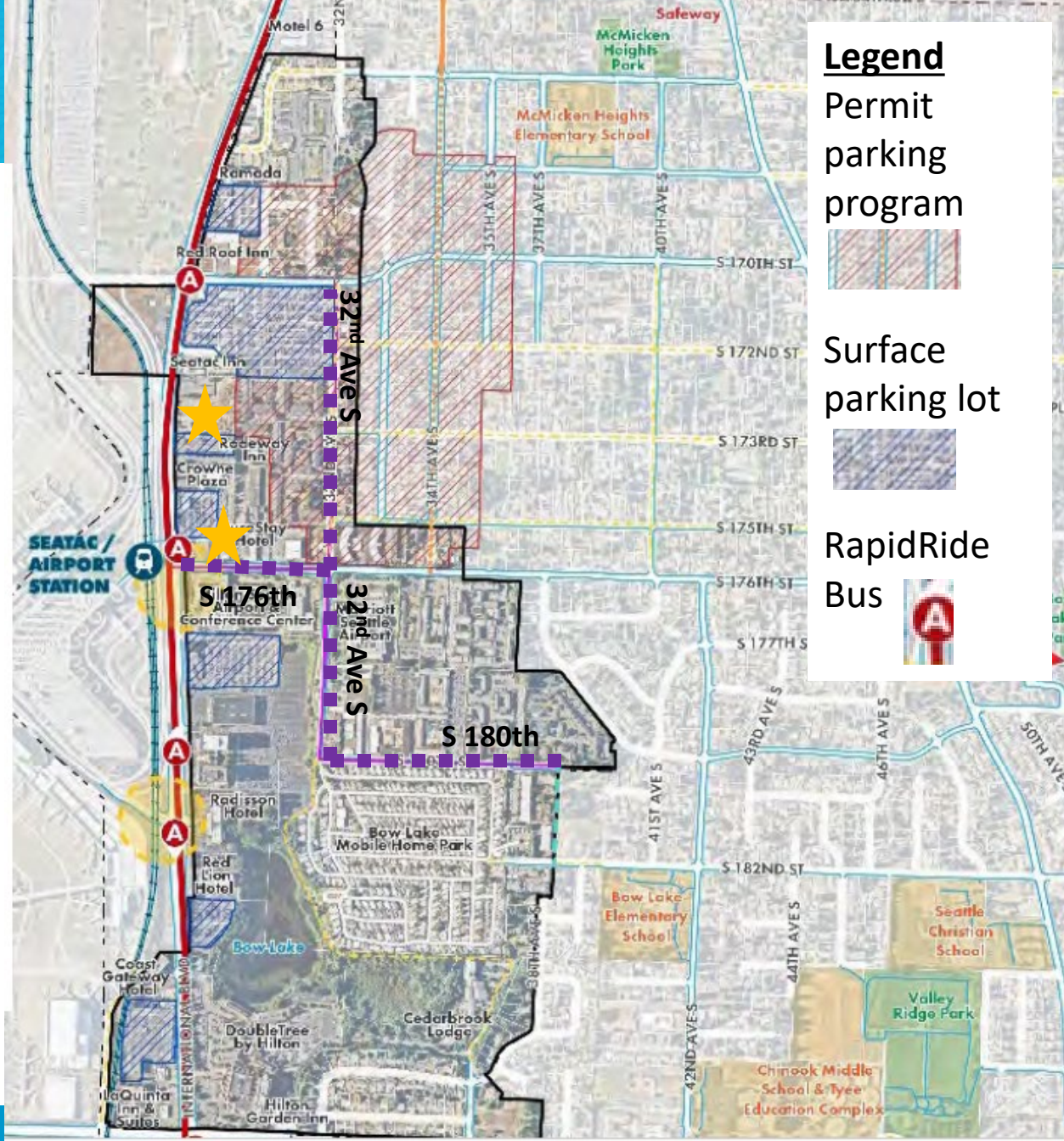
CITY CENTER URBAN VILLAGE

Recent Development & Infrastructure Projects

DEVELOPMENT

- *Anticipated Future*: ⭐
    - Sound Transit pick up/drop off
    - Hotel/multi-family mixed use

INFRASTRUCTURE PROJECTS

- Airport Station Area pedestrian and street improvement projects (underway)
    - S 176th
    - 32nd Ave S
    - S 180th
      ▪ ▪ ▪ ▪ ▪

- *Gap in park access identified in SeaTac Parks & Open Space (PROS) Plan*
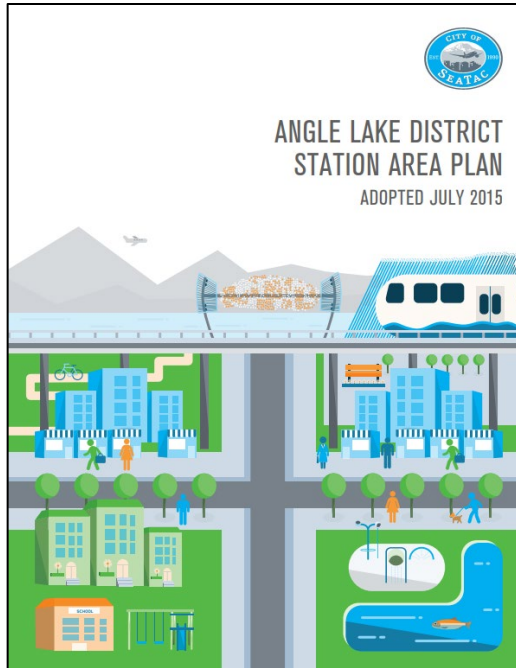

Legend

Permit parking program

Surface parking lot

RapidRide Bus

ANGLE LAKE STATION URBAN VILLAGE

ANGLE LAKE DISTRICT STATION AREA PLAN
ADOPTED JULY 2015

Plan & Vision adopted in 2015.

TRANSIT COMMUNITY

The Angle Lake District will be a transit community that is culturally diverse, pedestrian-oriented, offers easy access to jobs, services and open space, and supports a healthy lifestyle.

GENERATOR OF ECONOMIC OPPORTUNITY

The District will provide opportunities for employment and entrepreneurship, and offer multiple housing types for people of all incomes, backgrounds and ages.

CONNECTED AND MULTI-MODAL

Walking in the District will be safe and easy. The streets will be pedestrian friendly connecting people to the light rail station, lake, school and other destinations. Bicyclists will be connected to the station, local areas and the region.

CENTER FOR THE COMMUNITY

The light rail station will be the heart of the District Center. The District Center will be a people-intensive employment hub and community focal point. It will include a mix of office, commercial, retail and other development that supports high capacity transit, and provide workers, residents and visitors places to meet, eat, do errands and gather with friends.

ANGLE LAKE URBAN VILLAGE

Recent Development & Infrastructure Projects

DEVELOPMENT

- Amelia Apartments: 108 Units

- Angle Lake/Mercy Housing: Mixed Use with 130 Units Affordable

- *Anticipated Future*:
  - Multiple mixed use apartment projects

INFRASTRUCTURE PROJECTS

- Sidewalk and road projects completed around 2016, when station opened (including connection of 26th to 24th Ave S)

- S 200th Corridor Study: Completed

- Under Design: Sidewalk and street improvements near Madrona Elementary

Why?

- To clarify the role of Urban Villages in implementing updated City growth strategy and ensure alignment with new PSRC and CPP regional growth center strategies.

- To help guide outcomes of City Center urban village plan.

- To help clarify if and how S 154th and Angle Lake station Urban Village plans should be updated in future.

Overview of Urban Village Framework Guidance

Overarching Goals:

- Promote the development of compact, walkable, equitable, transit-oriented urban villages within close walking distance of light rail stations and other high-capacity transit and:

  - *Benefit from vibrancy of people-oriented, higher density development which in turn*

  - *Can support retail and commercial uses desired by local and regional residents, workers and visitors.*

- Promote SeaTac's three-station local light rail system to facilitate the connectivity and development of the City's three Urban Villages as central community hubs for neighborhoods throughout SeaTac.

Urban Village Designation Guidance

While current urban village locations and boundaries have already been adopted, policy guidance on the designation of urban villages is intended to confirm baseline conditions for current Urban Villages and would be utilized should boundary changes be proposed.

Guidance likely to describe availability of:

- Zoning that supports mixed use pedestrian environments and compact, higher and moderate density development

- Accessibility to high-capacity transit

- Current or potential multi-modal connectivity to adjacent communities

- Current or potential future access to parks and open space

Complete Neighborhood Components for Urban Villages
Defines walkable access to opportunity at Urban Village scale, provides highest density, urban living option.

- **Overarching:** Walkable one-fourth to one-half mile access to transportation choices, diverse, affordable housing options, healthy food, neighborhood services and parks and open space.

- **Zoning:** Zoning that allows a mix of uses to accommodate concentrations of employment and housing.

  o Sufficient zoned capacity to accommodate significant job and housing density to support City growth strategy.

- **Mix of Uses:** Allow a broad range of transit-supportive uses including housing types and commercial and retail support services to serve a local, citywide, or regional market, and mix of uses that aligns with each Urban Village's adoption vision.

Complete Neighborhood Components for Urban Villages, Continued

- **Development Pattern**: Promote mixed use pedestrian environments where public amenities and services can be efficiently and effectively provided. Examples of potential guidance includes promotion of:

  - Walkable grid of formalized streets and pedestrian paths

  - Safe, comfortable, attractive sidewalks

  - Complete streets designed to accommodate multiple modes

  - Building orientation to the street that creates active and welcoming human-scaled environments for walking

  - Street trees and other enhancements to the public realm

- **Transportation Choices**: Direct and convenient access for all modes to local and regional transportation networks, especially high-capacity transit, all ages and abilities pedestrian and bicycle connections within and near village, and easy access to frequent transit.

- **Diverse, Affordable Housing:** Provide range of higher and moderate density housing types, including mixed use options, for households of different family sizes and at all income levels.

Complete Neighborhood Components for Urban Villages, Continued

- **Healthy Food:** Encourage the location of grocery stores, farmers markets, and community food gardens to support access to healthful food for people living within and outside of urban villages.

- **Neighborhood Services:** Maintain and enhance retail commercial and other daily-use services, especially in areas most attractive to pedestrians and transit riders, and to support concentrations of residential and employment activity.

- **Open Space**: Provide parks and open space that are accessible to urban villages to enhance the livability of urban villages, to help shape the overall development pattern, and to enrich the character of each village.

  - Support direct access to either existing or potential public open spaces in or near the village that meets or exceeds the SeaTac Parks and Recreation (PROS) Plan goals for providing neighborhood park space within ¼ mile walking distance of residents living in higher density neighborhoods.
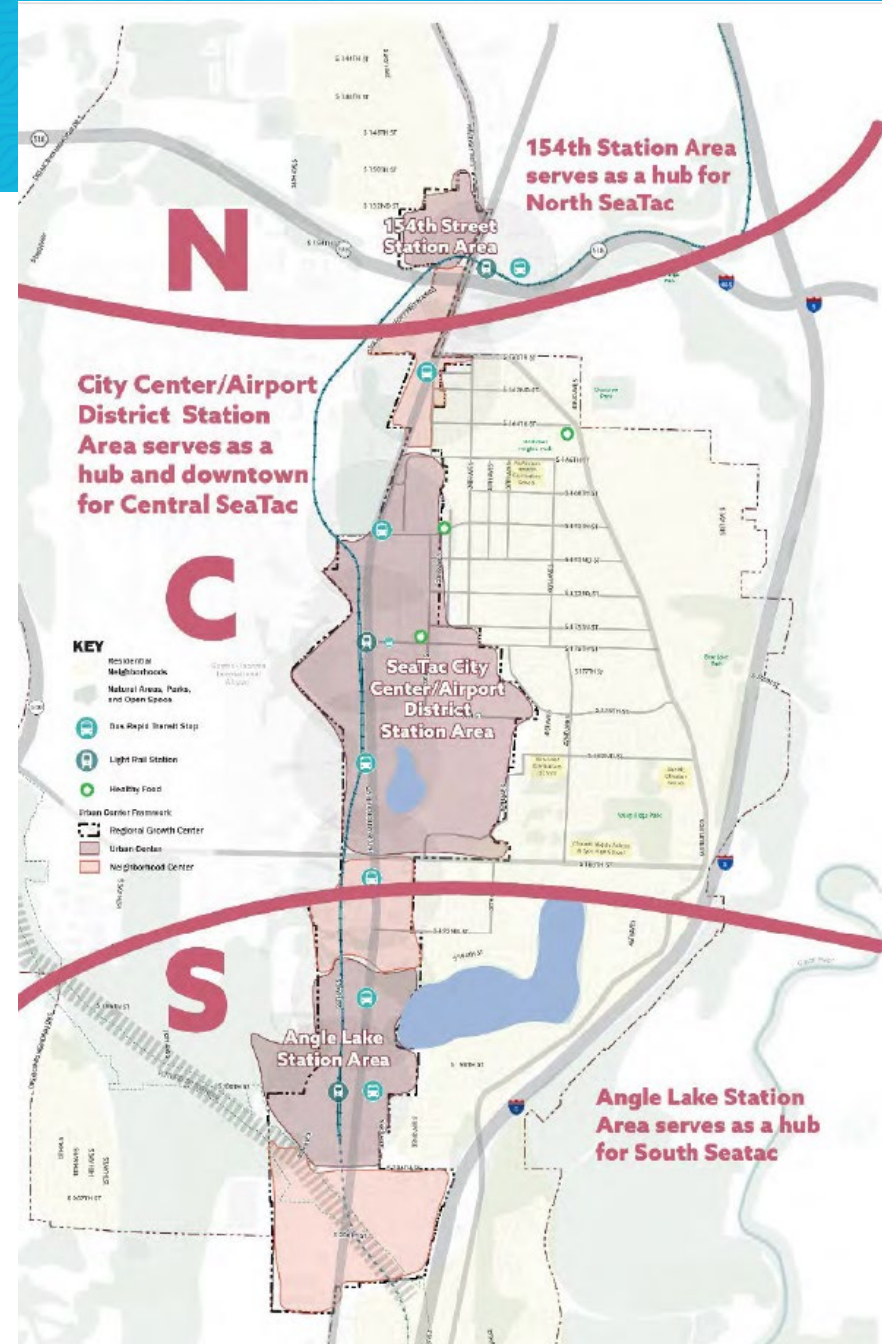
SEATAC'S NEIGHBORHOODS

SEATAC NEIGHBORHOODS-ALL

About SeaTac's Neighborhoods

SeaTac's neighborhoods function as an inter-related ecosystem of geographically, economically and socially connected networks.

- Urban Villages (in the Urban Center) are intended to function as downtown service centers and anchors for north, central and south neighborhoods

- **Neighborhood villages and corner stores would offer localized services and retail to serve the needs of surrounding neighborhoods** (think Tacoma's Proctor Neighborhood, Portland's Northwest Neighborhood, and others).

- Developing neighborhood centers offers opportunities to fill in missing gaps in neighborhood infrastructure/services.

NEIGHBORHOODS CHAPTER INTRODUCTION
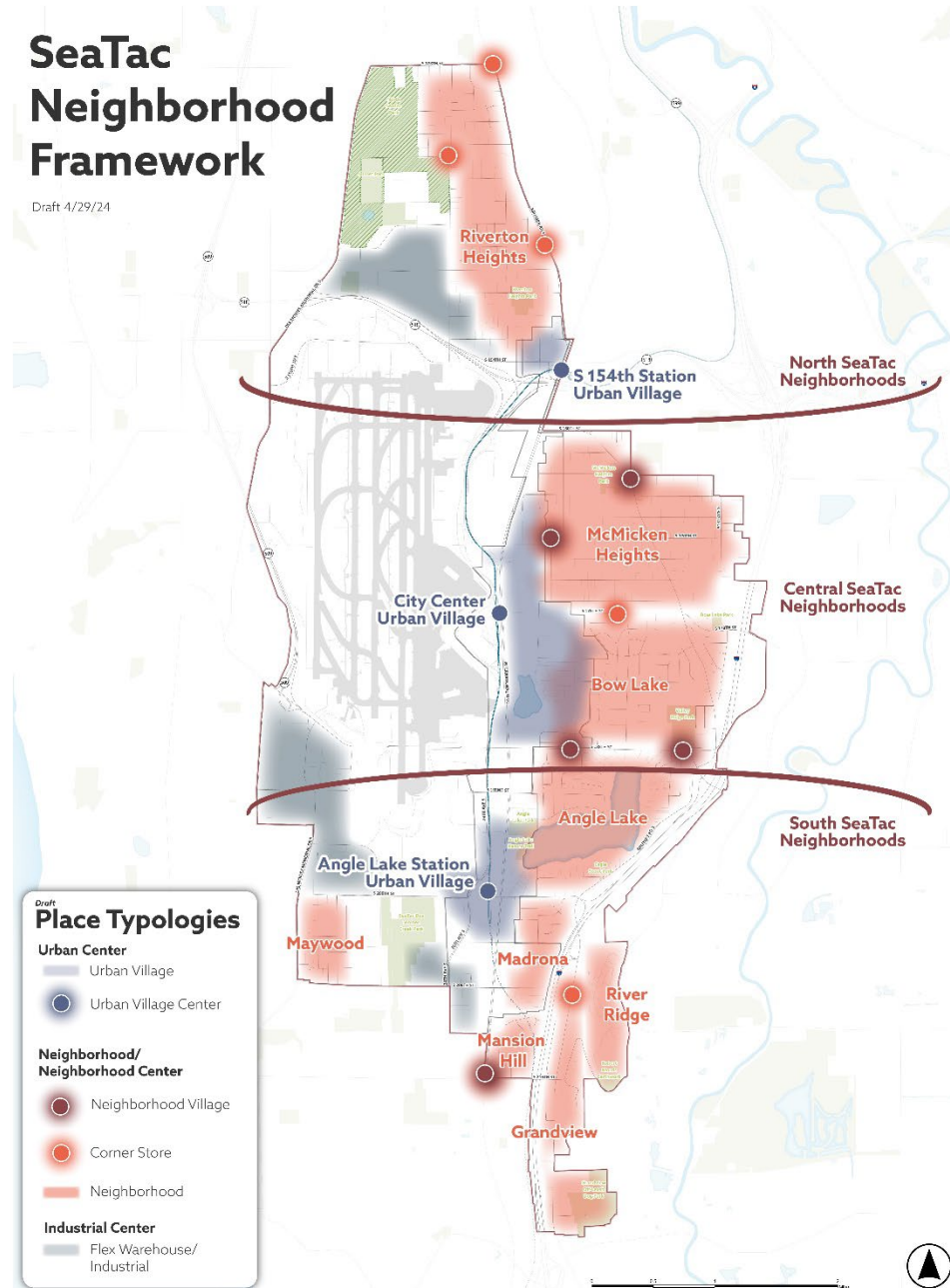
Purpose of the Neighborhoods Chapter

- To provide more specific guidance on SeaTac growth strategy outside of the Urban Center.

What Will Be Included in Neighborhoods Chapter:

- Descriptions of existing conditions in neighborhoods outside of the Urban Center.

- Policy guidance 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 allowing middle housing (HB 1110) and at least two accessory dwelling units (HB 1337) where properties are currently zoned for single family uses.

SeaTac Neighborhood Framework

Draft 4/29/24

North SeaTac Neighborhoods

S 154th Station Urban Village

Riverton Heights

McMicken Heights

Central SeaTac Neighborhoods

City Center Urban Village

Bow Lake

Angle Lake

South SeaTac Neighborhoods

Angle Lake Station Urban Village

Maywood

Madrona

River Ridge

Mansion Hill

Grandview

Draft Place Typologies

Urban Center
- Urban Village
- Urban Village Center

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

Industrial Center
- Flex Warehouse/Industrial

ALL SEATAC NEIGHBORHOODS — WHAT QUALITIES ARE MOST IMPORTANT?

Pioneering Urban Planner, Jane Jacobs, on the "Anatomy of a Great Neighborhood"

- Density—where neighbors are close by

- Converging paths—where spontaneous encounters happen

- Enriching environments—where short blocks and points of interest keep streets populated

- Mixed use spaces, where the neighborhood is utilized throughout the day and valued by many

I would add: trees and green space, vibrant businesses, a feeling of pride, security, and comfort…

What would you add?

SEATAC'S COMPLETE NEIGHBORHOODS POLICY FRAMEWORK:

- **Access to Transportation Choices**
- **Access to Housing**
- **Access to Healthy Foods**
- **Access to Neighborhood Services**
- **Access to Parks and Open Space**

What would you add?

Barcelona, Spain

THE VILLAGE SQUARE—WHY?

- These are places to celebrate SeaTac.
- They add a sense of community pride and identity.
- These support Complete Neighborhoods policies.
- Can serve as that "third place" for people to go between work and home.

Where are Village Squares most needed?

What qualities should Village Squares have?

What size/scale/type are appropriate for Urban Villages (in Urban Center) versus Neighborhood Villages (outside Urban Center)?

LYNNWOOD'S NORTHLINE VILLAGE

- 18-acre site adjacent to future Lynnwood LINK light rail
- Flexible development agreement with the City to "future-proof" project
- Development Plan:
  - 1,370 apartment homes
  - 500,000 SF Class A office
  - 250,000 SF retail

Example of higher intensity "5-over-2" mixed use development with village square/open space.

WHAT ABOUT PROVIDING OPEN SPACE & "PLACEMAKING" IN OTHER WAYS:

- **Plazas**

- **Street and sidewalk design**

- **Parklets and temporary uses like spaces for food trucks on and off street**

- **Other?**

POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None. Meeting 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, 4/16/2024