



Envision SeaTac 2044

Where & How Will SeaTac Grow

Overview of Planning Commission
Direction on Growth Scenario
Options to Explore

Planning & Economic Development
(PED) Committee
February 15, 2024



PRESENTATION OVERVIEW

PURPOSE OF PRESENTATION

- To provide an overview of growth scenario options discussed at recent Planning Commission work sessions.
- To highlight recent growth trends, with a focus on housing activity.
- To share the Commission's direction on two options confirmed for further exploration as part of the Envision SeaTac 2044 project.

WHY IS THIS ISSUE IMPORTANT?

1. The **Envision SeaTac 2044** project will reset SeaTac's growth and development policies for the next twenty years.
2. Project briefings are essential to keep the PED Committee informed of project activities.



POTENTIAL COMMITTEE ACTION

NO ACTION REQUESTED: This is an informational briefing.

REVIEWS TO DATE:

- 3/23/2023, 8/17/2023, 10/19/2023, 11/30/2023



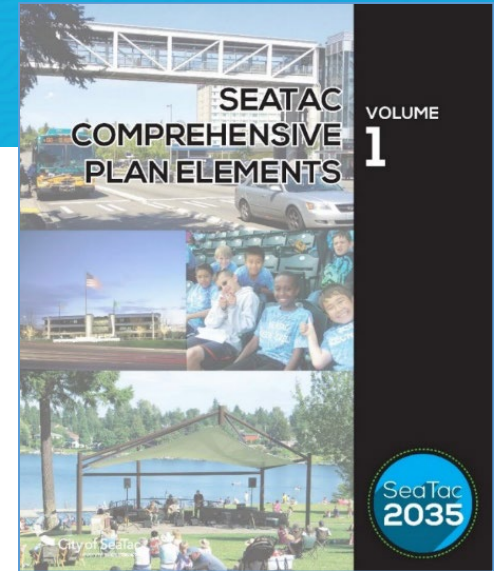
ABOUT THE ENVISION SEATAC 2044 PROJECT

Major Periodic Update of City's Comprehensive Plan

- Required by State every ten years.
- Updates needed to reflect current City priorities and new information since last major update in 2015.

Envision SeaTac 2044 Key Project Themes

- ❖ Wellbeing and Access to Opportunity
- ❖ Growing Urban Villages Near Light Rail
- ❖ Strong Neighborhoods and Healthy, Equitable, Connected, and Complete Communities
- ❖ Multimodal Transportation
- ❖ Housing for All
- ❖ Economic Vitality
- ❖ Resilient Built and Natural Environments



Why Are We Developing Growth Scenario Options?

Envision SeaTac 2044 Project



WHY GROWTH SCENARIO OPTIONS?

The **Envision SeaTac 2044** update to the Comprehensive Plan will re-set the City's growth and development strategies for the next twenty years (2024-2044). To assist this process, growth scenarios need to be developed so the City and public can **explore options to achieve the various goals of the Envision project.**

Exploration of Growth Scenarios Will Include:

- **Identifying potential locations in the City that can accommodate anticipated growth, specifically new job and housing targets**
- **Assessing implications of recent state legislation that will allow new and more housing types in single-family areas**
- **Analyzing traffic implications of new growth and potential impacts to other infrastructure, including utilities, park system, public services, etc.**
- **Understanding how different growth options support the Envision SeaTac 2044 goals, especially strengthening Urban Village and Complete Community policies**
- **Providing opportunities for community input**



KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Accommodate Job & Housing Targets Identified in King County Countywide Planning Policies (CPPs)

Establishing new growth targets is a regular step during periodic updates of the Comprehensive Plan.

- Process starts with updated twenty-year forecast from state Office of Financial Management (OFM).
- City-specific targets are established through a collaborative process between King County and its cities.

TARGETS FOR ENVISION 2044 PROJECT TO ADDRESS (2019-2044)	2019 (approx.)	2044 (approx.)	GROWTH TARGET (jobs/housing needed to achieve target)
Jobs	36,523	51,333	+14,810
Housing Units	10,855	16,755	+5,900

KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions:

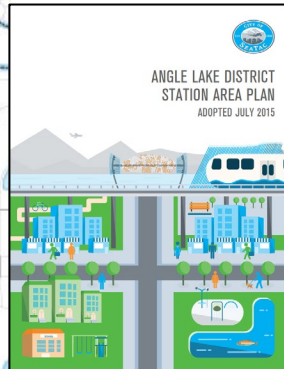
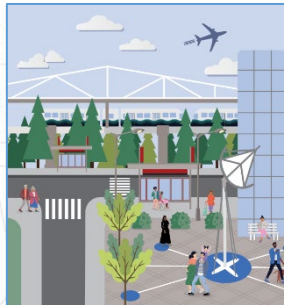
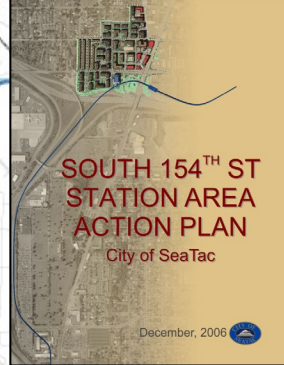
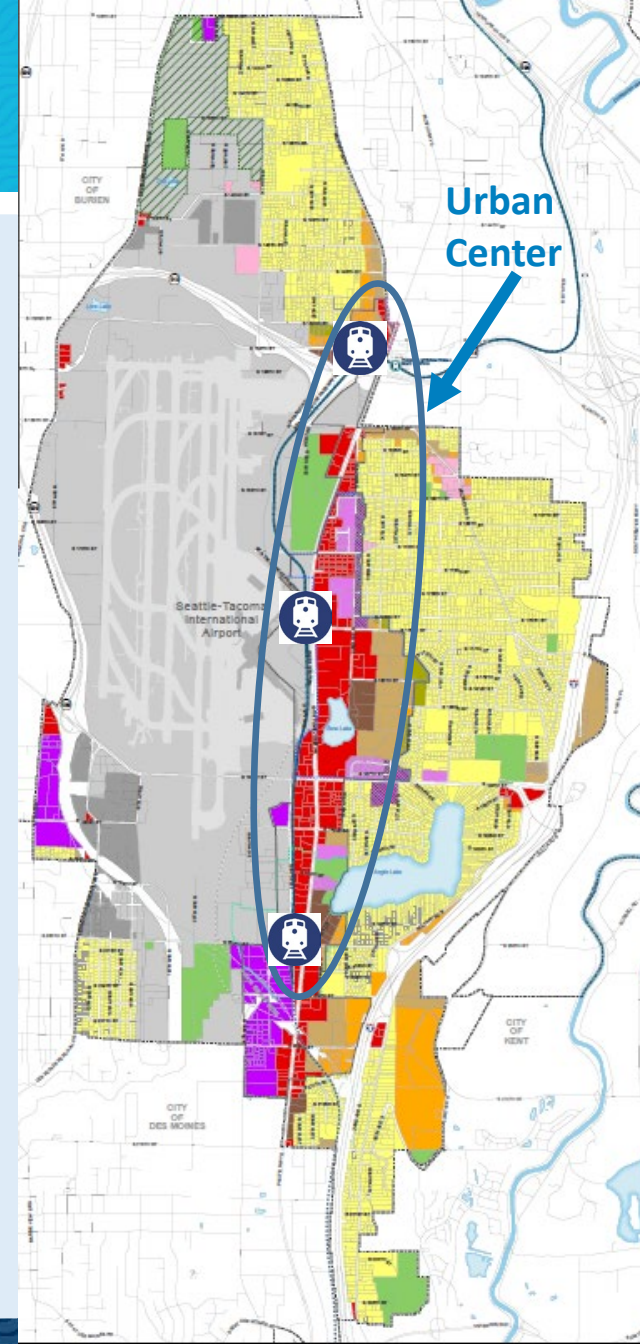
Future growth to be supported by concurrent investments in infrastructure.

Most new growth to occur within urban villages in designated Urban Center

- **Policy 2.1A:** *Implement the City Center, S 154th Street Station Area, and Angle Lake Station Area plans to focus the majority of SeaTac's commercial and residential growth into three distinct complete communities within SeaTac's designated Urban Center*

Amount and pattern of Urban Center growth to be aligned with:

- Goals of “urban village” subarea plans (*City Center, S 154th and Angle Lake station areas*)
- Puget Sound Regional Council (PSRC) “Regional Growth Center Framework” for SeaTac's Urban Center, others



BACKGROUND: STATUS OF CURRENT GROWTH STRATEGIES










Urban Village Strategy

STATUS UPDATE

- **Most new (**non-single family**) construction focused in Urban Center, in and near urban village/ subareas**
 - S 154th & Angle Lake station areas seeing more new projects than City Center
- **Recent and anticipated development primarily:**
 - Large multi-family and mixed-use projects & hotels
- **Recent and anticipated multi-family projects include:**
 - Retirement apartments
 - Subsidized housing
 - Market rate apartments
- **Currently, around 2,000 multi-family units are in development pipeline**

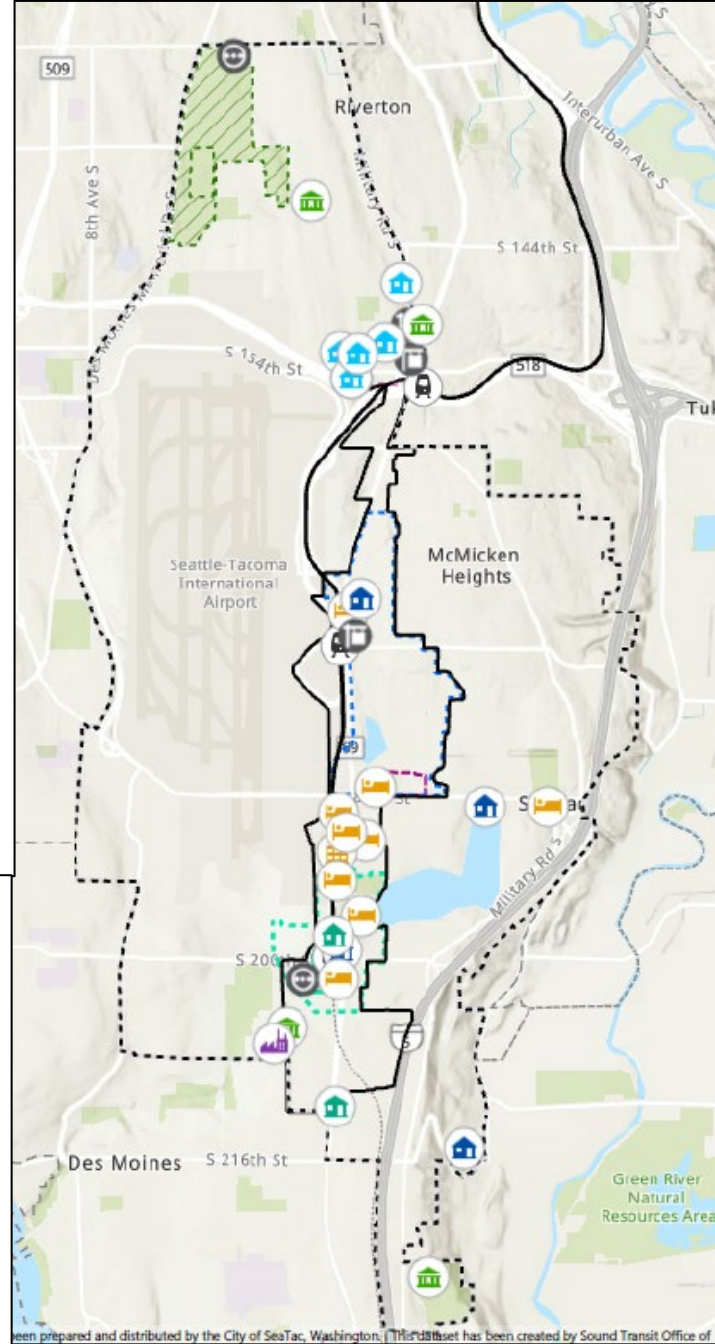
Legend

Development Sites

-  Hospitality
-  Industrial
-  Multi-Family
-  Office Building
-  Public Facility
-  Residential
-  Senior Housing
-  Mixed Use
-  Other

Development Pipeline Map (2022)

Includes projects in planning, permitting & construction stages



KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions (cont.):

Ensure growth is supported by “Complete Community” infrastructure and services – citywide.

Summary of Current Complete Community Infrastructure & Services Policies

Establish land use patterns that promote walkable (1/2 mile) access to the following:

- Transit
- Community & Neighborhood Parks
- Healthy Foods
- Neighborhood Services (i.e., daily needs shopping and services)
- Diverse, Affordable, Housing



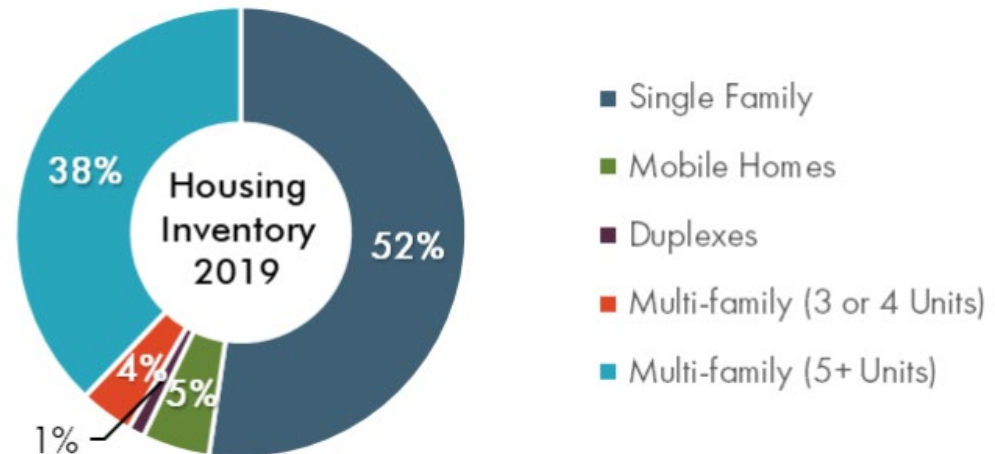
BACKGROUND: STATUS OF CURRENT GROWTH STRATEGIES

Complete Community Infrastructure & Amenities STATUS UPDATE

Access to diverse, affordable housing options

- [SeaTac Housing Action Plan](#) Findings (*Appendix A: [Housing Inventory & Assessment](#)*)
 - City housing supply mainly consists of single-family housing, and large multi-family/ apartment housing (around 9 out of 10 homes)
 - **Lack of middle housing types** like duplexes, townhouses, small multi-family that could provide options for households not well served by current housing supply

Exhibit 8. SeaTac Housing Types, 2019



Source: Washington Office of Financial Management, 2020.

SeaTac Housing Action Plan

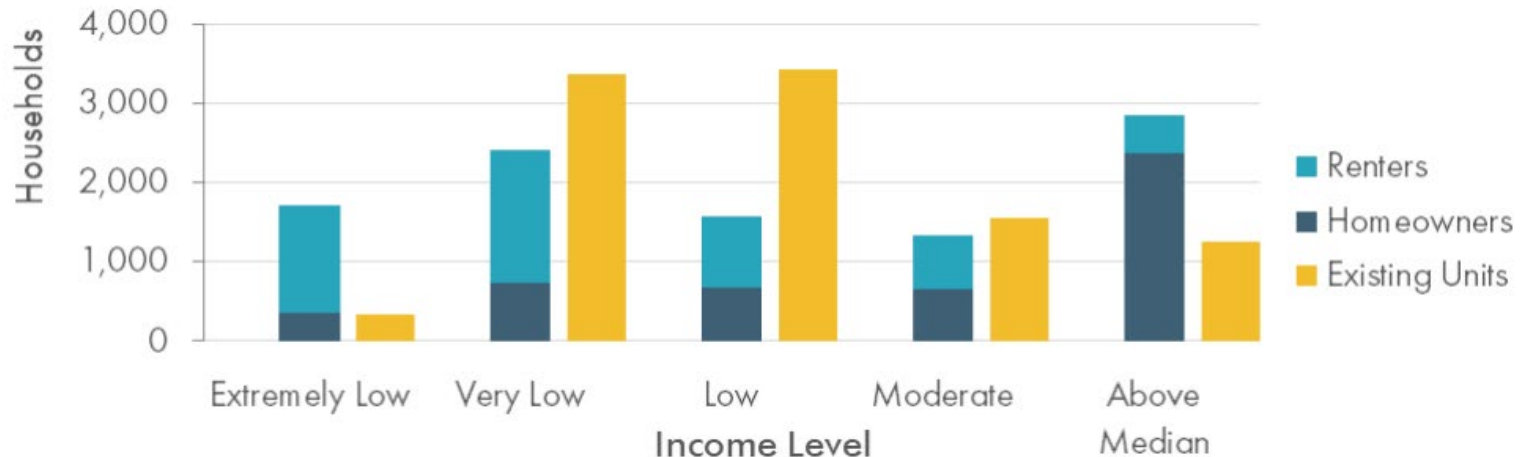
BACKGROUND: STATUS OF CURRENT GROWTH STRATEGIES

Complete Community Infrastructure & Services STATUS UPDATE (cont.)

Access to diverse, affordable housing options*

- Significant lack of affordable units for SeaTac renter & homeowner households at lowest and highest income levels

Exhibit 4. Existing Supply and Gaps/Surplus by Income Level



Source: HUD CHAS, 2020 (based on ACS 2017 5-year estimates)

SeaTac Housing Action Plan

*Affordable means households spend 30% or less of their income on housing costs.

BACKGROUND: STATUS OF CURRENT GROWTH STRATEGIES

Complete Community Infrastructure & Services STATUS UPDATE (cont.)

- **Housing Gaps (2020)**: Lack of affordable units for extremely low and above median households
- **Housing Surplus (2020)**: Surplus of affordable units for very low, low, moderate households

Exhibit 71. Housing Needs, Existing Supply, and Gaps/Surplus by Income Level

INCOME LEVEL	EXTREMELY LOW INCOME	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MEDIAN INCOME
AMI Range	≤30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	>100% AMI
Existing Demand (units)	1,710	2,410	1,565	1,325	2,850
Existing Supply (units)	345	3,365	3,430	1,555	1,245
Existing Gap/Surplus (Units)	-1,365	+955	+1,865	+230	-1,605

Source: HUD CHAS, 2020 (based on 2017 ACS 5-Year Estimates).

SeaTac Housing Action Plan

KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions (cont.):

Ensure alignment with recent housing and other legislation (HB 1220, HB 1110, HB 1337).

- **HB 1220 Affordable Housing:** Focuses on expanding affordable housing options in communities and calls for accommodating specific housing needs by income level.
- **HB 1110 Middle Housing:** Allows middle housing types in single-family zones. Cities (under 75,000 in population) to allow at least two units of middle housing per single-family lot, and up to four units ¼ mile from high-capacity transit.
 - *Middle housing includes duplex/triplex/fourplex/sixplex, townhouse, cottage housing, stacked flats, small apartments.*
- **HB 1337 ADUs:** Allows up to 2 accessory dwelling units (ADUs) on single-family lots.



Stacked duplex in Bothell



Side-by-side duplex in Bothell



Cottage Housing Mountlake Terrace



Townhomes Mountlake Terrace

Examples:
Middle
Housing
Types

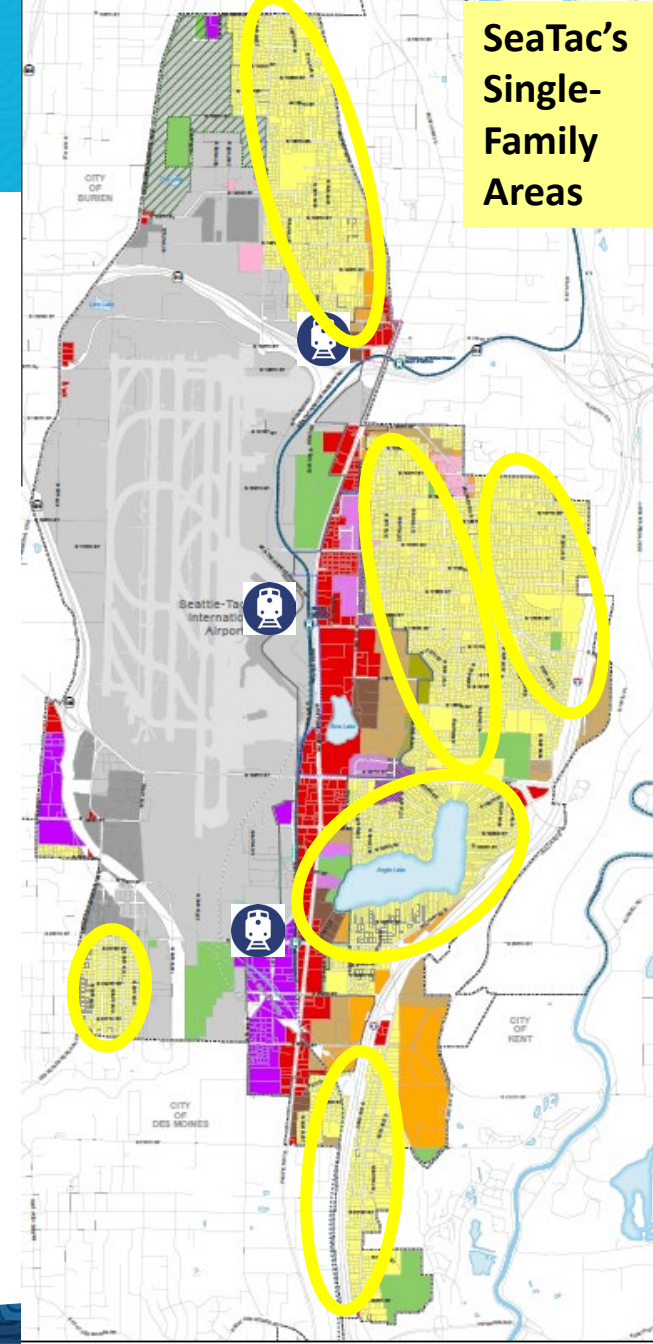
KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions (cont.):

City's development codes must adopt HB 1110 Middle Housing and HB 1337 ADU legislation requirements by June 30, 2025.

SeaTac's single-family areas will be affected by this legislation.

- Envision SeaTac 2044 project will ensure City policies updated to comply with legislation.



SeaTac's
Single-
Family
Areas

KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions (cont.):

HB 1110 Middle Housing Legislation

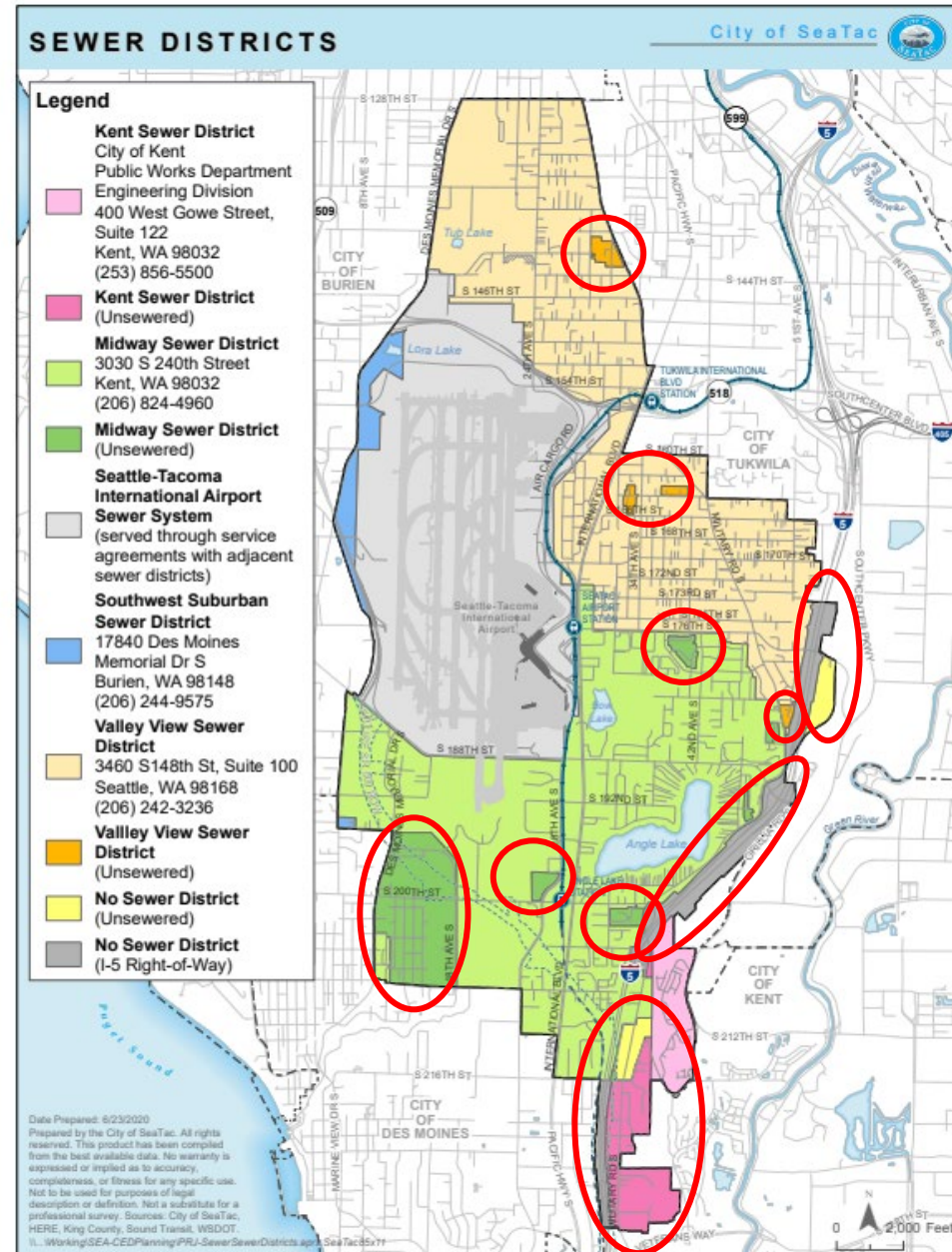
Cities have some flexibility in exempting certain single-family areas from allowing middle housing types, such as:

- Locations with insufficient infrastructure
- Locations with environmentally sensitive areas

All growth scenarios will have to evaluate potential exceptions in SeaTac

- Example:

 = Unsewered Locations in the City



Description of Three Growth Scenario Options Reviewed by Planning Commission

Envision SeaTac 2044 Project

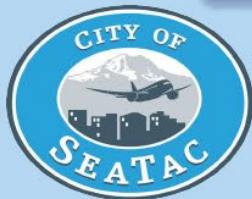


PLANNING COMMISSION GROWTH SCENARIO REVIEW

PC Growth Scenario Work Sessions

On January 30 and February 6, the Planning Commission held two work sessions to review and confirm growth scenario options for the City to analyze and explore with the public.

- **Option 1: Baseline Growth Scenario** (no policy changes but those required by state/ regional requirements)
- **Option 2: Advance Envision Project Goals**
- **Option 3: Optimize Envision Project Goals**



Planning our City
TOGETHER
ENVISION SEATAC 2044

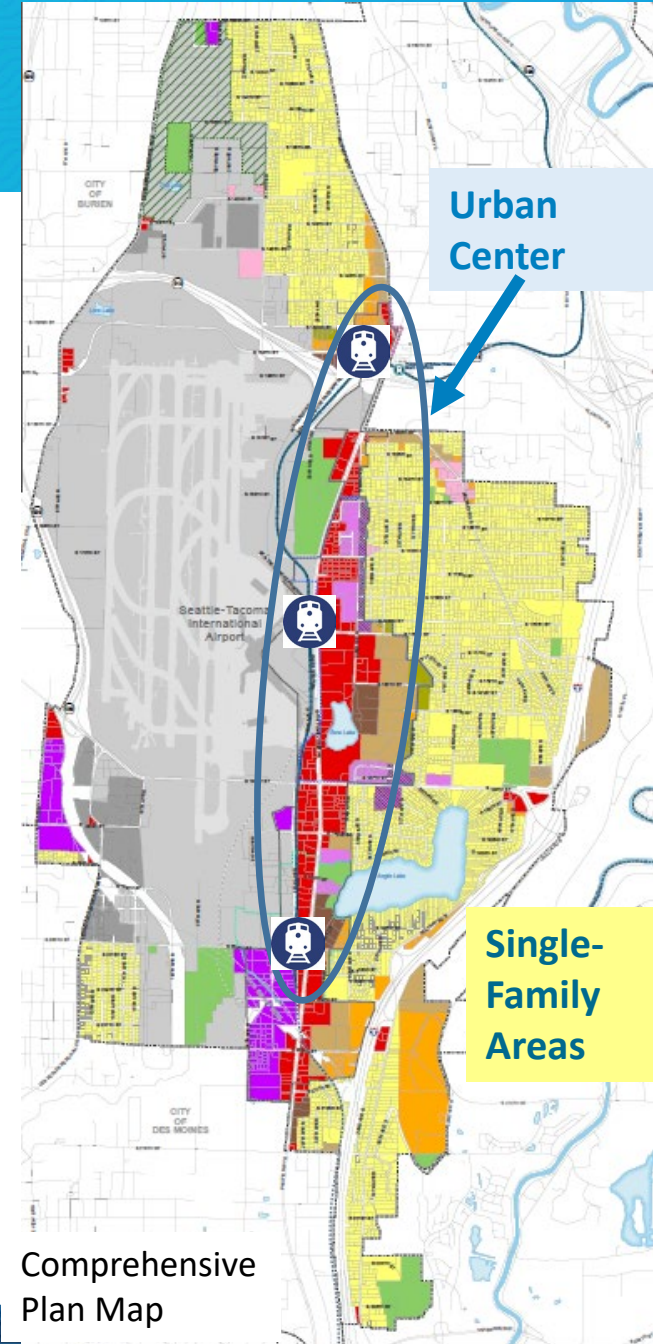
SeaTac is updating its Comprehensive Plan and is seeking community input on how the city should grow over the next twenty years.



BASELINE GROWTH SCENARIO: OPTION 1

Baseline Scenario Key Components:

- **Maintain current SeaTac growth policies**
 - Focus growth within the Urban Center, with majority in the three urban villages in designated subareas
 - Encourage “complete community” infrastructure/ services citywide
 - No change to Comprehensive Plan map land use designations
- **Implement regional and state growth requirements**
 - Comply with PSRC and King County policies for housing and job targets, Regional Growth Center requirements for SeaTac’s Urban Center, others
 - Changes to single-family areas required to comply with new state housing legislation (such as HBs 1110, 1337, 1220), others



BASELINE GROWTH SCENARIO: OPTION 1

Implementing Recent Housing Legislation

HB 1110 Middle Housing:

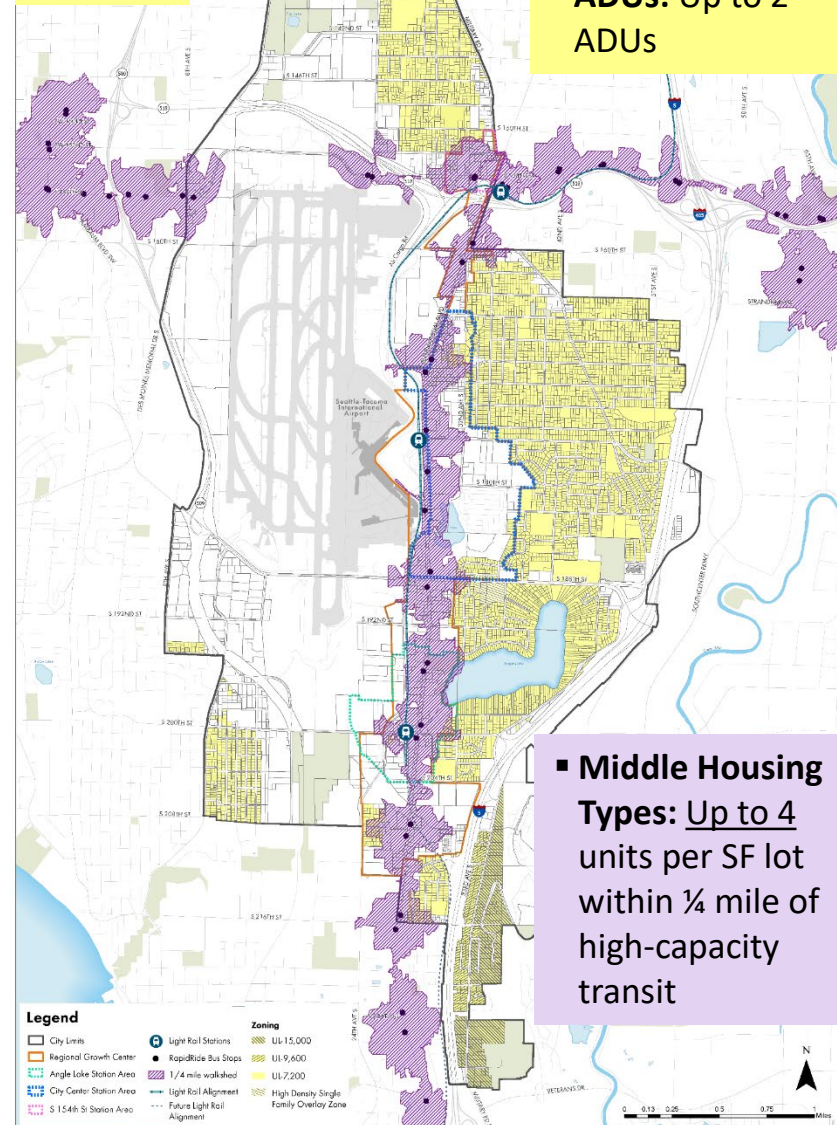
- Cities (under 75,000 in population) to allow:
 - Up to two units of middle housing per single-family lot, and
 - Up to four units ¼ mile from high-capacity transit
 - Middle housing includes duplex/triplex/fourplex/sixplex, townhouse, cottage housing, stacked flats, small apartments

HB 1337 Accessory Dwelling Units (ADUs):

- Allow up to 2 ADUs on single-family lots and add flexibility to development standards
- SeaTac currently allows up to 1 ADU and will need to change development standards to comply with legislation

Single-Family Zoning

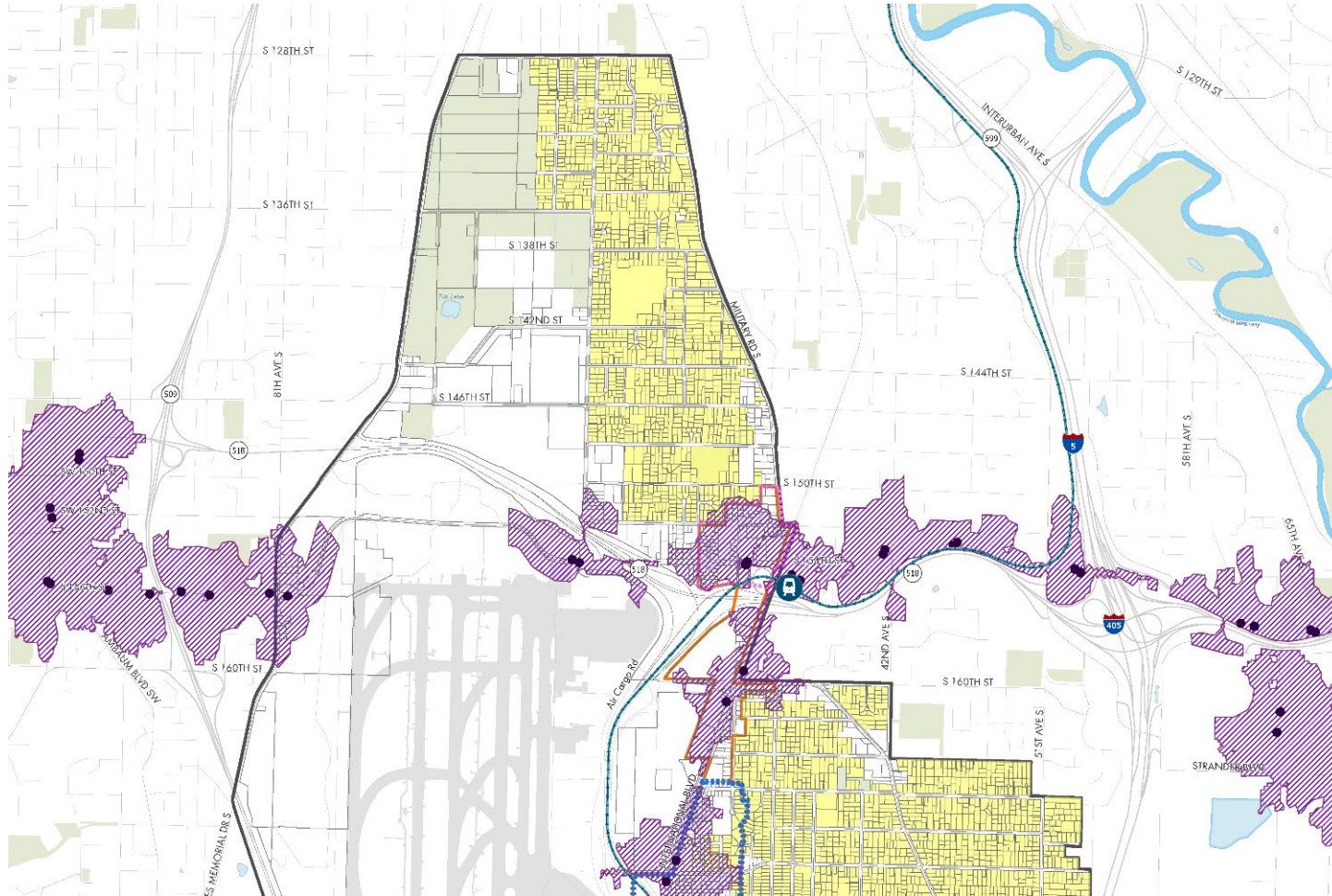
- Middle Housing Types: Up to 2 units per SF lot
- ADUs: Up to 2 ADUs



- Middle Housing Types: Up to 4 units per SF lot within ¼ mile of high-capacity transit

BASELINE GROWTH SCENARIO—OPTION 1

MIDDLE HOUSING – POTENTIAL IMPLICATIONS



North SeaTac

- **Middle Housing Types: Up to 2 units per SF lot**
- **ADUs: Up to 2 ADUs**

- **Middle Housing Types: Up to 4 units per SF lot within ¼ mile of high-capacity transit**

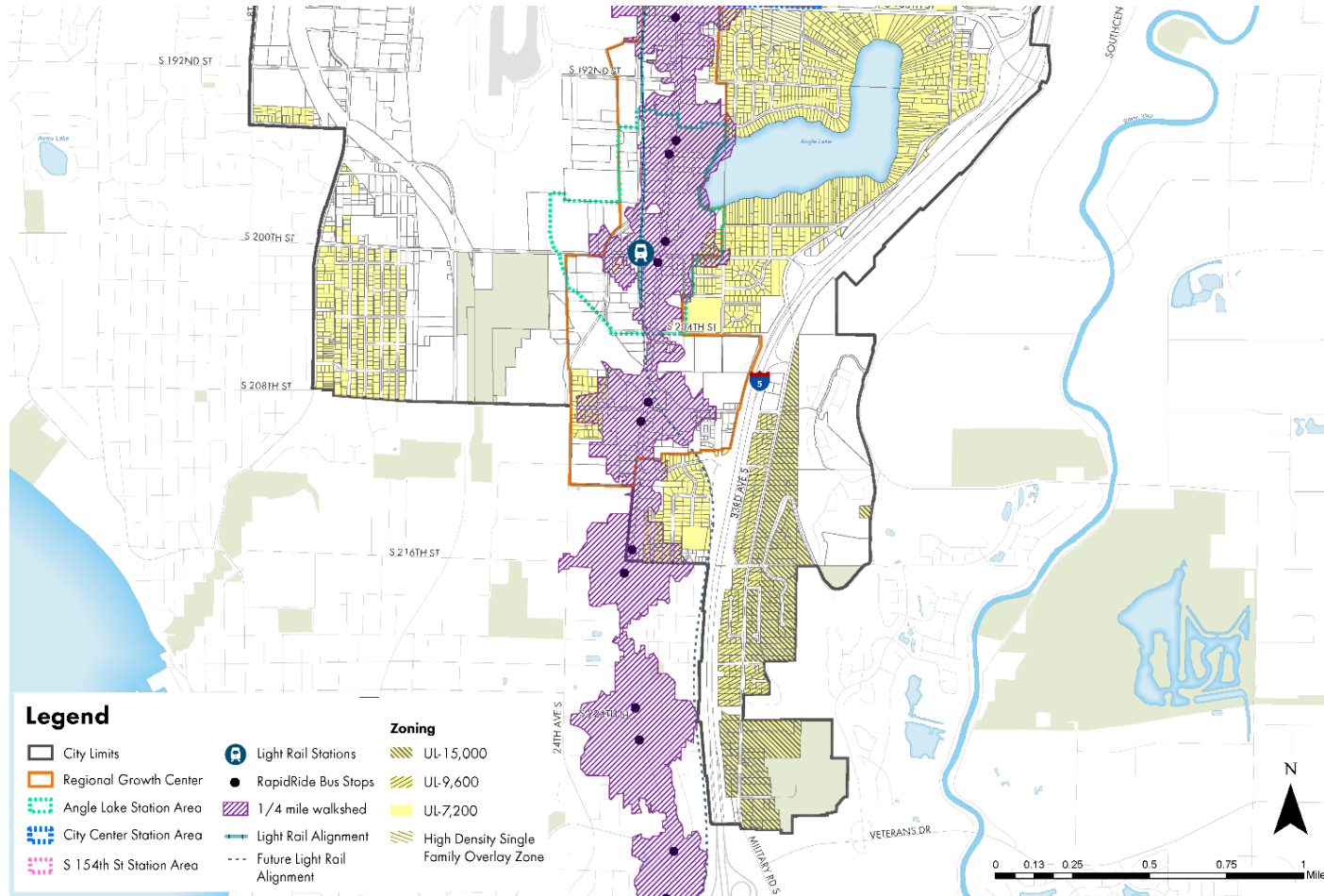
BASELINE GROWTH SCENARIO—OPTION 1

MIDDLE HOUSING – POTENTIAL IMPLICATIONS

South SeaTac

- **Middle Housing Types:** Up to 2 units per SF lot
- **ADUs:** Up to 2 ADUs

- **Middle Housing Types:** Up to 4 units per SF lot within ¼ mile of high-capacity transit



GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS

Same as Baseline Growth Scenario:

- Focus most growth into urban villages within Urban Center
- Implement State housing legislation and regional policies

Differences from Baseline Scenario:

- **Strengthen Complete Community Infrastructure & Services *OUTSIDE OF THE URBAN CENTER:***

Increase access to neighborhood services and diverse, affordable housing by maximizing existing neighborhood service centers

MAXIMIZE EXISTING NEIGHBORHOOD SERVICE CENTERS

- **Identify existing neighborhood-oriented service centers with diverse housing types** (or parcels with zoning/land use designations that allow this type of clustered development)
- **Explore changes that could add new neighborhood services and housing opportunities for residents within ½ mile walking distance** (such as code/land use designations/zoning/other changes)

EXISTING COMPLETE COMMUNITY POLICY GUIDANCE:
Increase walkable, ½ mile access to neighborhood services & diverse, affordable housing

Policy 2.2G: Encourage neighborhood-scale commercial development in appropriate locations outside of the Urban Center to serve needs of residents.

Policy 2.2F: Foster high quality, diverse, and affordable housing.

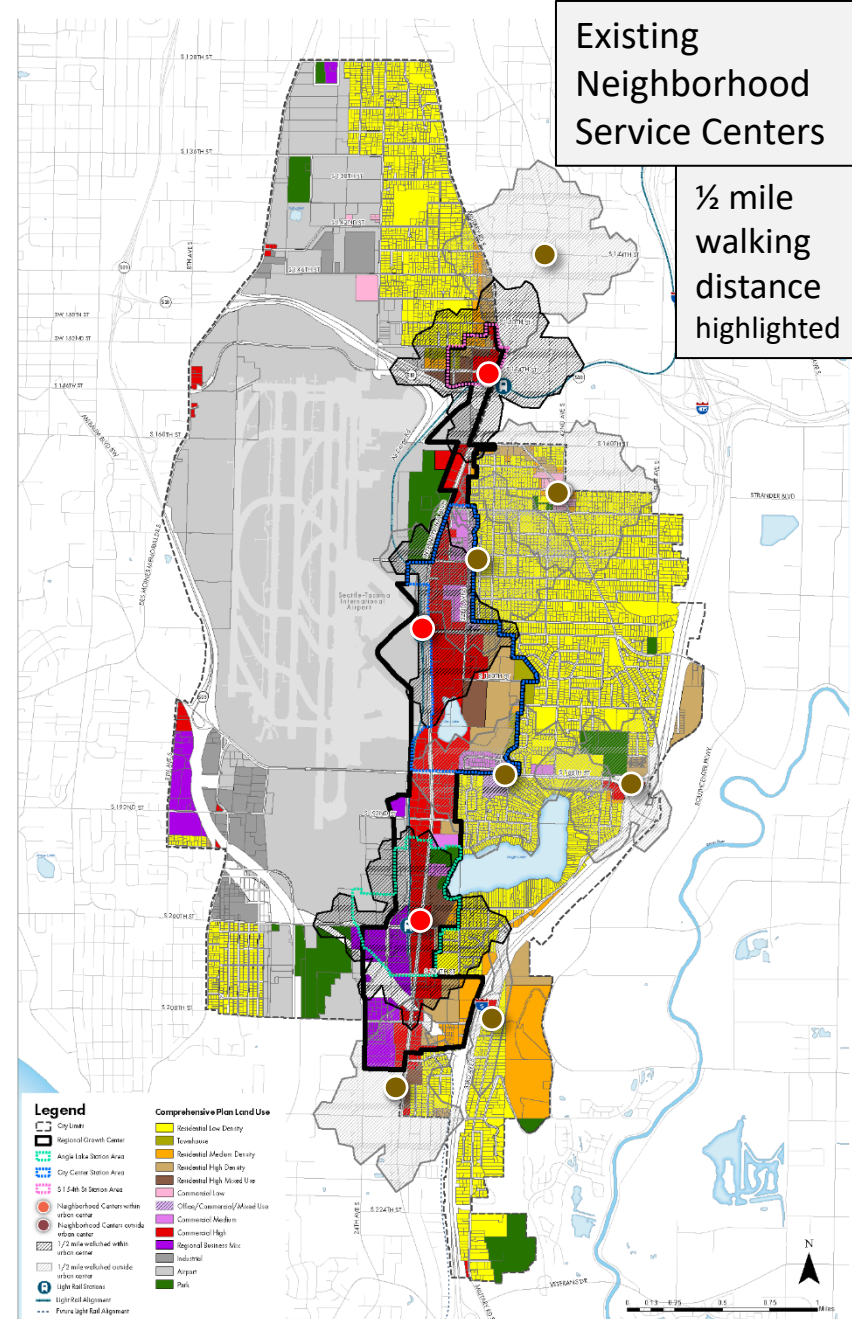
Implementing other Complete Community policies to be considered as part of growth scenario analysis

GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS

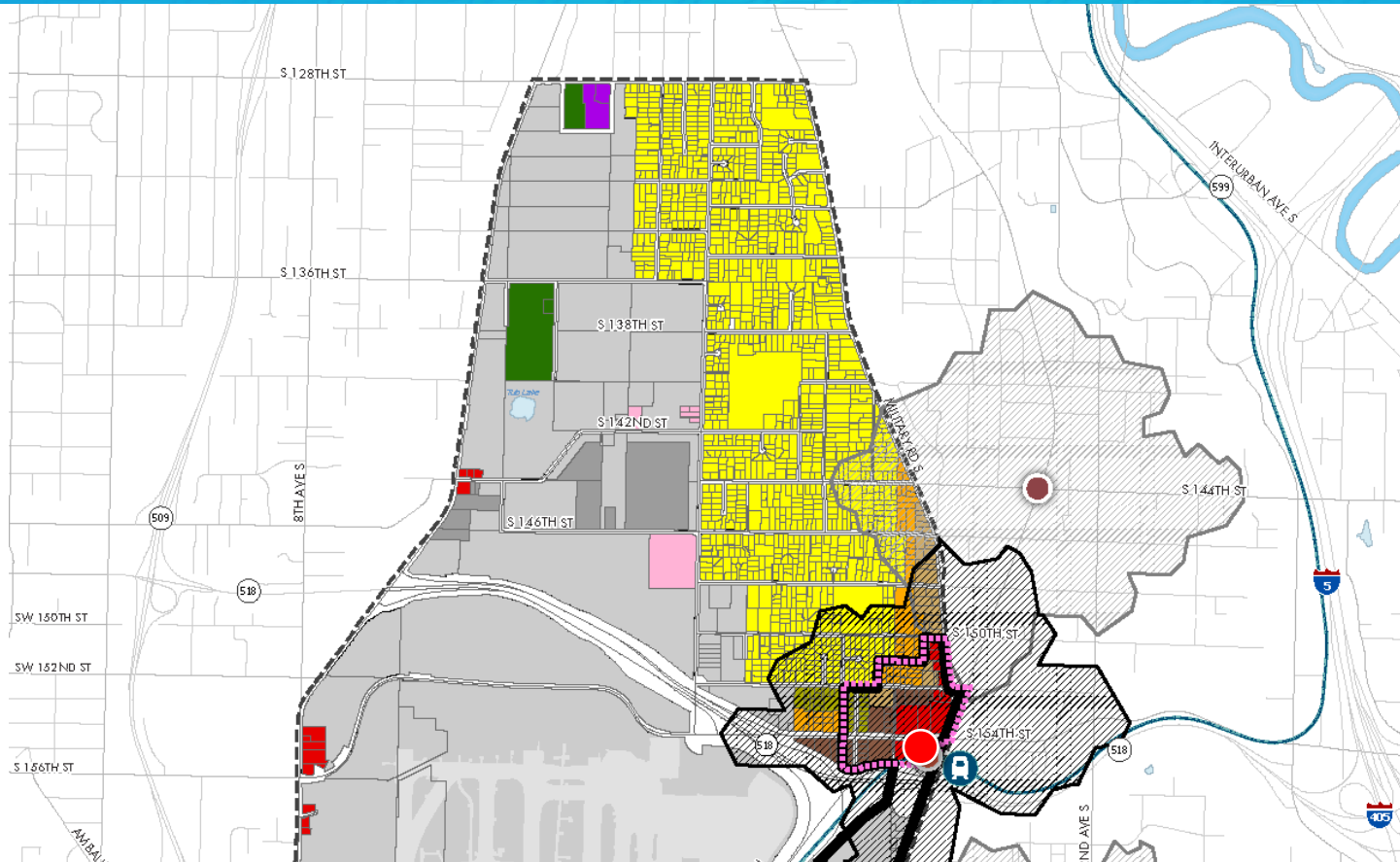
MAXIMIZE EXISTING NEIGHBORHOOD SERVICE CENTERS (cont.)

Where are “neighborhood service centers?”

- In the Urban Center:** Adopted subarea plans identify mixed-use urban villages that are intended to provide “complete community” services to residents and visitors within and near subareas. Locations:
 - *North SeaTac:* S 154th Station Area
 - *Central SeaTac:* City Center
 - *South SeaTac:* Angle Lake Station Area
- Outside of the Urban Center:** Neighborhood service centers are locations where existing services and housing types are clustered OR where current or potential zoning will allow those development types.
 - *Locations:* See following slides



GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS



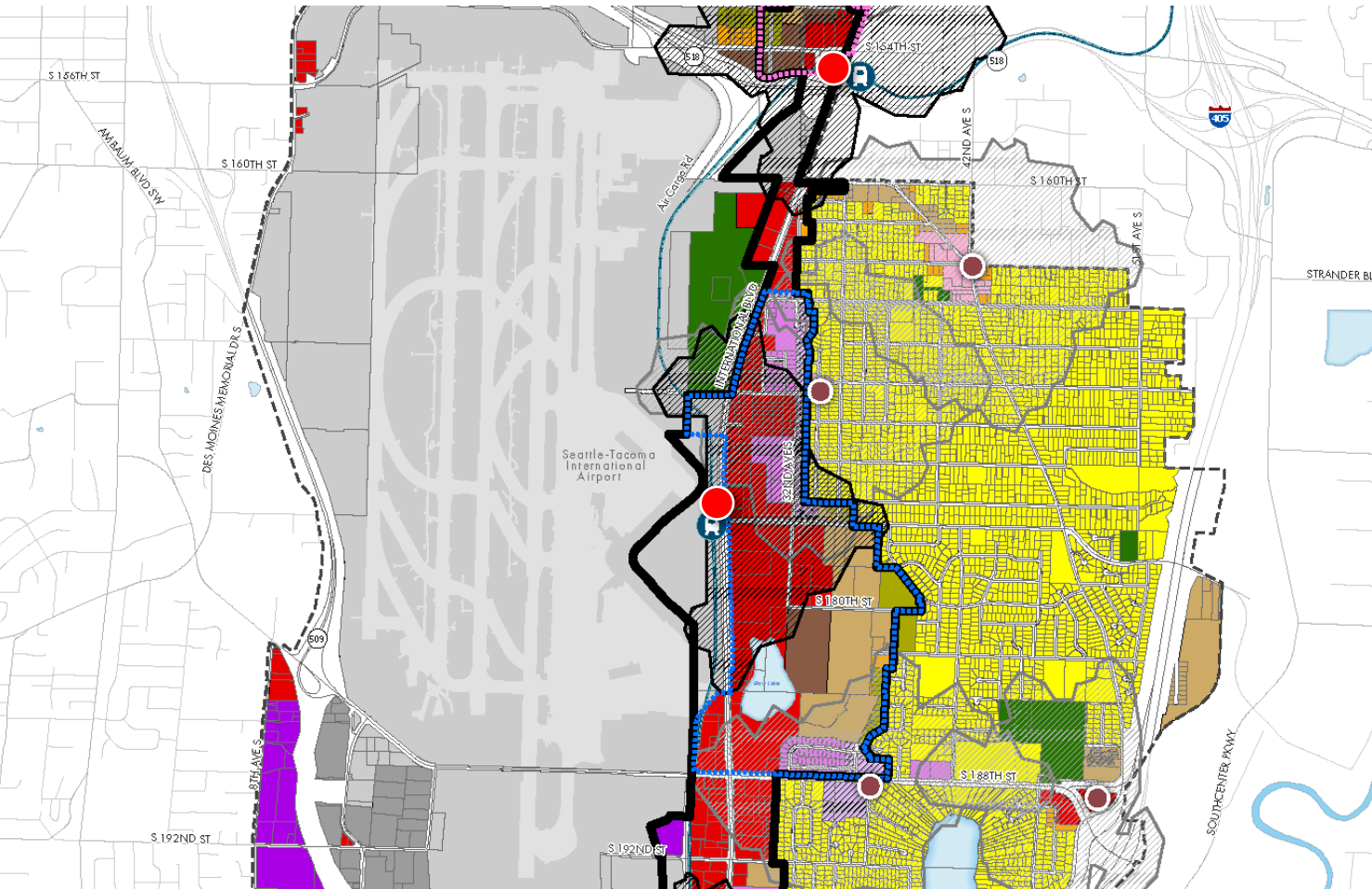
North SeaTac

Existing
Neighborhood
Service Centers
(+1/2 mile walksheds)

● S 154th Station
Area

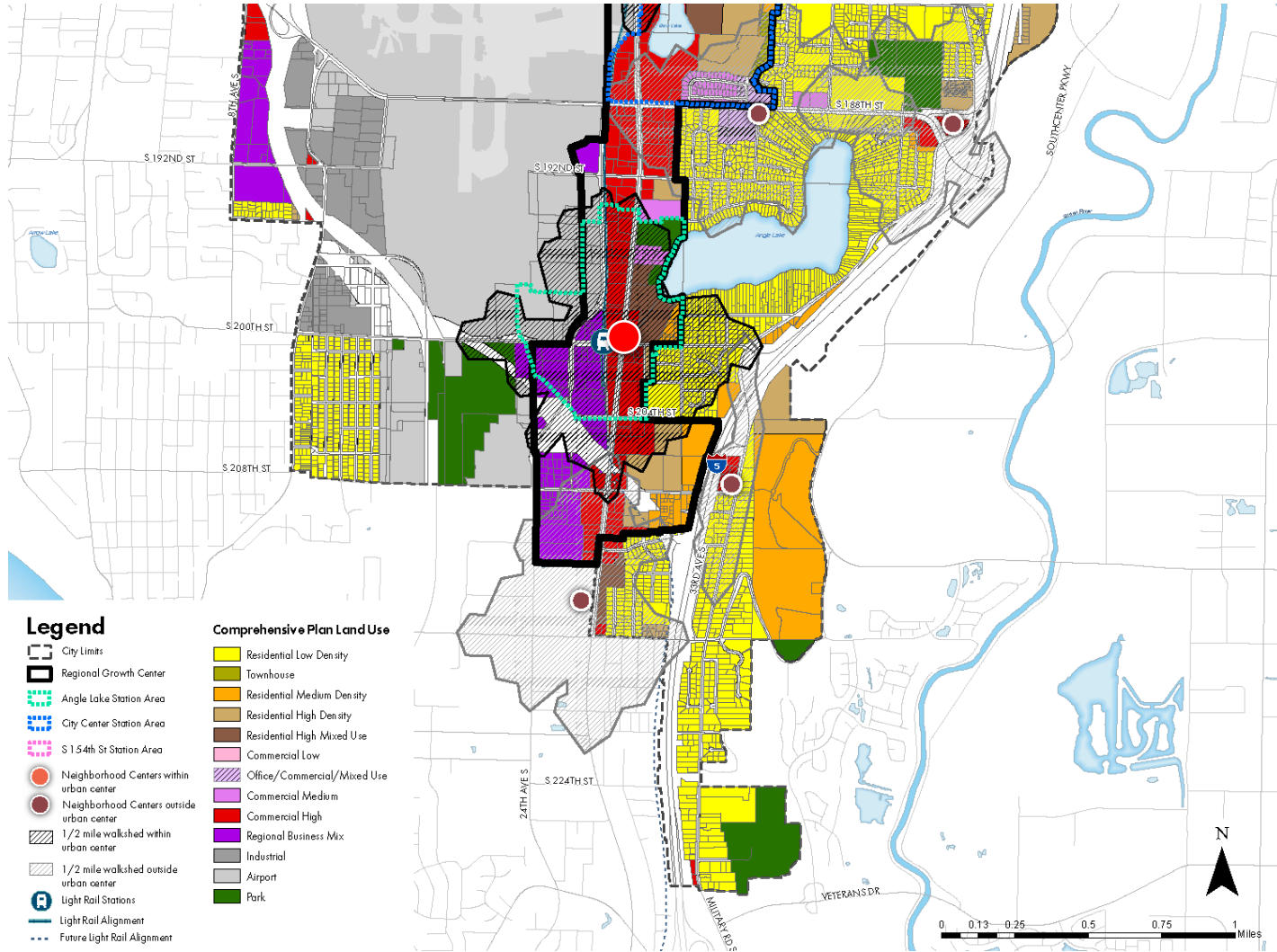
● Outside of SeaTac
Tukwila Village,
S 144th & Int'l Blvd

GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS



- ## Central SeaTac
- Existing Neighborhood Service Centers (+1/2 mile walksheds)**
- **City Center subarea, near light rail station**
 - **McMicken Heights, S 164th & Military**
 - **Intersection of S 170th & 33rd S**
 - **S 188th, near 36th S, near YMCA**
 - **S 188th, near City Hall & Valley Ridge Park**

GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS



South SeaTac Existing Neighborhood Service Centers (+1/2 mile walksheds)

- **Angle Lake Station Area**
- **S 188th, near YMCA & City Hall**
- **S 206th & Military, near Big Foot Java**

Outside of SeaTac

- **Des Moines Safeway cluster, S 216th & Int'l Blvd**

Legend

- City Limits
- Regional Growth Center
- Angle Lake Station Area
- City Center Station Area
- S 154th St Station Area
- Neighborhood Centers within urban center
- Neighborhood Centers outside urban center
- 1/2 mile walkshed within urban center
- 1/2 mile walkshed outside urban center
- Light Rail Stations
- Light Rail Alignment
- Future Light Rail Alignment

Comprehensive Plan Land Use

- Residential Low Density
- Townhouse
- Residential Medium Density
- Residential High Density
- Residential High Mixed Use
- Commercial Low
- Office/Commercial/Mixed Use
- Commercial Medium
- Commercial High
- Regional Business Mix
- Industrial
- Airport
- Park

GROWTH SCENARIO OPTION 3: “OPTIMIZE” ENVISION PROJECT GOALS

MAXIMIZE EXISTING NEIGHBORHOOD CENTER & ADD OTHER NEW OPPORTUNITIES

Same Components Option 2

With Potential Additions

- **Address gaps in existing neighborhood service center locations:** Explore addition of neighborhood service centers outside of existing locations—places where ½ mile access is missing
 - Would allow new clusters of neighborhood-oriented services and housing types that could expand access and choices for people living nearby
- **Expand locations where 4 or more units of Middle Housing would be allowed**—such as in areas currently recognized as “transit communities,” ½ mile from high-capacity transit areas
- **Potentially other changes** to be explored by the Planning Commission in tonight’s meeting

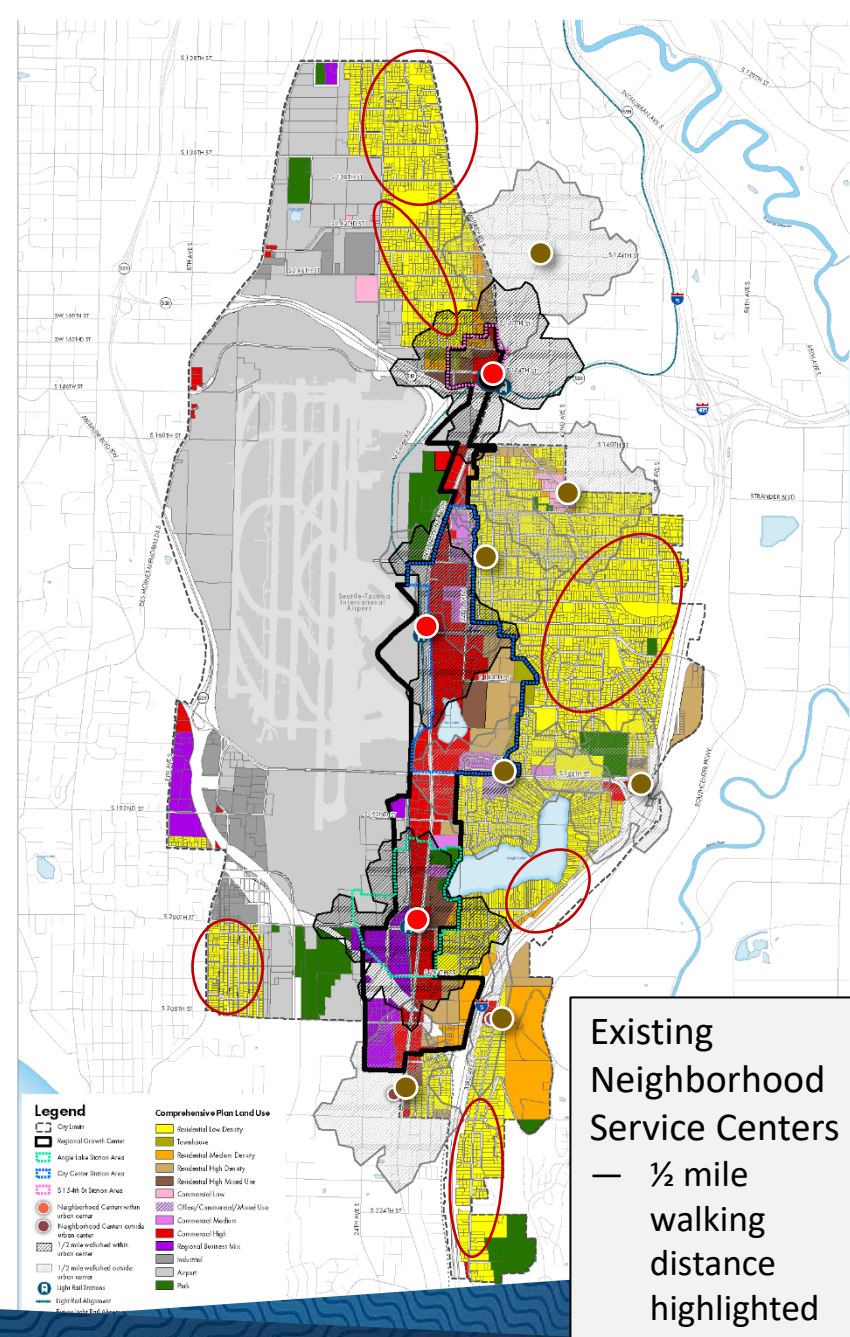


GROWTH SCENARIO OPTION 3: “OPTIMIZE” ENVISION GOALS

ADDRESS GAPS OUTSIDE OF EXISTING NEIGHBORHOOD SERVICE AREAS

- Consider creating new opportunities for neighborhood service and housing clusters
 - Clusters could be larger or smaller in scale depending on neighborhood context
 - Like “corner stores” at intersections

- Explore:
 - ■ Addressing locations outside of ½ mile walking distance to existing centers
 - Areas adjacent to gathering places like parks, locations near regular bus transit, intersections of frequently traveled roadways
 - Potentially other locations

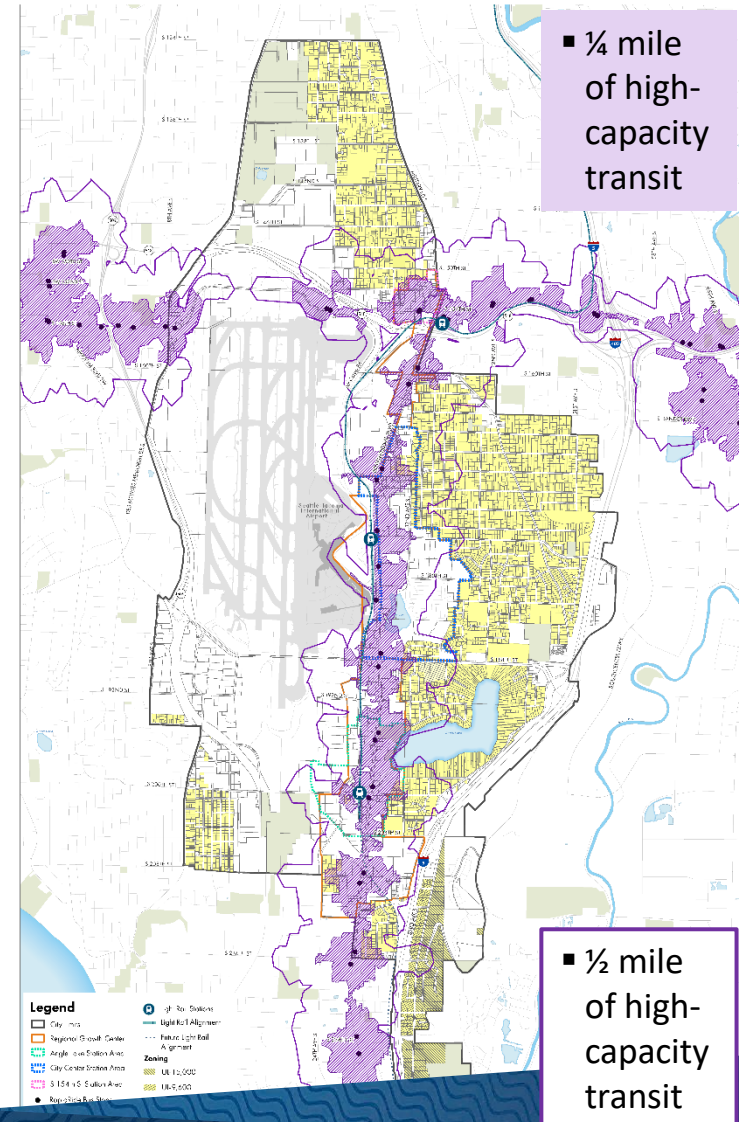


Existing Neighborhood Service Centers
— ½ mile walking distance highlighted

GROWTH SCENARIO OPTION 3: “OPTIMIZE” ENVISION GOALS

EXPAND LOCATIONS WHERE 4 OR MORE UNITS OF MIDDLE HOUSING WOULD BE ALLOWED:
WITHIN “TRANSIT COMMUNITIES”

- Consider allowing up to 4 units of middle housing ½ mile instead of ¼ mile from high-capacity transit
 - Most areas within ¼ mile already zoned for higher densities, so currently few options for up to 4-unit middle housing development per new legislation
- Expanding areas where 4 units are allowed to ½ mile from high-capacity transit is consistent with City goals as signatory of PSRC Growing Transit Communities Compact



PSRC GROWING TRANSIT COMMUNITIES COMPACT

In 2013, the City of SeaTac signed the PSRC Growing Transit Communities (GTC) Compact
(approved by resolution)

GTC Compact:

Promotes transit communities that are mixed-use, transit-served neighborhoods

- Provide housing and transportation choices, and greater social and economic opportunity for current and future residents.
- **Transit communities are defined by a half-mile walking distance around high-capacity transit stations**
 - *High-Capacity Transit in SeaTac:* Light rail stations, RapidRide stops, and future Sound Transit “Stride” bus rapid transit on SR518



Foundation
Strategies



Attract
Growth



Housing
Choices

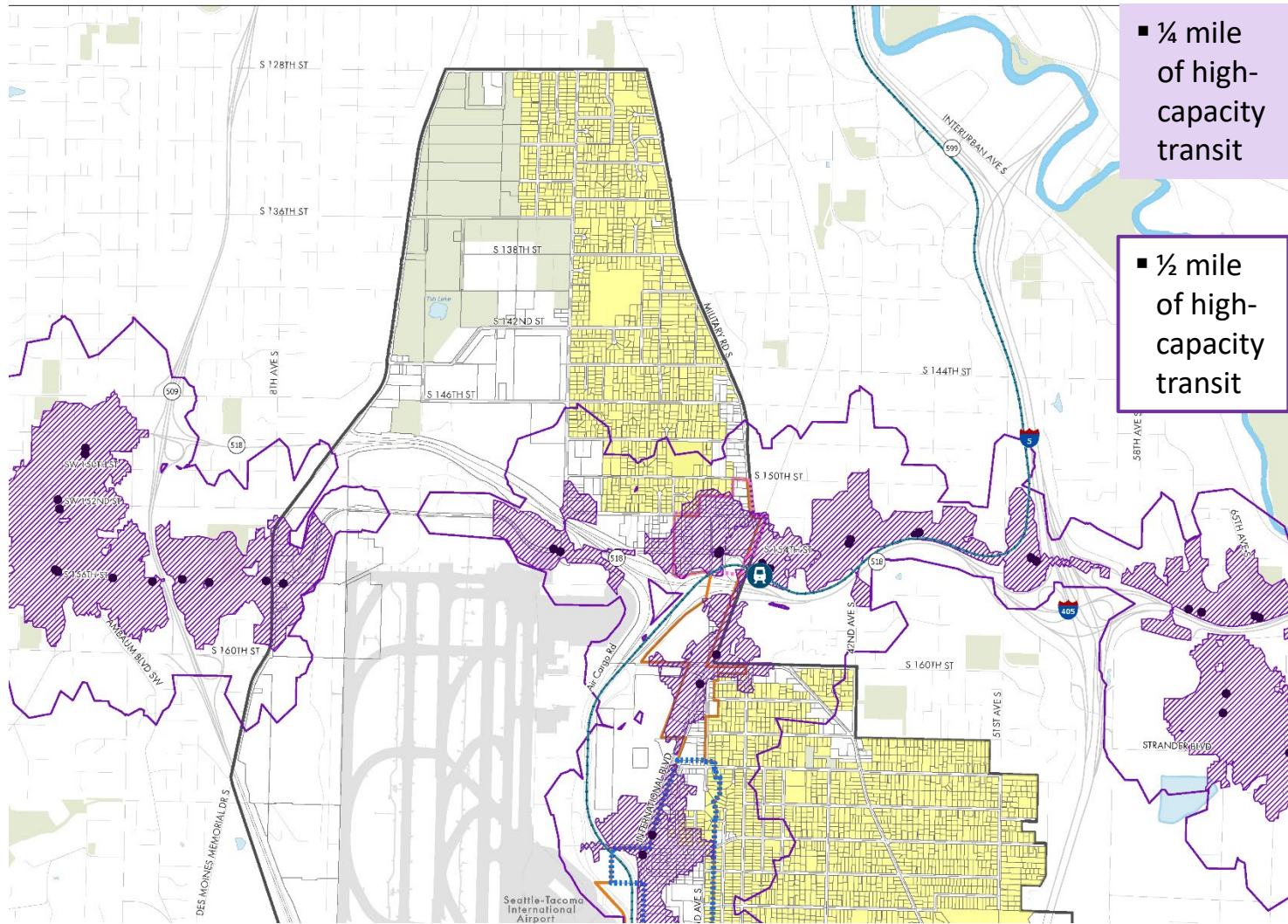


Access to
Opportunity

Growing Transit
Communities

Puget Sound Regional Council
PSRC

HALF MILE WALKSHEDS FROM HIGH-CAPACITY TRANSIT

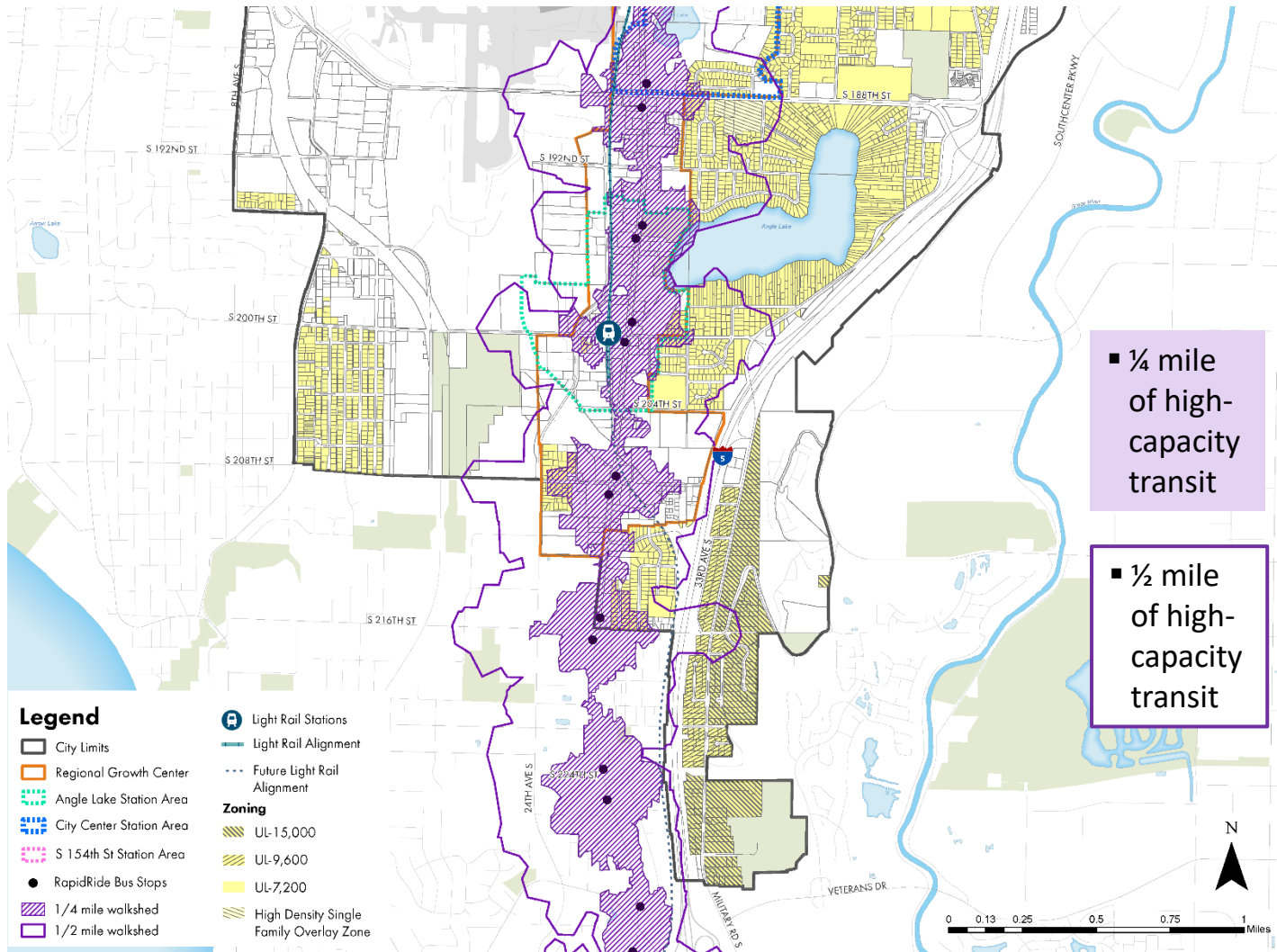


North
SeaTac



HALF MILE WALKSHEDS

South SeaTac



PC DIRECTION & ANTICIPATED NEXT STEPS

Planning Commission Confirmation of Growth Scenario Options for Further Exploration

On February 6, Planning Commission confirmed both Options 2 and 3 for additional technical analysis and community input.

- **Option 2: Advance Envision Project Goals**
- **Option 3: Optimize Envision Project Goals**

Next Steps

- **Analyze Growth Scenario Options:** Project staff will identify and analyze potential implications of growth scenarios, including assessments of transportation impacts using the Travel Demand Model recently completed by Transportation Master Plan update project team.
- **Community Input:** Online and in-person activities will be developed to ensure robust, inclusive opportunities for community learning and input on growth options over next few months.



Upcoming Online Community Learning Opportunity

- Recordings of recent Planning Commission growth scenario work sessions will be posted as “webinars” on the Envision project website:
- www.seatacwa.gov/seatac2044



POTENTIAL COMMITTEE ACTION

NO ACTION REQUESTED: This is an informational briefing.

REVIEWS TO DATE:

- **Envision SeaTac 2044: Major Comprehensive Plan Update Project:** 3/23/2023, 8/17/2023, 10/19/2023, 11/30/2023