



Envision SeaTac 2044

Work Session

Envision Phase 2:

Where & How Will SeaTac Grow

- Review Proposed Content for New Chapters:
 - Urban Center
 - Neighborhoods

Planning Commission Meeting
May 7, 2024



WORK SESSION OVERVIEW

PURPOSE OF WORK SESSION

- **Phase 2 Continued Work:**
 - Discuss proposed content for the 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, 4/30/2024

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, <i>new</i> Urban Center, <i>new</i> 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

**PROPOSED
URBAN CENTER
CHAPTER**

DRAFT 1

RECAP: PROPOSED GROWTH STRATEGY

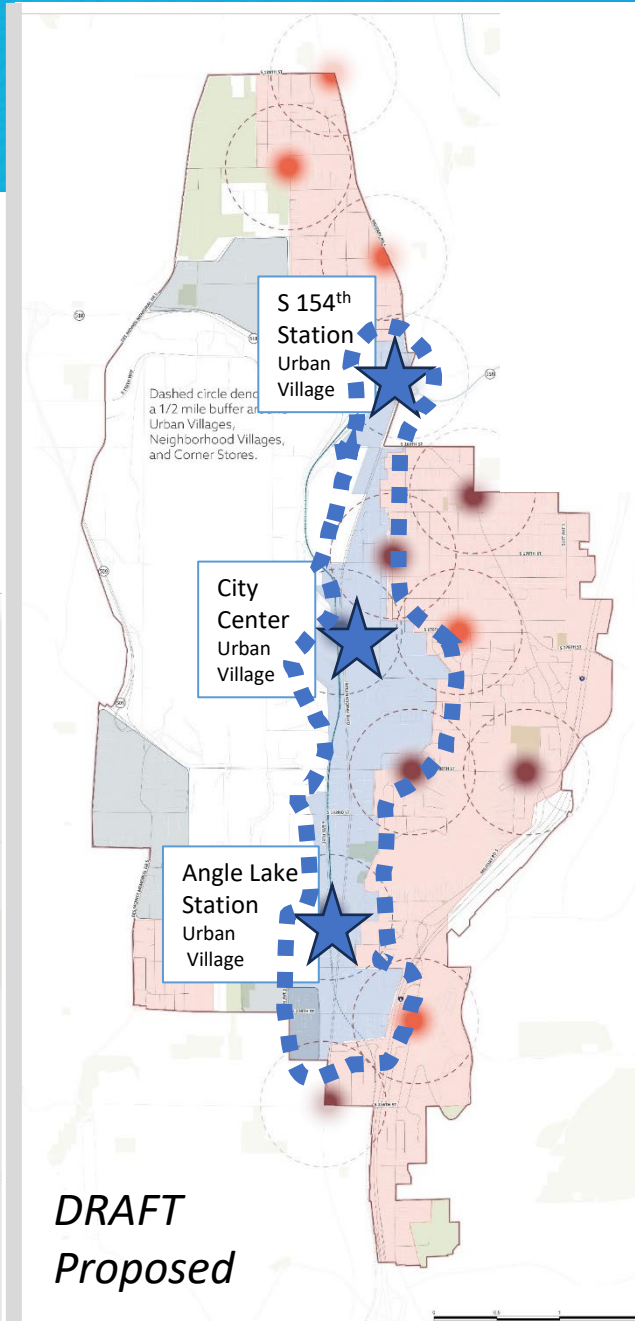
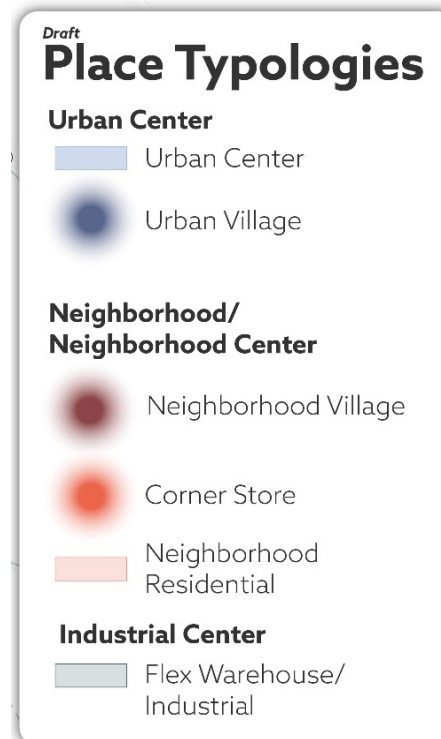
URBAN CENTER TYPOLOGY

Urban Center

- Regionally designated growth center

Urban Villages

- S 154th Station Urban Village
- City Center Urban Village
- Angle Lake Station Urban Village



EXAMPLE: URBAN VILLAGE

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.

URBAN CENTER CHAPTER: PROPOSED ORGANIZATION

URBAN CENTER TABLE OF CONTENTS

General

Regional Growth Center Framework Policies

- Regional Collaboration
- Environment, Parks, and Climate Change
- Land Use and Development Patterns
- Housing
- Economy
- Transportation
- Public Service

Urban Village Framework Policies

- Complete Urban Villages
 - *Zoning*
 - *Mix of uses*
 - *Development Patterns*
 - *Access to Transportation Choices*
 - *Access to Diverse, Affordable Housing*
 - *Access to Healthy Foods*
 - *Access to Neighborhood Services*
 - *Access to Parks and Open Space*

Community Design Within the Urban Center



URBAN CENTER: PROPOSED GOALS & POLICIES

GENERAL

New Goal:

Encourage the development of the Urban Center as an equitable transit community with mixed use, transit-served complete neighborhoods that provide social and economic opportunities for residents, workers, and visitors.

Policy Highlights:

- Support the transition of the Urban Center into a more compact, pedestrian- and transit-oriented place with access to jobs, diverse, affordable housing options, transportation choices, neighborhood-oriented services, healthy foods, and parks and open space available within one-half mile walking distance throughout the center.

URBAN CENTER: PROPOSED GOALS & POLICIES

REGIONAL GROWTH CENTER FRAMEWORK POLICIES

Regional Collaboration

New Goal:

In recognition of its role in accommodating regional growth, foster sustainable development in the Urban Center through collaborative and regional planning.

Policy Highlights:

- **Ensure growth consistent with PSRC and King County requirements, such as:**
 - Approximately 65% population growth and 75% employment growth should be in regional growth centers
 - Note: Population, housing and job targets for Urban Center underway
- **Prioritize investments in the Urban Center such as transportation and other public infrastructure**
- **Facilitate collaboration with Sound Transit, WSDOT, Port of Seattle, tribes, and affected neighborhoods and mitigate impacts of regional projects**

URBAN CENTER: PROPOSED GOALS & POLICIES

REGIONAL GROWTH CENTER FRAMEWORK POLICIES

Environment, Parks, and Climate Change

New Goal:

Create a climate-resilient built environment within the Urban Center to support the achievement of state and regional greenhouse gas emission reduction goals.

Policy Highlights:

- **Design communities, neighborhoods, and individual developments using techniques that reduce heat absorption, particularly in regional and countywide centers and residential neighborhoods with less tree canopy and open spaces.**
- Reduce greenhouse gas emissions by encouraging walking, bicycling, transit use, and other alternatives to auto travel, and by locating housing closer to areas of high employment.
- **New Goal:** Protect and enhance environmentally critical areas, parks, and open spaces.

URBAN CENTER: PROPOSED GOALS & POLICIES

REGIONAL GROWTH CENTER FRAMEWORK POLICIES

Land Use/Development Patterns

New Goal:

- Align with the PSRC Regional Growth Strategy and King County Growth Targets by providing capacity for the 20-year housing and employment allocations and undertaking planning that guides attainment of targets.

Policy Highlights:

- **Promote regional and local community and economic development by providing complete neighborhood infrastructure and services throughout the Urban Center**
- 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 urban village neighborhoods within the Urban Center.
- Promote a pedestrian-friendly and transit-supportive land use and development pattern for future private and public development projects.

URBAN CENTER: PROPOSED GOALS & POLICIES

REGIONAL GROWTH CENTER FRAMEWORK POLICIES

Land Use/Development Patterns (cont.)

New Goal:

- Promote connectivity between land uses by building a walkable, pedestrian focused, street network.

Policy Highlights:

- Encourage accessible and multi-modal connections between the Urban Center and adjacent residential neighborhoods.
- Work with developers and the Port of Seattle to ensure that parking facilities are built with the future in mind.

URBAN CENTER: PROPOSED GOALS & POLICIES

REGIONAL GROWTH CENTER FRAMEWORK POLICIES

Housing

New Goal:

- Promote more and a variety of homes for SeaTac's diverse communities at all income levels within the Urban Center.

Policy Highlights:

- Continually undertake planning to assess housing needs, create affordable housing opportunities, track the provision of housing by type and affordability, and coordinate with community and regional approaches to funding and meeting the housing needs of current and future populations.
- **Use a range of strategies to mitigate displacement of housing**, especially low-income households, special needs individuals and households, and historically marginalized populations, that may result from planning, public investments, private development, and market pressure.
- **Support the protection of existing, naturally affordable housing** and encourage the equitable distribution of new affordable housing units.

URBAN CENTER: PROPOSED GOALS & POLICIES

REGIONAL GROWTH CENTER FRAMEWORK POLICIES

Economy

New Goal:

- Promote the retention, expansion, and growth of economic opportunities in the Urban Center.

Policy Highlights:

- **Increase employment opportunities and diversify the economic environment** to leverage access to the airport and regional market while promoting businesses that address the daily needs of residents, workers, and visitors.
- **Encourage retail and commercial development within the Urban Center and urban villages** to ensure access to services and healthy foods within at least a ½ mile walking distance.
- **Reduce the displacement risk** of neighborhood-based small business owners, local organizations, and commercial development.
- **Allow for the adaptive reuse of single-family homes to encourage work/live opportunities and neighborhood services, and as an anti-displacement strategy** as the Urban Center transitions into a higher density community.

URBAN CENTER: PROPOSED GOALS & POLICIES

REGIONAL GROWTH CENTER FRAMEWORK POLICIES

Transportation

New Goal:

- Provide a safe and efficient transportation system for all users within the Urban Center including motor vehicles, transit, bicycles, and pedestrians, while leveraging the transit-rich environment to increase mobility and equitable access to social and economic opportunities.

Policy Highlights:

- **Plan for streets that serve all users**, including pedestrians, bicyclists, transit users, vehicles, and – where appropriate – freight.
- Support a connected transportation network that emphasize pedestrian and transit use, especially within the designated urban villages.
- Incorporate sidewalks and other pedestrian-oriented design features along streets within the Urban Center.

URBAN CENTER: PROPOSED GOALS & POLICIES

REGIONAL GROWTH CENTER FRAMEWORK POLICIES

Transportation (cont.)

New Goal:

- Decrease the necessity of, and dependence on, single-occupancy vehicles in the Urban Center by promoting easily accessed non-motorized options of travel.
- Policy Highlights:
- **Identify strategies to achieve a mode-split goal that promotes less reliance on single-occupancy vehicles** and advances more transit, and non-motorized trips.
- Coordinate with King County Metro and other transportation agencies to provide safe, efficient, and connected transit options.
- Ensure safe and accessible access to stops along Metro's RapidRide Bus Rapid Transit (BRT) line.
- Promote safe and convenient bicycle parking throughout the Urban Center in and near public spaces and private businesses.

URBAN CENTER: PROPOSED GOALS & POLICIES

REGIONAL GROWTH CENTER FRAMEWORK POLICIES

Public Services

New Goal:

- Plan for, prioritize, and implement infrastructure improvements in the Urban Center.

Policy Highlights:

- 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.
- Coordinate with SeaTac's multiple utility and public service providers, including water, sewer, transportation, and other special purpose districts, to ensure adequate services available to support current and anticipated growth in the Urban Center.



URBAN CENTER: PROPOSED GOALS & POLICIES

REGIONAL GROWTH CENTER FRAMEWORK POLICIES

Any comments on
RGC Framework Goals and Policies?



URBAN CENTER: PROPOSED GOALS & POLICIES

URBAN VILLAGE FRAMEWORK POLICIES

Goal/Definition

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.

Policy Highlights:

- **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 CENTER: PROPOSED GOALS & POLICIES

URBAN VILLAGE FRAMEWORK POLICIES

Complete Urban Villages

New Goal:

- **Design Urban Villages to be the highest density, urban living experience within the City**, consisting of walkable, one-fourth to one-half mile access to transportation choices, with diverse and affordable housing options, healthy foods, neighborhood services, and parks and open space to local and regional residents, workers, and visitors.

Policy Highlights:

Summary:

- Provide **zoning, mix of uses, and development patterns** that support pedestrian- and transit-oriented environment
- Provide access to **transportation choices, diverse, affordable housing, healthy foods, neighborhood services, parks and open space** within ¼ to ½ mile walking distance
 - *Promote development of village squares and other community gathering spaces in each Urban Village*
 - *Encourage flexibility of use for village squares and community gathering spaces to accommodate food trucks, festival, farmers markets, community events, etc.*

**RECAP:
SEATAC'S NEIGHBORHOODS &**

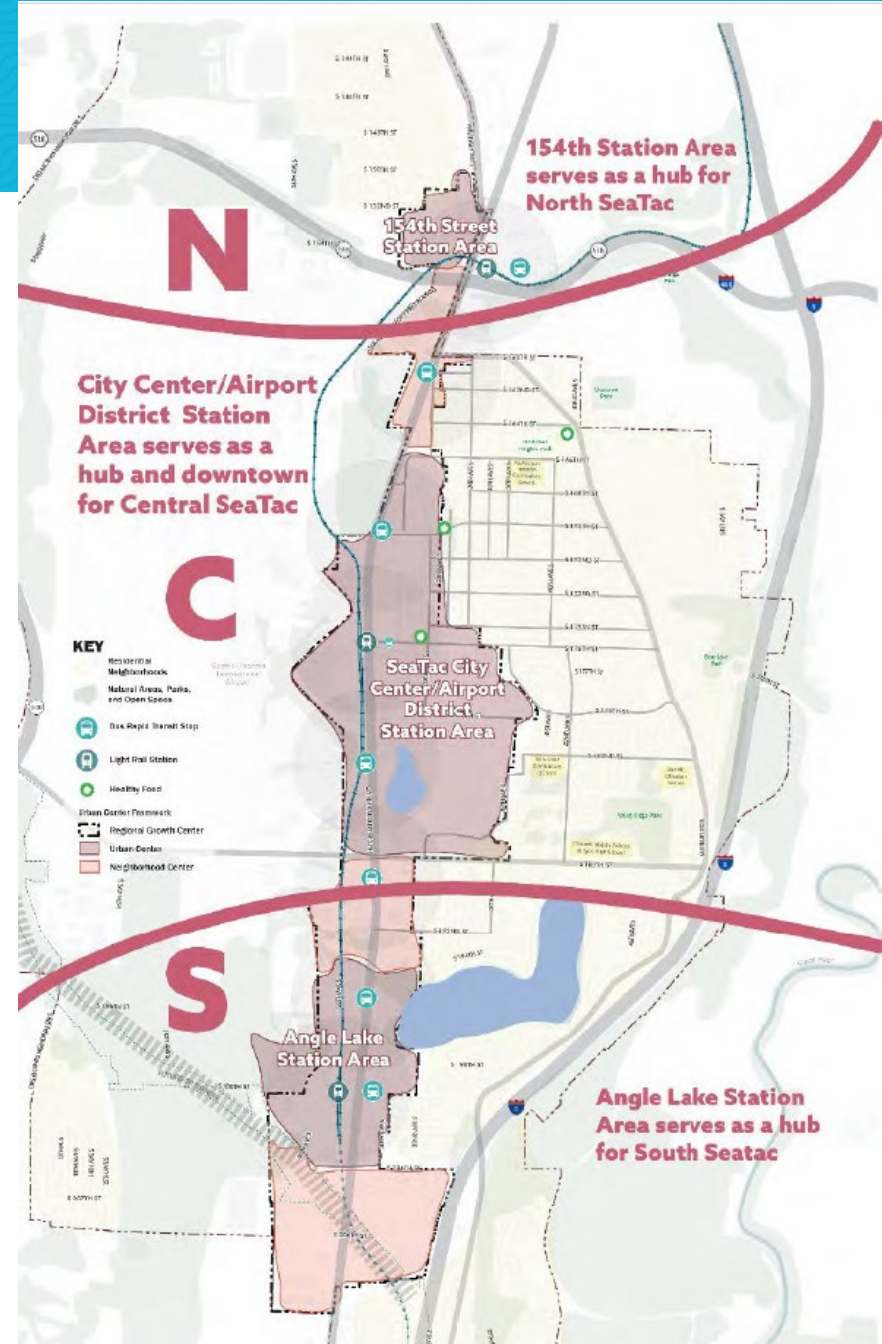
**PROPOSED
NEIGHBORHOODS
CHAPTER**

DRAFT 1

SEATAC NEIGHBORHOODS-ALL

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.



NEIGHBORHOODS CHAPTER TABLE OF CONTENTS

General

Neighborhood Center Framework Policies

- **Neighborhood Village Guidance**
- **Complete Neighborhood Village Policies**

- *Zoning*
- *Mix of uses*
- *Development Patterns*
- *Access to Transportation Choices*
- *Access to Diverse, Affordable Housing*
- *Access to Healthy Foods*
- *Access to Neighborhood Services*
- *Access to Parks and Open Space*

- **Corner Store Guidance**
- **Complete Corner Store Policies**

- *Zoning*
- *Mix of uses*
- *Development Patterns*
- *Access to Transportation Choices*
- *Access to Diverse, Affordable Housing*
- *Access to Healthy Foods*
- *Access to Neighborhood Services*
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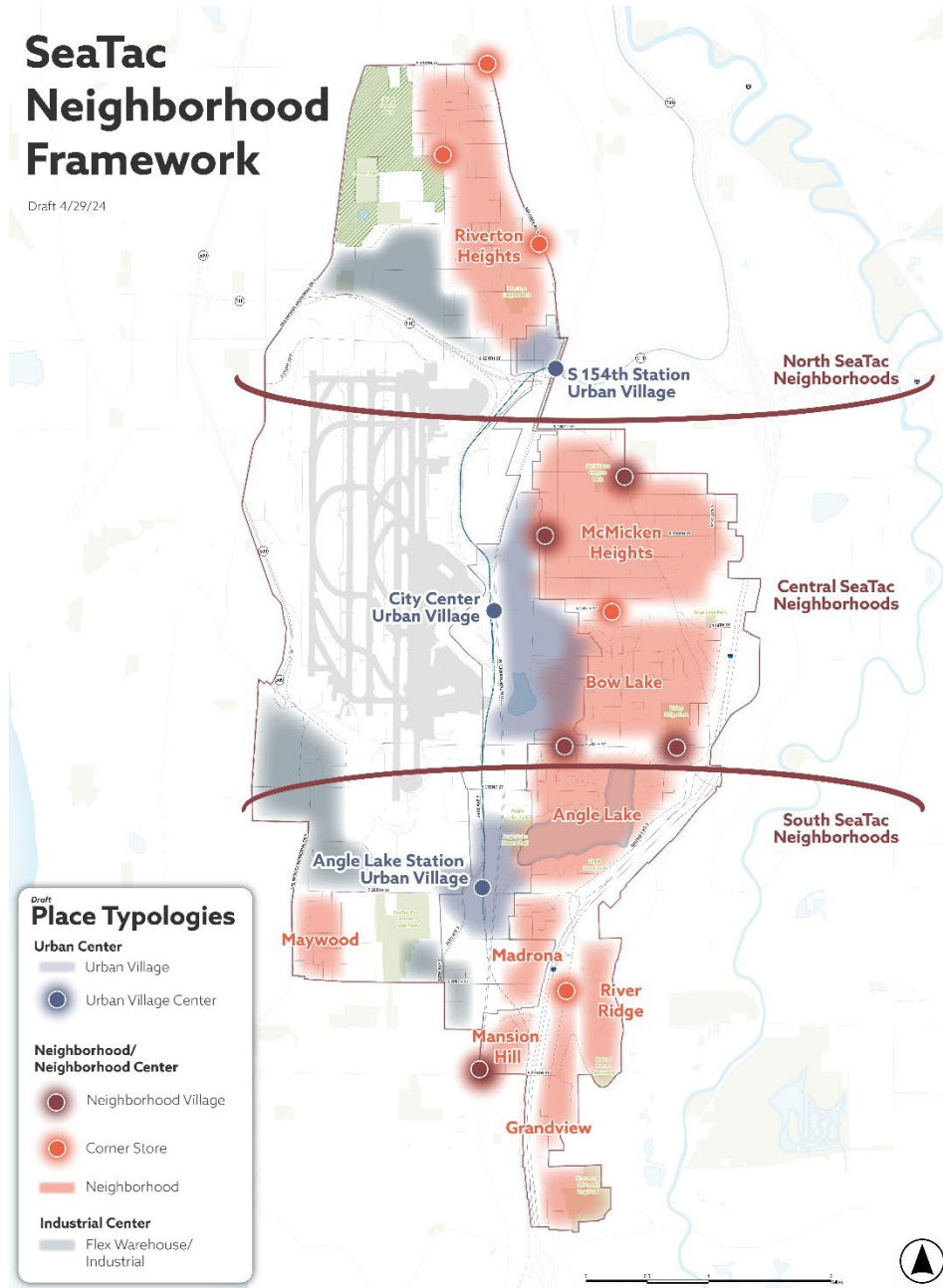
Neighborhood Residential Framework Policies

Community Design Outside of the Urban Center

Neighborhood Planning

SeaTac Neighborhood Framework

Draft 4/29/24



EXAMPLES OF NEIGHBORHOOD CENTERS: NEIGHBORHOOD VILLAGES & CORNER STORES



Example: 4-story
“neighborhood
village” type
mixed use
development



Example:
Smaller,
3-story
“corner store”
type mixed use
development



NEIGHBORHOODS CHAPTER: PROPOSED GOALS & POLICIES

NEIGHBORHOOD VILLAGE FRAMEWORK POLICIES

General

New Goal:

- Facilitate equitable access to opportunity citywide by promoting the development of complete neighborhoods throughout SeaTac that provide transportation choices, diverse and affordable housing types, healthy food, neighborhood-oriented services and parks and open space within one half mile walking distance of all residents.

Policy Highlights:

- Allow growth outside of the Urban Center to provide a range of housing types for all income levels
- Designating neighborhood villages and corner store locations within a half milke walking distance of residential households outside the urban center

NEIGHBORHOODS CHAPTER: PROPOSED GOALS & POLICIES

NEIGHBORHOOD CENTER FRAMEWORK POLICIES

Neighborhood Village Guidance

New Goal/Definition:

- 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.

Policy Highlights:

Neighborhood Village Criteria

- **Location:** located on important intersection and arterial corridors
- **Size:** several blocks.
- **Development Pattern/Zoning:** contains mixed use development with ~4–7 story buildings.
- **Transportation:** focused on providing accessible bike, pedestrian, and transit opportunities.
- **Access to Infrastructure and Services:** provides convenient and comprehensive opportunities to social infrastructure and amenities.

NEIGHBORHOODS CHAPTER: PROPOSED GOALS & POLICIES

NEIGHBORHOOD CENTER FRAMEWORK POLICIES

Complete Neighborhood Village Policies

New Goal:

- Promote neighborhood villages as community hubs that provide access to transportation choices, diverse, affordable housing options, healthy food, neighborhood services and parks and open space.

Policy Highlights:

- **Zoning:** Provide zoning that can accommodate a concentration of moderate to high density residential uses, including mixed use development, that can increase housing types and affordability levels in neighborhoods throughout the city, and support daily needs commercial and retail services.
- **Mix of Uses:** Allow a range of moderate to high density housing types, and commercial and retail support services to serve a local, and citywide market.
- **Development Patterns:** Promote, walkable, mixed-use environments with pedestrian-friendly and human scale designs and high connectivity internally and to adjacent communities.
- **Access to Diverse, Affordable Housing:** Provide a range of higher and moderate density housing types, including mixed use options, for households of different family sizes and at all income levels; Address compatibility of building types and densities in residential areas immediately adjacent to villages.
- **Other Policies - Promote access to:** transportation choices, healthy foods, parks and open space (i.e. “promoting development of public village squares)

NEIGHBORHOODS CHAPTER: PROPOSED GOALS & POLICIES

NEIGHBORHOOD CENTER FRAMEWORK POLICIES

Corner Store Guidance

New Goal/Definition:

- 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, including housing options, for residents.

Policy Highlights:

Criteria:

- **Location:** located in residential neighborhoods at key intersection
- **Size:** a few key parcels
- **Development Patterns/zoning:** with small scale mixed use, with 2-4 stories buildings.
- **Transportation:** focused on providing bike and pedestrian access and connections to greater networks.
- **Access to Infrastructure and Services:** provides convenient, but not necessarily comprehensive day to day needs

NEIGHBORHOODS CHAPTER: PROPOSED GOALS & POLICIES

NEIGHBORHOOD CENTER FRAMEWORK POLICIES

Complete Corner Store Policies

New Goal:

- Design corner store uses to be new, small scale neighborhood centers and living experiences outside of the Urban Center.

Policy Guidance:

- Zoning, mix of uses, development patterns, access to transportation choices, access to diverse, affordable housing, healthy foods, parks and open space.
 - *Village square not required but opportunities for pocket parks and community gathering spaces encouraged.*

NEIGHBORHOODS CHAPTER: PROPOSED GOALS & POLICIES

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, 4/30/2024