Existing Goal / Policy #	**Neighborhoods Chapter** Draft 1 **Existing and Proposed Goal/Policy**	Key City **Themes** **(1)**	**Status Equity Assessment** **(2)**	**Complies with State, Regional, County** **(3)**	**Notes**	Proposed Goal / Policy #	**Comments**
(1) AO = Access to Opportunity; UV = Urban Villages; CN = Complete Neighborhoods; MT = Multi-Modal Transportation; HA = Housing for All; EV = Economic Vitality; RE = Resilient Environment
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	**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.**	**AO CN**	Goal and policies approaching completion	*Work on references to MPPs and CPPs still underway throughout matrix*	**Language added to clarify updated growth framework and place typologies.**	Goal 1	
New Policy	Allow growth outside of the Urban Center in order to provide a range of housing types for all income levels including higher, middle and lower density options.	AO CN			Some language from SeaTac Housing Action Plan		
New Policy	Designate neighborhood villages and corner store locations within a half mile walking distance of residential households outside of the Urban Center, to the extent possible and as physical conditions and public infrastructure allow, to provide opportunities for a variety of housing types and mix of activities that support SeaTac's communities across the city.	AO CN			Language added to clarify updated growth framework and place typologies.		
**Neighborhood Center Framework Policies**
**Neighborhood Village Guidance**
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.	**AO CN EV**	Goal and policies approaching completion		**Language added to provide clear description of Neighborhood Villages.**	Goal 2	
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.	AO CN EV			Language added to provide guidance on the criteria for identifying/establishing neighborhood villages.		

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Complete Neighborhood Villages 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.**	**AO** **CN** **EV**	Goal and policies approaching completion			**Goal 3**	
Zoning							
New Policy	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.	AO CN EV			Language added to clarify new neighborhood village typology		
New Policy	Provide zoning that allows for centralized commercial and retail support services to areas within and outside of the neighborhood village.	AO CN EV			Language added to clarify new neighborhood village typology		
Mix of Uses							
New Policy	Allow a range of moderate to high density housing types, and commercial and retail support services to serve a local, and citywide market.	AO CN EV			Language added to clarify new neighborhood village typology		
Development Patterns							
New Policy	Allow the size of neighborhood villages to vary according to local conditions but consider it generally desirable that any location within the village be within easy walking distance of the center of activity and services.	AO CN			Language added to clarify new neighborhood village typology		
New Policy	Promote, walkable, mixed-use environments with pedestrian-friendly and human scale designs and high connectivity internally and to adjacent communities.	CN			Language added to clarify new neighborhood village typology		
Access to Transportation Choices							
New Policy	Direct access to frequent transit as well as all ages and ability pedestrian and bicycle network.	CN MT			Language added to clarify new neighborhood village typology		
New Policy	Located on arterial network, with connections to regional transportation facilities	CN MT			Added by reference from the Seattle Urban Villages element (revised)		
New Policy	Convenient and direct, connections to adjacent areas by pedestrians and bicyclists	CN MT			Added by reference from the Seattle Urban Villages element		

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	**Access to Diverse Affordable Housing**						
New Policy	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 areas immediately adjacent to neighborhood villages.	CN HA			Language added to clarify new neighborhood village typology		
**Access to Healthy Foods**						
New Policy	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 neighborhood villages.	CN			Language added to clarify new neighborhood village typology		
**Access to Neighborhood Services**						
New Policy	Promote the establishment of retail and business uses that enhance the quality of life of residents and provide day-to-day needs, such as small-scale offices, retail, and restaurants.	CN EV			Language added to clarify new neighborhood village typology		
**Access to Parks and Open Spaces**						
New Policy	Provide direct access to either existing or potential public open spaces in the immediate vicinity.	CN			Language added to clarify new neighborhood village typology		
New Policy	Promote development of village squares and other community gathering spaces in each neighborhood village.	CN			Language added to clarify new neighborhood village typology		
New Policy	Encourage flexibility of use for village squares and community gathering spaces, including the ability to accommodate food trucks, festivals, farmers markets, community events, etc.	CN			Language added to clarify new neighborhood village typology		
**Corner Store Guidance**						
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.**	**AO CN EV**	Goal and policies approaching completion		**Language added to provide clear description of Corner Stores.**	**Goal 4**	
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.	AO CN EV			Language added to provide guidance on the criteria for identifying/establishing neighborhood corner.		

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	- **Access to Infrastructure and Services:** provides convenient, but not necessarily comprehensive day to day needs						
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.	**AO** **CN** **EV**	Goal and policies approaching completion			Goal 5	
Zoning							
New Policy	Implement zoning that allows for smaller scale mixed use development in key locations in Neighborhood Residential areas to address gaps in the provision of walkable half mile access to neighborhood-oriented commercial and retail services.	AO CN EV			Language added to clarify new neighborhood corner typology		
Mix of Uses							
New Policy	Allow for corner store uses to provide opportunities for small-scale businesses that serve the needs of residents and provide a range of moderate density housing opportunities.	AO CN			Language added to clarify new neighborhood corner typology		
Development Patterns							
New Policy	Encourage the adaptive reuse of single-family homes into neighborhood corner stores.	AO CN			Language added to clarify new neighborhood corner typology		
Access to Transportation Choices							
New Policy	Promote convenient access for all ages and abilities pedestrian and bicycle connections and easy connections to local transit.	CN MT			Language added to clarify new neighborhood corner typology		
Access to Diverse, Affordable Housing							
New Policy	Provide range of moderate to low density housing types, including low scale middle housing and live work units.	CN HA			Language added to clarify new neighborhood corner typology		
Access to Healthy Foods							
New Policy	Encourage the development of small scale neighborhood markets, community gardens and other local healthy food options	CN			Language added to clarify new neighborhood corner typology		
Access to Neighborhood Services							

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New Policy	Encourage the establishment of small-scale businesses such as hair salons, small retail, sandwich shop, and other locally owned small businesses.	CN EV			Language added to clarify new neighborhood corner typology		
New Policy	Encourage the use of corner stores as live-work opportunities.	CN EV HA			Language added to clarify new neighborhood corner typology		
**Access to Parks and Open Spaces**						
New Policy	Support access to existing public parks or proposed village squares.	CN			Language added to clarify new neighborhood corner typology		
New Policy	Encourage the development of pocket parks or other smalls scale community gathering spaces.	CN			Language added to clarify new		
**Neighborhood Residential Framework Policies**						
New Goal	**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 CN HA**	Goal and policies approaching completion		**Language added to provide clear description of residential neighborhoods.**	**Goal 6**	
New Policy	Promote the development of a range of housing options, including middle housing options, to increase accessible housing for all income ranges.	CN HA			Language added to clarify residential neighborhood typology		
Policy 7.3E	Ensure that Residential Low development standards, including setbacks and access standards, such as width and surfacing, are appropriate for small lot or short plat subdivisions.	HA			No change		
Policy 2.2K	Allow home occupations in residential areas subject to the requirements for such business operations outlined in the City's Municipal Code.	EV			Edited language.		
New Policy	Promote connections to neighborhood villages and corner stores within residential neighborhoods through complete sidewalks and trail networks.	CN MT			Language added to clarify residential neighborhood typology		
Policy 7.3A	Encourage accessory dwellings that are compatible in size and appearance to primary residences, to enhance neighborhoods	HA			Suggested language change. Can be workshopped		
New Policy	Encourage innovative urban design and streetscapes to create placemaking opportunities in residential neighborhoods while providing safe and convenient environment for pedestrians and bicycles.	CN			Language added to clarify residential neighborhood typology		
**Community Design Outside of the Urban Center**						

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GOAL 7.3	**Enhance the architectural character of residential areas and promote a range of well-designed housing types.**	**HA**	Goal and policies approaching completion		**Updated to define character.**	Goal 7	
**Housing Options and Neighborhood Character**
Policy 7.3B	Ensure density standards and development regulations allow for a variety of housing types available for a range of incomes.	HA			Edited language to generalize.		
**Neighborhood Retail and Services**
Policy 7.3C	Develop design standards for neighborhood centers , including commercial uses, to ensure compatibility with neighboring residential uses.	AO			Language edited to clarify.		
Policy 7.3D	Develop and apply transitional development standards to neighborhood commercial development when it is adjacent to housing.	CC			Language edited to clarify.		
**Access to Neighborhood Services**
Policy 2.2G	Encourage neighborhood-scale commercial, retail, and service-oriented businesses on the ground floors of residential developments in high density zones to serve needs of residents.	AO CC EV			Language edited – merged with Policies 2.2H and 2.2I		
		AO CC EV			*Merged with Policy 2.2G*		
		AO CC EV			*Merged with Policy 2.2G*		
Policy 2.2J	Promote the growth of small businesses in SeaTac with a focus on those that cater to the needs of local residents.	AO CC EV			Edited language for clarity.		
New Policy	Adopt land use and community investment strategies that promote equitable and safe access to services within SeaTac's neighborhoods.			CPP-DP-6	Added to comply with CPP requirements.		
**Neighborhood Planning**
New Goal	**Maintain and enhance the high quality of life in SeaTac's distinctive neighborhoods.**	**AO**	Goal and policies approaching completion		**Added to provide guidance on when subareas plans are needed/most beneficial.**	Goal 8	

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New Policy	Use the neighborhood area planning process to engage SeaTac's local communities to define specific values and policies for their neighborhood subareas.	AO			Added to provide guidance on when subareas plans are needed/most beneficial.		
New Policy	Neighborhood planning shall include equitable engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low-incomes; people with disabilities; and communities with language access needs.	AO		CPP-DP-40	Added to comply with CPP requirements.		
New Policy	Periodically assess and update neighborhood subarea plans and adapt plans to changing conditions	AO			Added to provide guidance on when subareas plans are needed/most beneficial.		
New Policy	Ensure neighborhood subarea plans and policies are consistent with the other policies of the Comprehensive Plan.	AO			Added to provide guidance on when subareas plans are needed/most beneficial.		