



Envision SeaTac 2044

Envision Phase 2:

Where & How Will SeaTac Grow

- PED Review of Proposed Updates to City Growth Strategies

Planning & Economic Development (PED)
Committee Meeting
May 16, 2024



PRESENTATION OVERVIEW

PURPOSE

- To introduce proposed growth strategy updates the Planning Commission has been working on since the confirmation of growth scenario options in February.
- To highlight next steps for the Envision SeaTac 2044 project.

WHY ARE THESE ISSUES IMPORTANT?

1. The Envision SeaTac 2044 project is proposing updates to the City's growth strategies to address:
 - The incorporation of state-mandated changes that allow middle housing uses in single family areas, and
 - Increasing access to economic and social opportunities throughout the city.
2. Project briefings are essential to keep the PED Committee apprised of project activities.



POTENTIAL COMMITTEE ACTION

ACTION REQUESTED: None. This is an informational briefing.

REVIEWS TO DATE:

- **Envision SeaTac 2044-Major Comprehensive Plan Update Project:**
 - **2023:** 2/23/2023, 8/17/2023, 10/19/2023, 11/30/2023
 - **2024:** 2/15/2024, 3/21/2024

ENVISION SEATAC 2044 PROJECT: PHASES & TIMELINE

Phase	Community Conversation & Elements Under Review	Timeline
Phase 1	Community Vision and Priorities for SeaTac's Future (<u>Policy Review</u> : Introduction & Framework Chapter)	Fall 2023
Phase 2	Where and How Will SeaTac Grow Over Next 20 Years: Urban Villages and Complete Neighborhoods (<u>Policy Review</u> : Land Use, <i>new</i> Urban Center, <i>new</i> Neighborhoods chapters)	Fall 2023/ Winter & Spring 2024
Phase 3	Housing, Human Services, and Economic Development to Support SeaTac's Future (<u>Policy Review</u> : Housing & Economic Vitality chapters)	Winter/Spring/ Summer 2024
Phase 4	SeaTac's Future Transportation and Parks & Recreation Systems (<u>Policy Review</u> : Transportation & Parks, Recreation & Open Space chapters)	Spring/Summer 2024
Phase 5	Resilient Built and Natural Environments for SeaTac's Future (<u>Policy Review</u> : Utilities & Capital Facilities chapters)	Spring/Summer 2024
Phase 6	Draft and Final SeaTac 2044 Plan Reviews (Includes state and Puget Sound Regional Council review processes)	Summer/Fall 2024

GROWTH STRATEGY UPDATE PROCESS

GROWTH STRATEGY UPDATE PROCESS

PLANNING COMMISSION WORK TO DATE

Confirmed Growth Strategy Assumptions

Strategies must support:

- **City initiatives since last major Comprehensive Plan update since 2015** (such as SeaTac Housing Action Plan, others)
- **State and regional growth management requirements including:**
 - Attaining housing and job targets
 - Accommodating specific number of housing units by income level
 - Implementing recent state legislation to allow 2-4 units of middle housing types (HB 1110) and up to 2 ADUs (HB 1337) within current single-family zoned properties
- **Community input** (City Vision Poll, etc.)

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



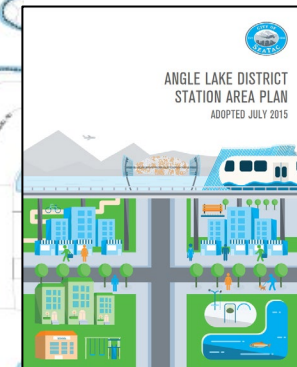
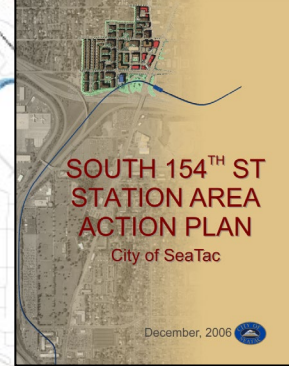
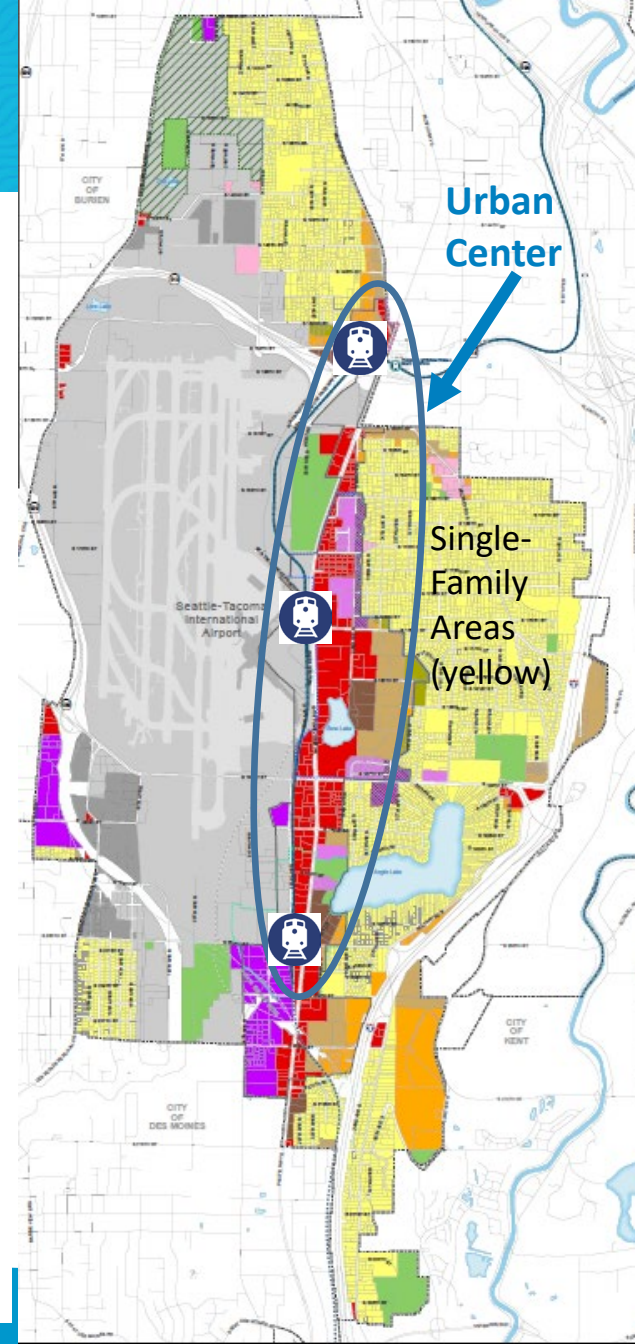
GROWTH STRATEGY UPDATE PROCESS

PLANNING COMMISSION WORK TO DATE

Confirmed Growth Strategy Assumptions (cont.)

Build on Existing Growth Policies:

- **Most new growth to occur within designated Urban Center with majority focused within three urban villages:** City Center, S 154th station area, and Angle Lake station area
- **Future growth to be supported by concurrent investments in infrastructure,** per Growth Management Act (GMA)
 - SeaTac complies through “Complete Communities” policies (*now called “Complete Neighborhood” policies*)



GROWTH STRATEGY UPDATE PROCESS

PLANNING COMMISSION WORK TO DATE Confirmed Growth Strategy Assumptions (cont.)

SeaTac Housing Action Plan Goals (adopted 2021):

- Clarify and strengthen “*complete communities*” policies (now called “*complete neighborhoods*”) that ensure future growth is supported by infrastructure and services

Complete Neighborhoods Policies

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

- Transportation Choices
- Parks & Open Space
- Healthy Foods
- Neighborhood Services (i.e., daily needs shopping and services)
- Diverse, Affordable, Housing

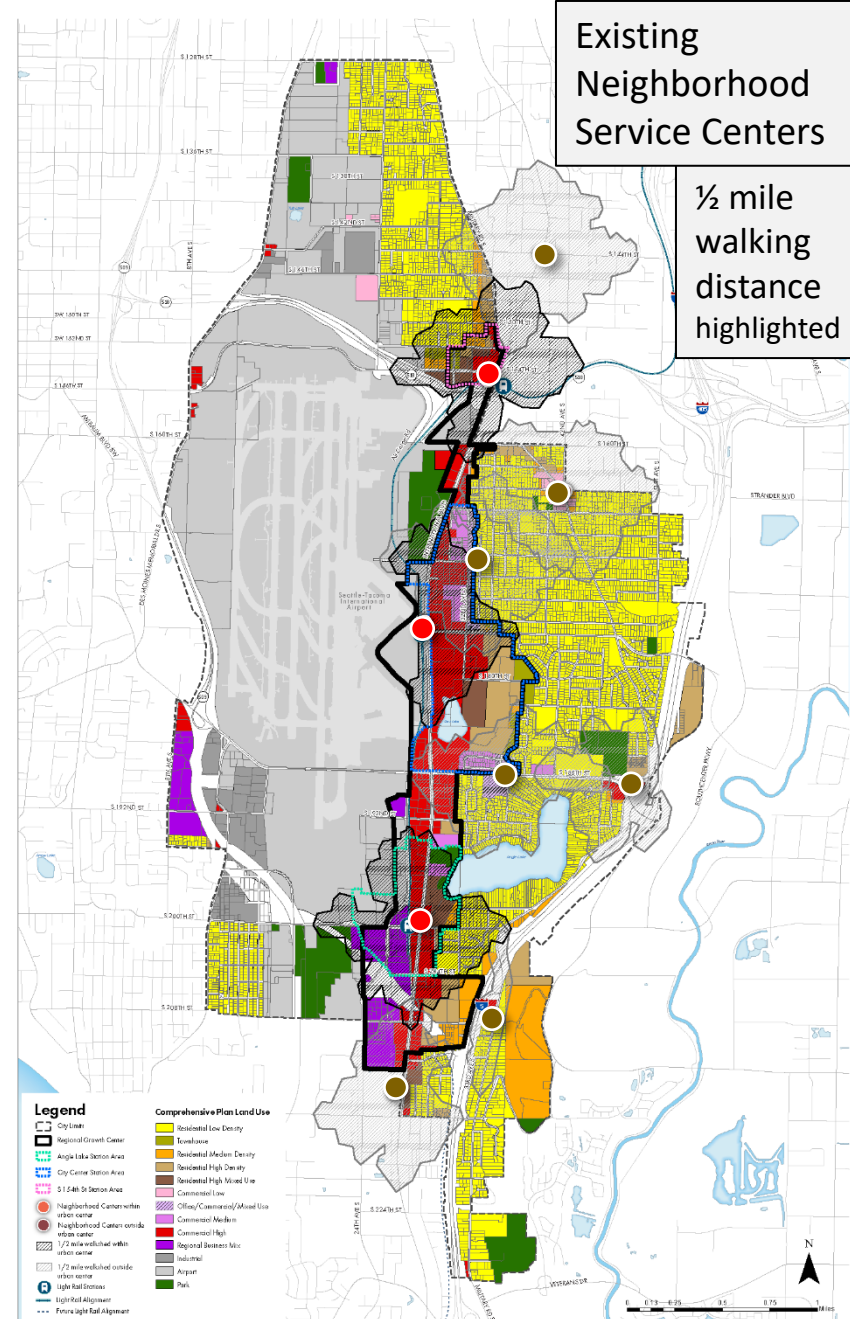


GROWTH STRATEGY UPDATE PROCESS

PLANNING COMMISSION WORK TO DATE

Developed Growth Scenario Options

- **Option 1: Baseline Scenario**
 - Existing policies + Implement HB 1110 middle housing and HB 1337 two ADUs per single family lot
- **Option 2: Advance Envision Project Goals**
 - Maximize existing neighborhood centers + Implement HB 1110 and HB 1337
- **Option 3: Optimize Envision Project Goals**
 - Maximize existing neighborhood centers and add new opportunities + Implement HB 1110 and HB 1337



PROPOSED GROWTH STRATEGY

PLANNING COMMISSION WORK TO DATE

Draft Growth Framework & Place Typologies

CENTERS, VILLAGES, AND NEIGHBORHOOD RESIDENTIAL AREAS

What are “Place Typologies”

Policy tools that identify clear growth and development goals for certain locations in the city – they describe:

- **Where and how SeaTac will accommodate growth**
- Role in serving regional or local needs like housing, service, recreation, other
- General characteristics (size, location, land uses, development patterns)

Proposed Place Typologies

Urban Center

Urban Center

Urban Village

Neighborhood/ Neighborhood Center

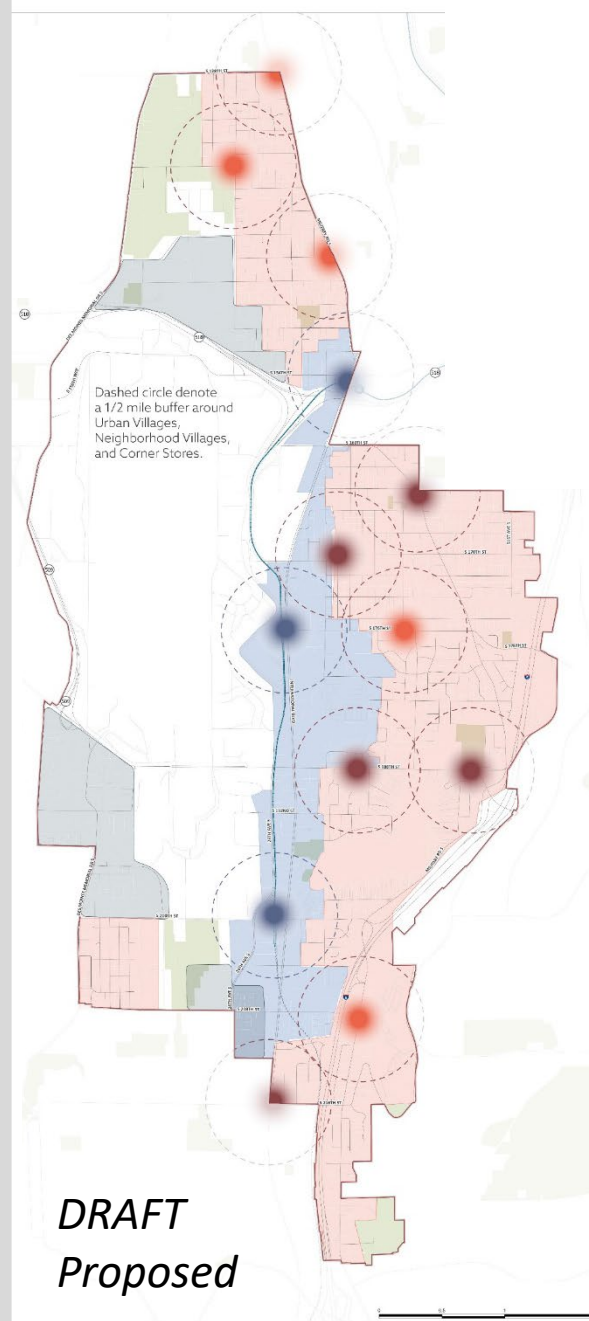
Neighborhood Village

Corner Store

Neighborhood Residential

Industrial Center

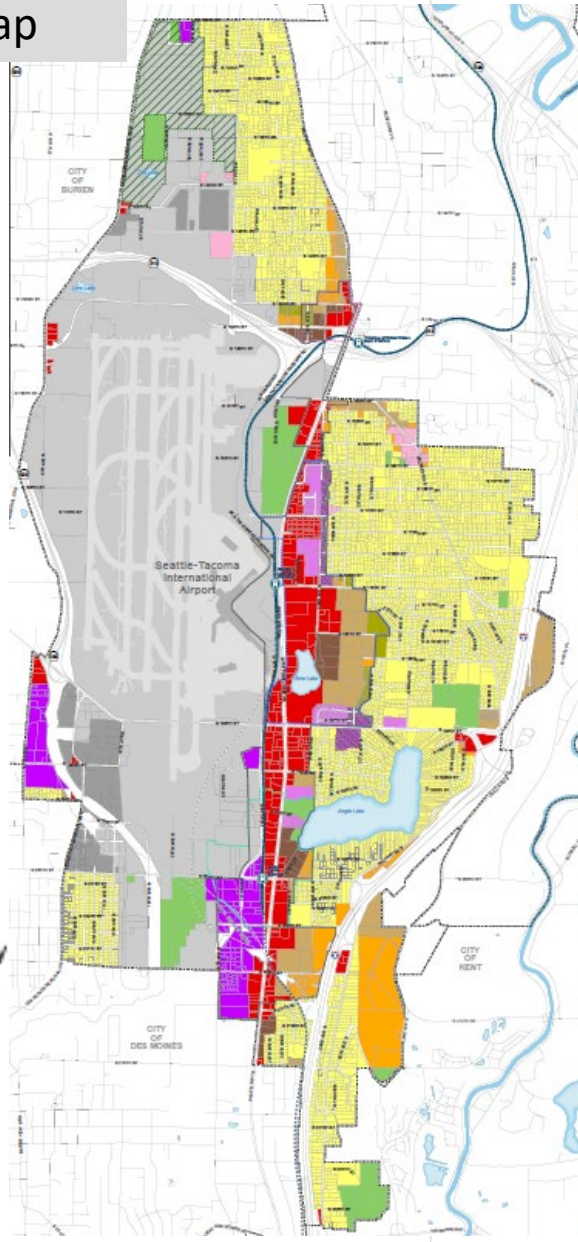
Flex Warehouse/
Industrial



Comprehensive Plan Map

Land Use Classification

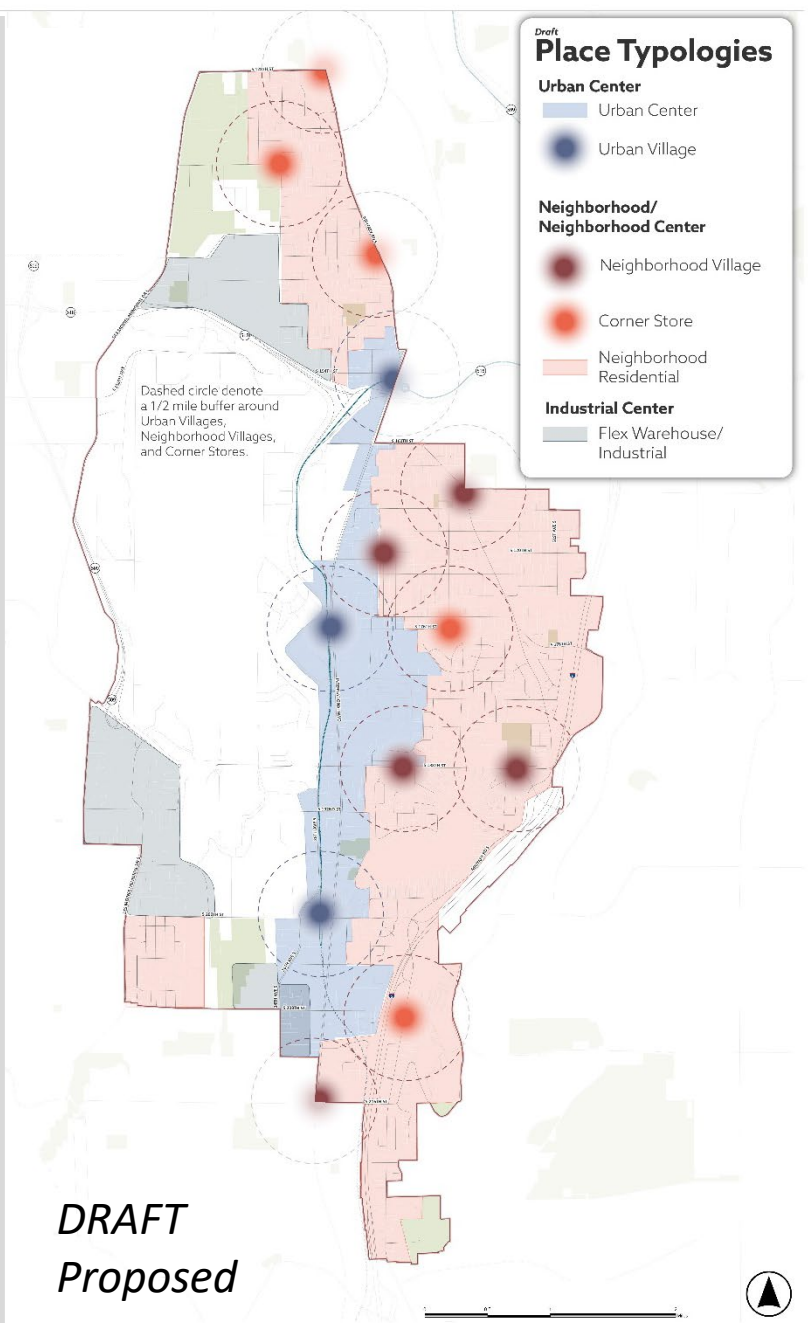
- Residential Low Density
- Townhouse
- Residential Medium Density
- Residential High Density
- Residential High Mixed Use
- Commercial Low Density
- Office/Commercial/Mixed Use
- Commercial Medium Density
- Commercial High Density
- Regional Business Mix
- Industrial
- Airport[▲]
- Park
- North SeaTac 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



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

URBAN CENTER PLACE TYPOLOGIES

PROPOSED GROWTH STRATEGY

URBAN CENTER PLACE TYPOLOGIES

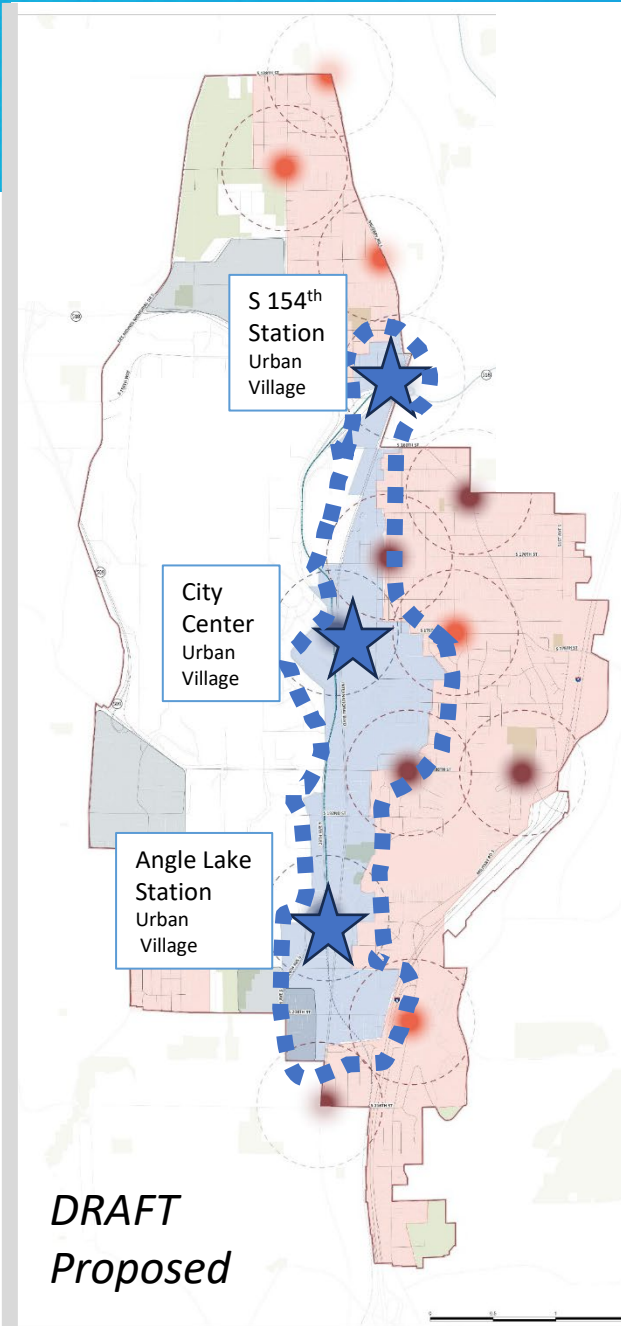
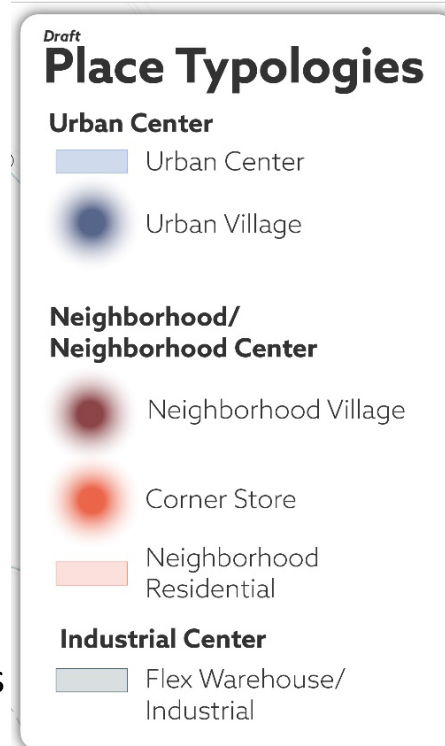
- Identify roles of SeaTac's designated Urban Center and Urban Villages in accommodating future growth:
 - S 154th Station Urban Village
 - City Center Urban Village
 - Angle Lake Station Urban Village

Urban Center

- Regionally designated growth center
- Implements PSRC and King County Regional Growth Center (RGC) goals and City priorities for SeaTac's central business district and neighborhoods

Urban Villages

- The three City-designated "subareas" within the Urban Center
- Implement City goals for providing equitable access to transit-oriented housing, jobs, and complete neighborhood infrastructure and services



URBAN CENTER PLACE TYPOLOGIES

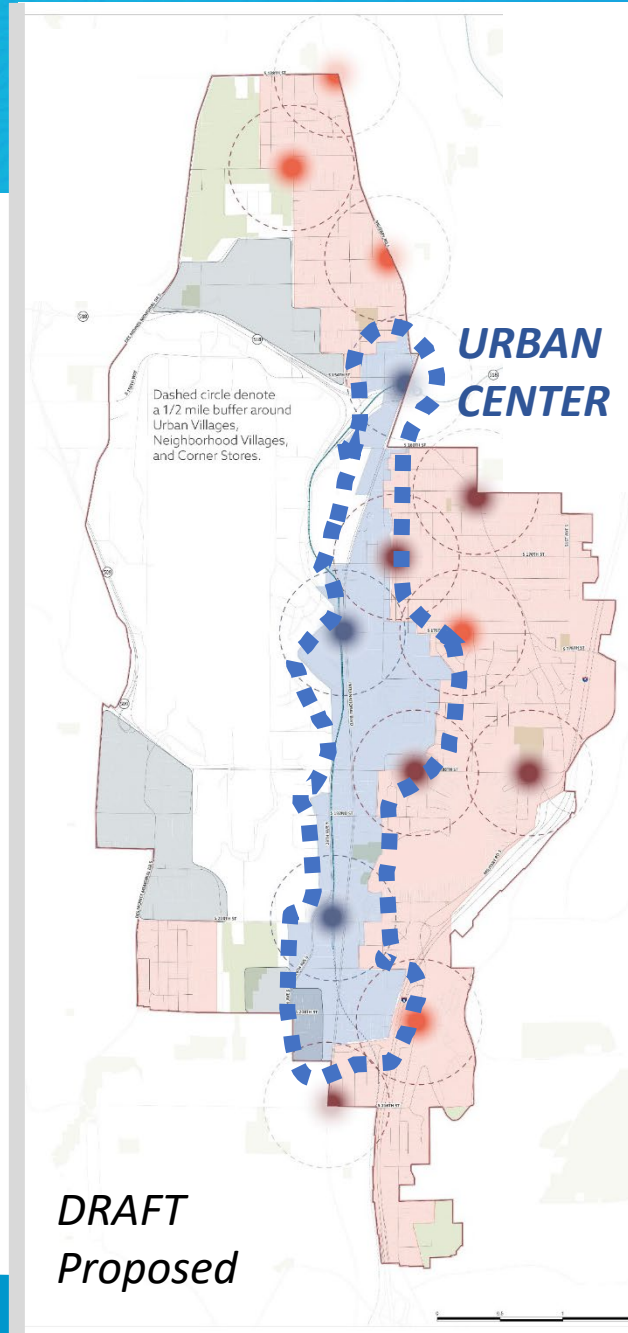
URBAN CENTER FRAMEWORK POLICIES - *Proposed*

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
- Ensure growth in the Urban Center is consistent with the Puget Sound Regional Council (PSRC) and King County requirements for Regional Growth Centers (RGC), including:
 - *Achieving job and housing targets for RGC*
 - *Prioritizing investments in the Urban Center such as transportation planning investments and programs, and other public infrastructure investments.*



URBAN CENTER PLACE TYPOLOGIES

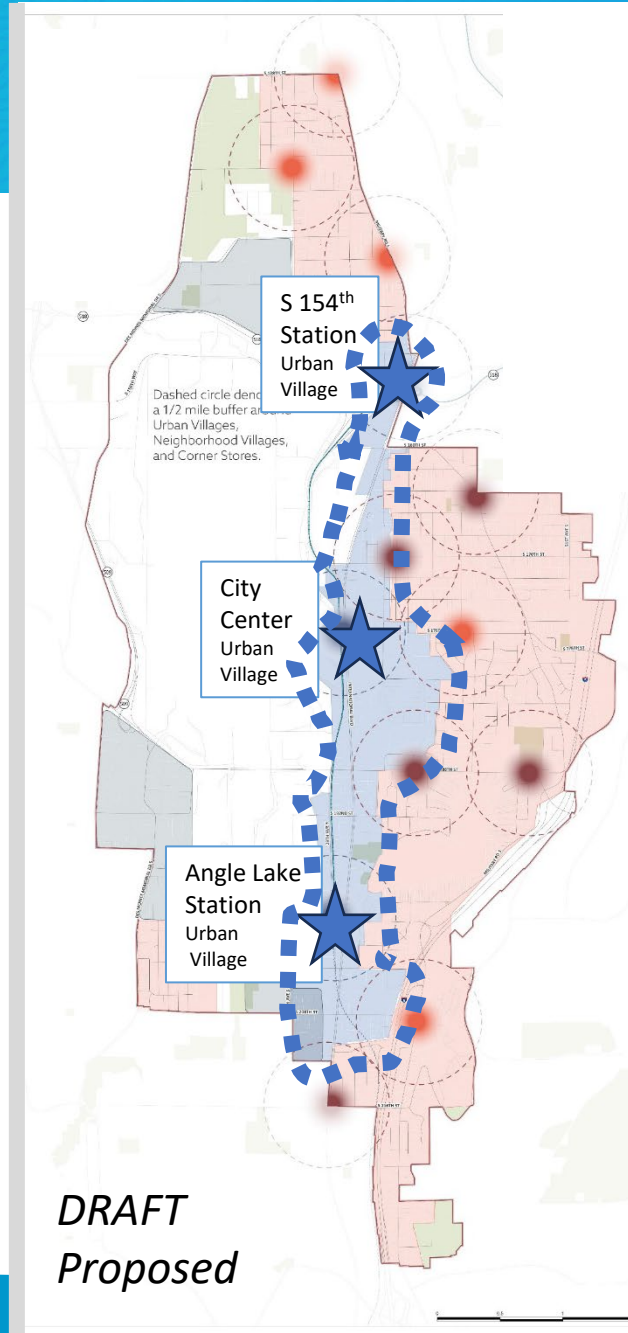
URBAN VILLAGE FRAMEWORK POLICIES- *Proposed*

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 (cont.) - *Proposed*

Complete Urban Villages

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 and 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.*

URBAN VILLAGE EXAMPLES

REGIONAL & LOCAL

EXAMPLE: URBAN VILLAGE DEVELOPMENT

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.

EXAMPLE: URBAN VILLAGE DEVELOPMENT

Plaza Roberto Maestas, Centro de la Raza Mixed Use, Beacon Hill
- Equitable Transit-Oriented Development “ETOD”



SEATAC:

S. 154TH STATION URBAN VILLAGE

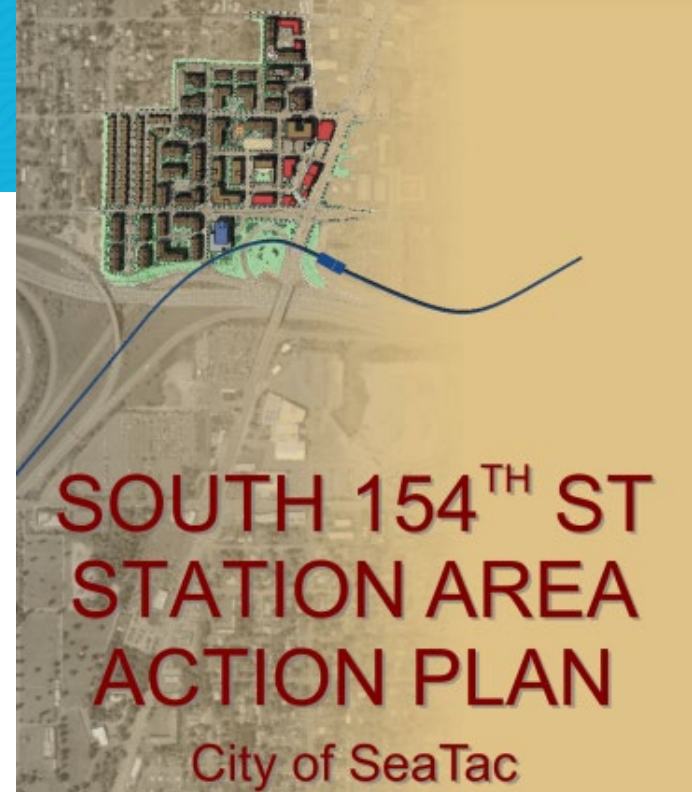
Plan adopted in 2006:

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.

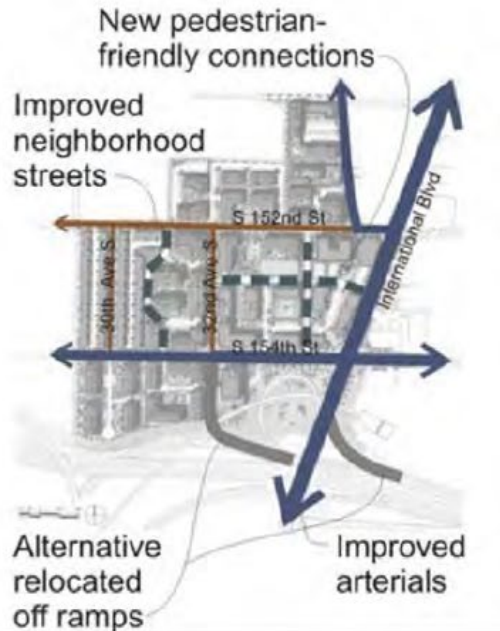
The City of SeaTac envisions the South 154th Street Station Area to be a regional example of transit-oriented development that generates and encourages transit use. The station area will accommodate future growth by providing high quality residential and mixed use developments with good access to employment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



S. 154TH STATION URBAN VILLAGE

2006 S 154th Station Area Plan



Google Image of Same Area Today



S. 154TH STATION URBAN VILLAGE

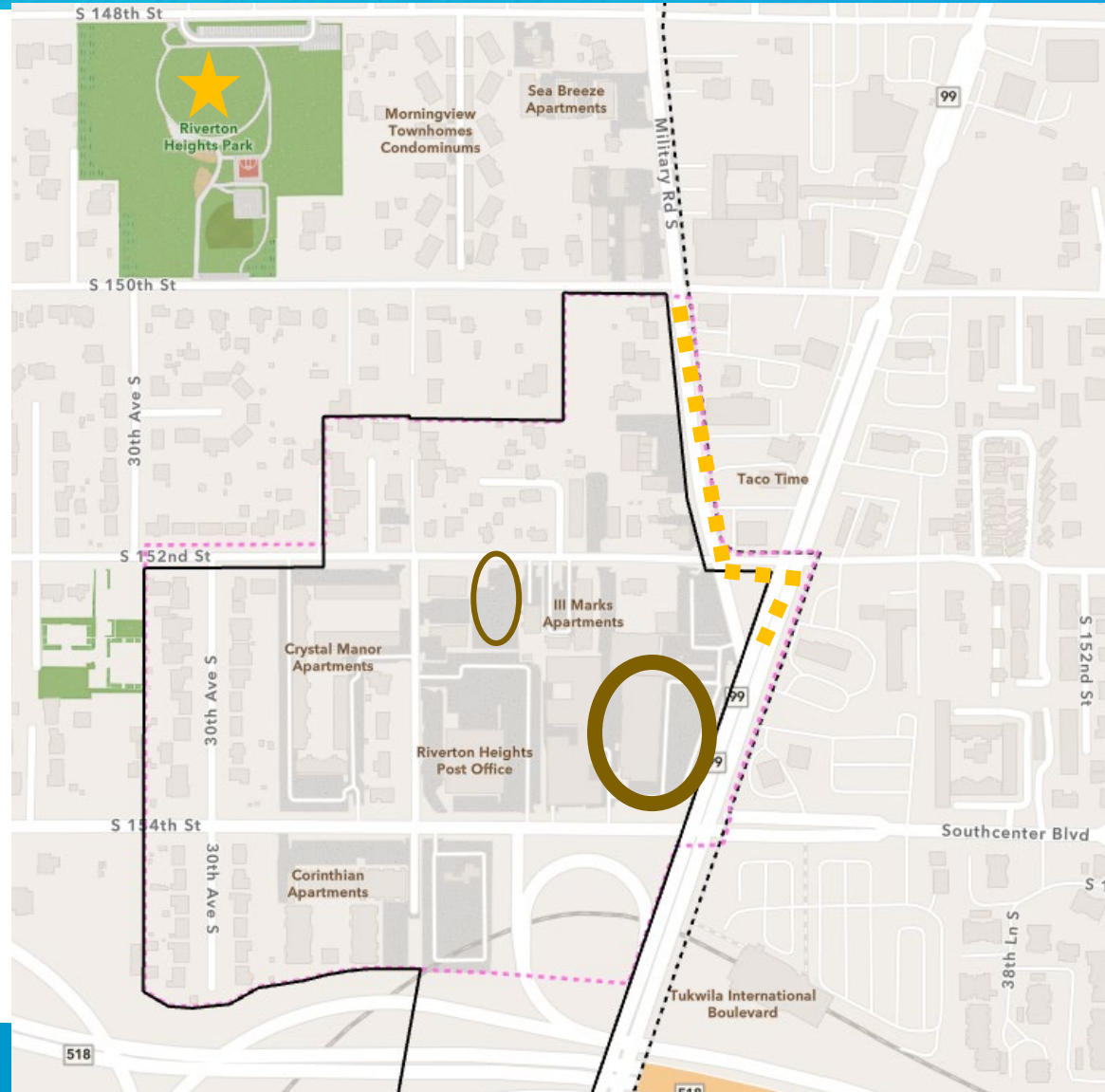
Recent Development & Infrastructure Projects

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 ★



SEATAC: CITY CENTER URBAN VILLAGE

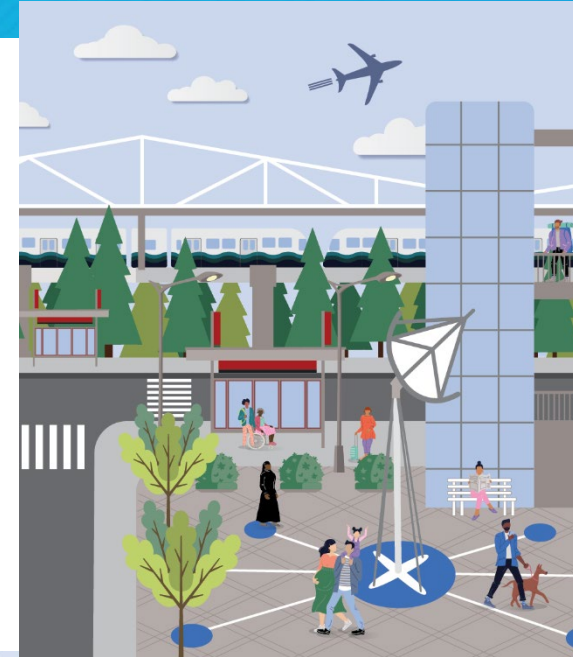
New Vision adopted in 2020, subarea planning underway.

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

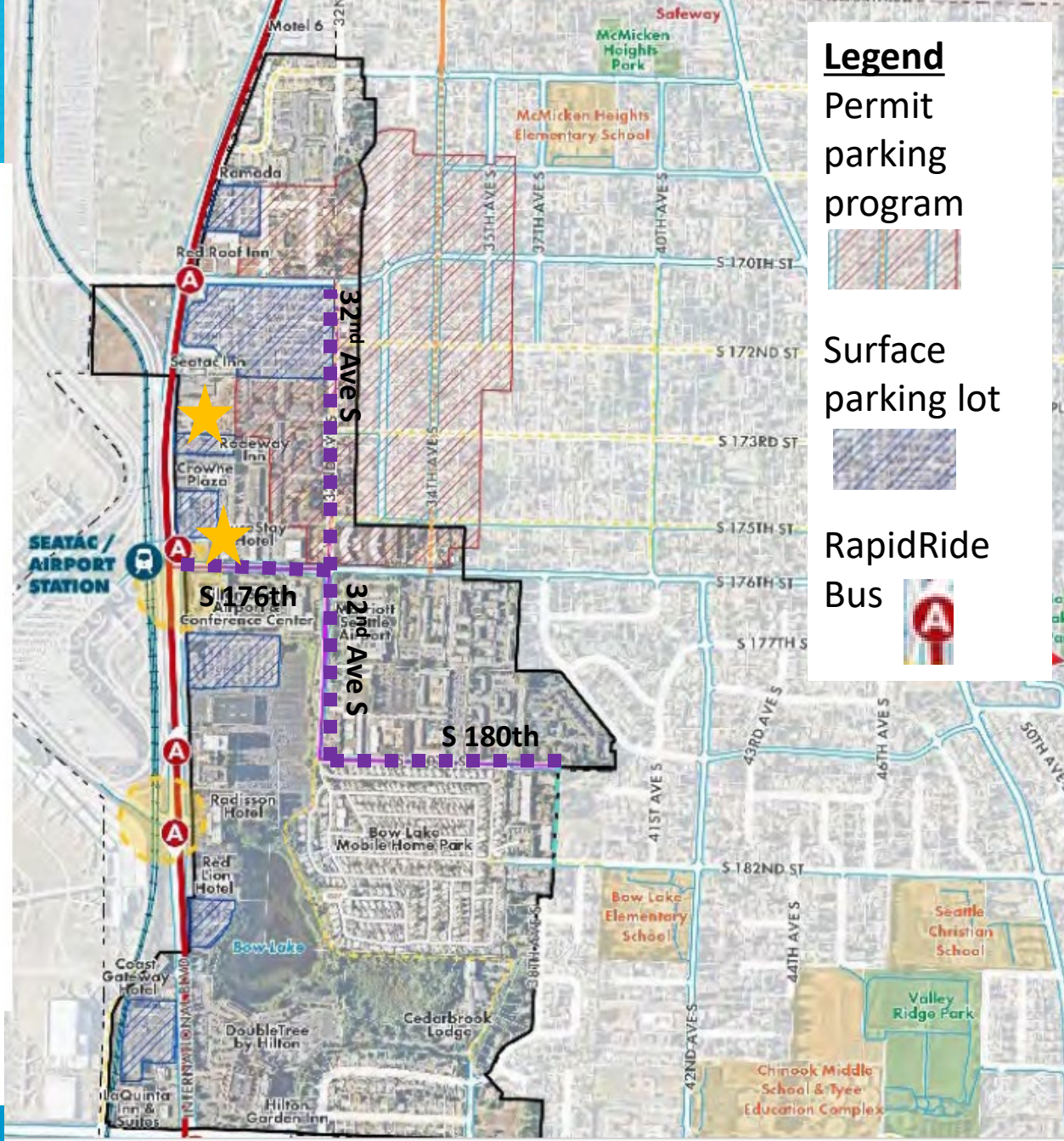
Recent Development & Infrastructure Projects

DEVELOPMENT




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

INFRASTRUCTURE PROJECTS

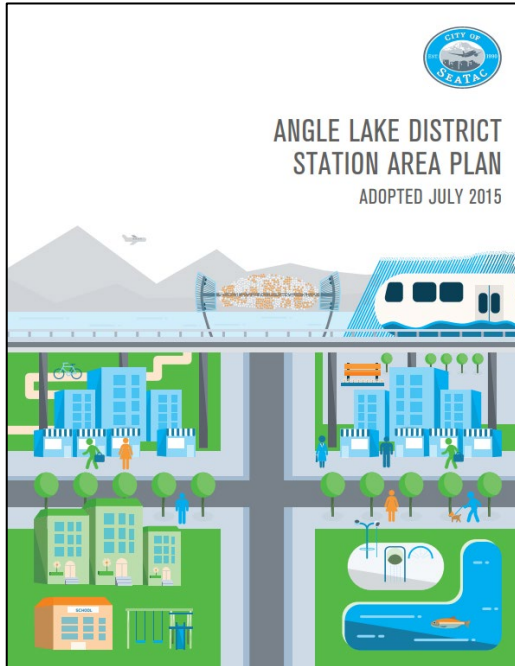
- Airport Station Area pedestrian and street improvement projects (underway)
 - S 176th
 - 32nd Ave S
 - S 180th
- Gap in park access identified in SeaTac Parks & Open Space (PROS) Plan



Legend

- Permit parking program 
- Surface parking lot 
- RapidRide Bus 

SEATAC: ANGLE LAKE STATION URBAN VILLAGE



**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



NEIGHBORHOOD CENTER PLACE TYPOLOGY

PROPOSED GROWTH STRATEGY

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

Draft Place Typologies

Urban Center

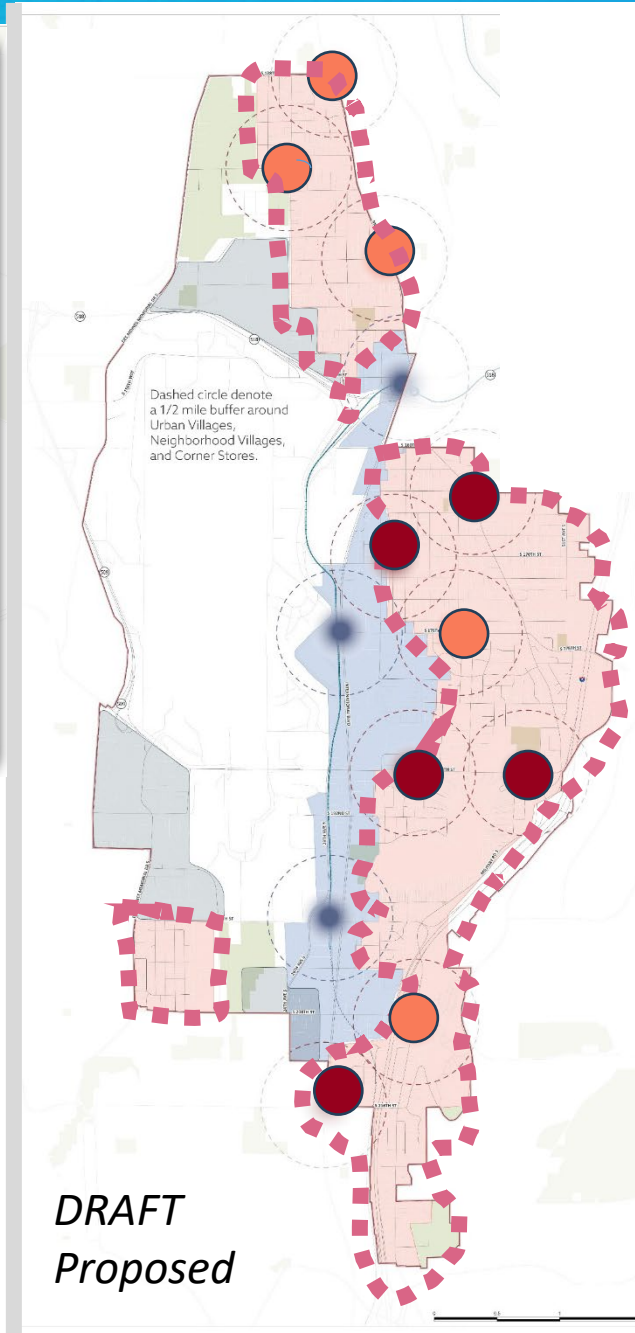
- Urban Center
- Urban Village

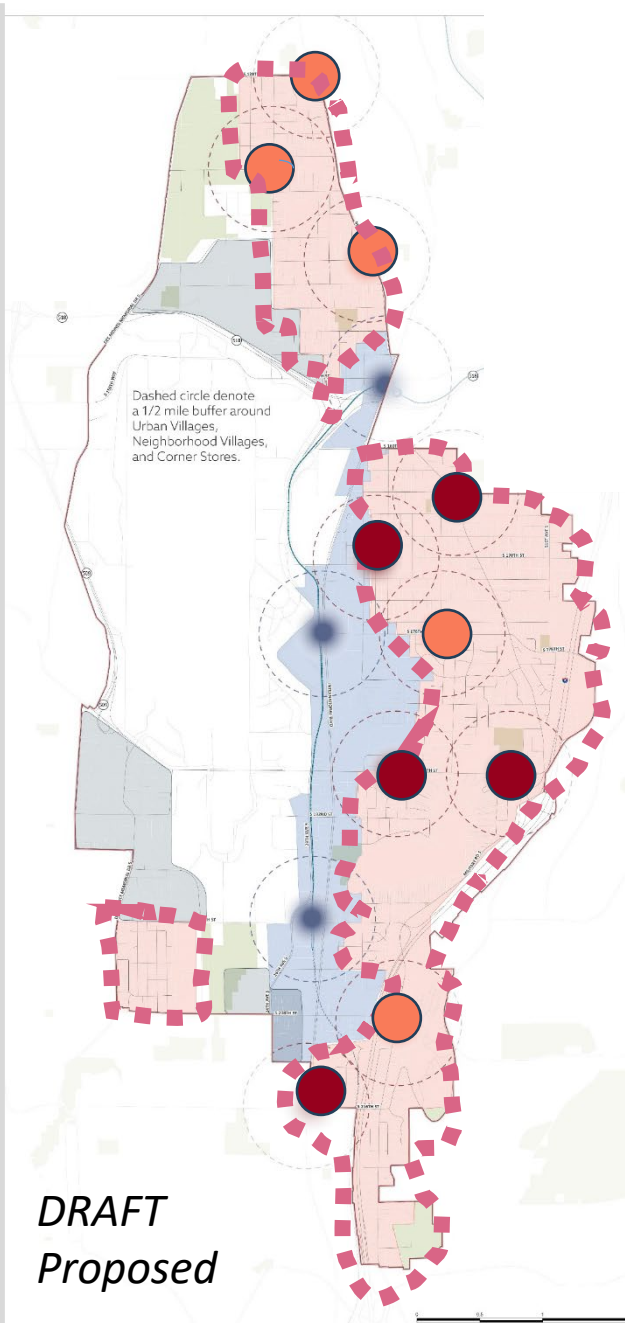
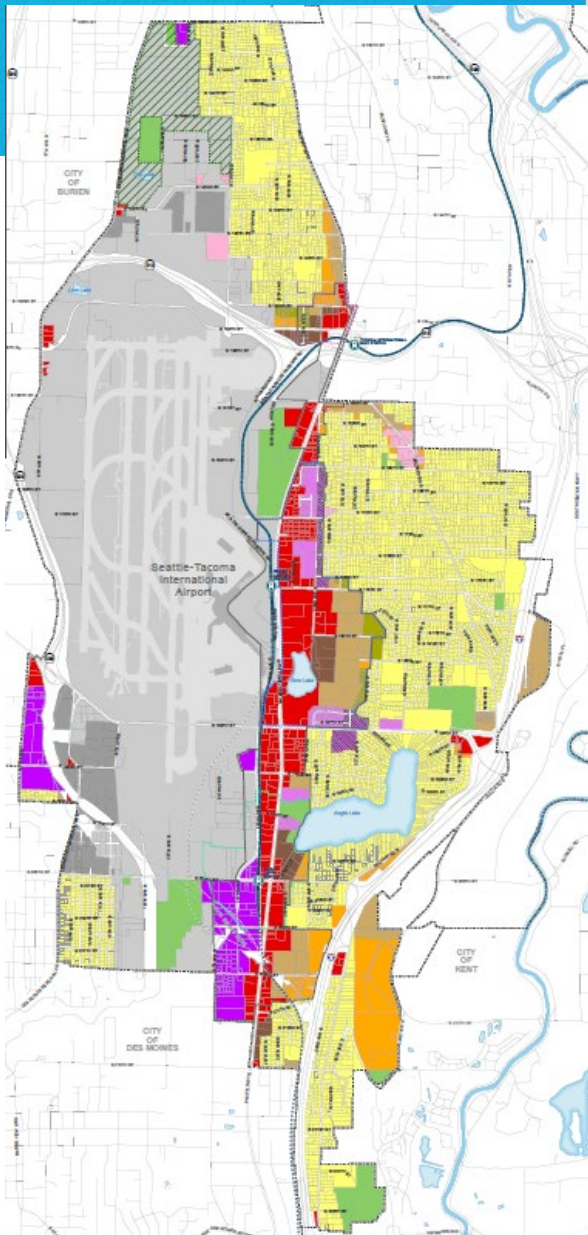
Neighborhood/ Neighborhood Center

- Neighborhood Village
- Corner Store
- Neighborhood Residential

Industrial Center

- Flex Warehouse/
Industrial





DRAFT
Proposed

NEIGHBORHOOD RESIDENTIAL AREAS

- Residential areas citywide (incl. Res Low, Med, High density zones)
- Some areas lack sewer services and other infrastructure and so do not support Neighborhood Village or Corner Store place typologies

Draft

Place Typologies

Urban Center

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Neighborhood/ Neighborhood Center

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Industrial Center

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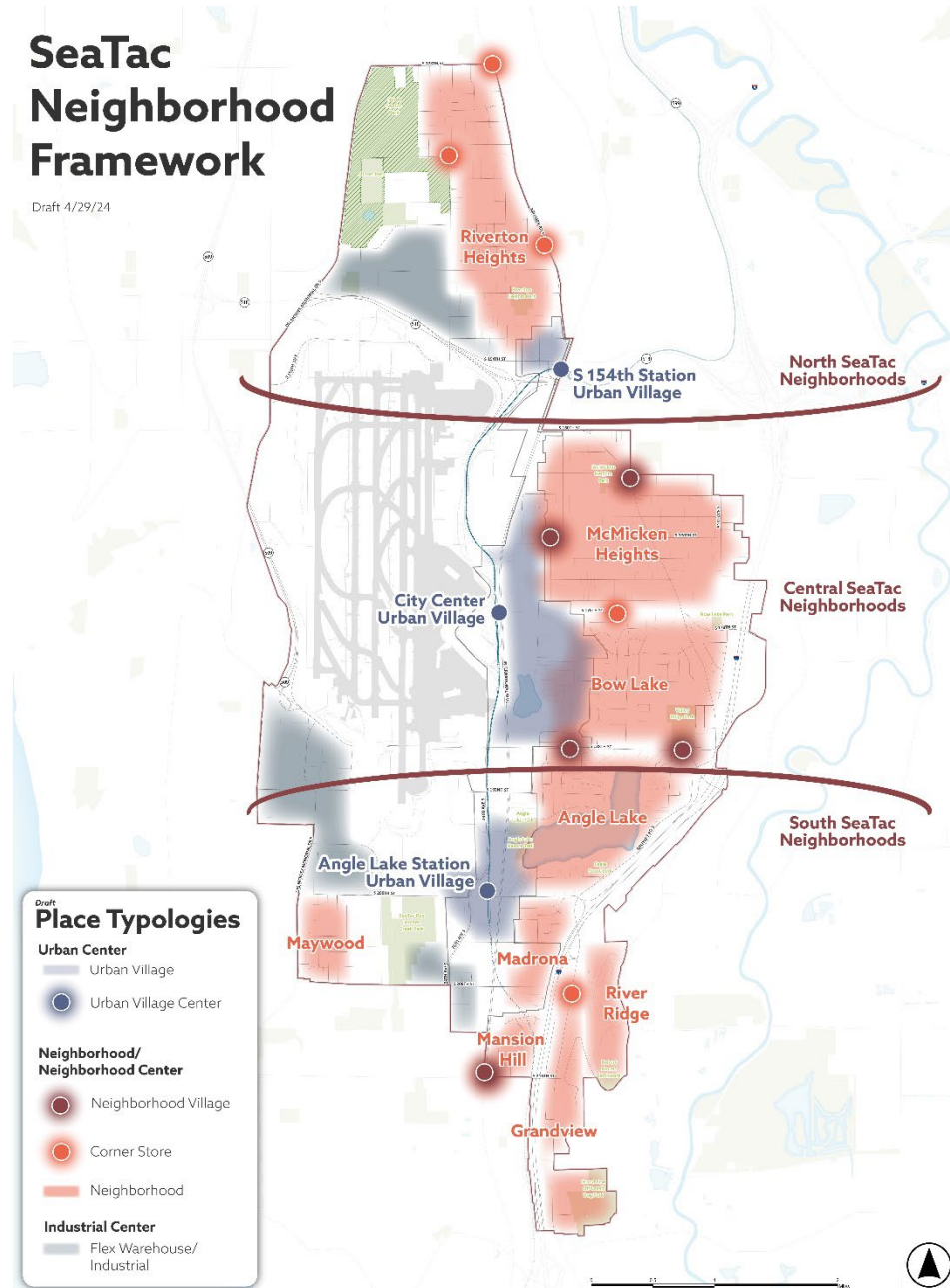
PROPOSED GROWTH STRATEGY

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 Store areas fill in the gaps in access to neighborhood services and housing choices outside of the Urban Center.

SeaTac Neighborhood Framework

Draft 4/29/24



PROPOSED GROWTH STRATEGY

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

South SeaTac

- Near International Blvd, north of S 216th

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

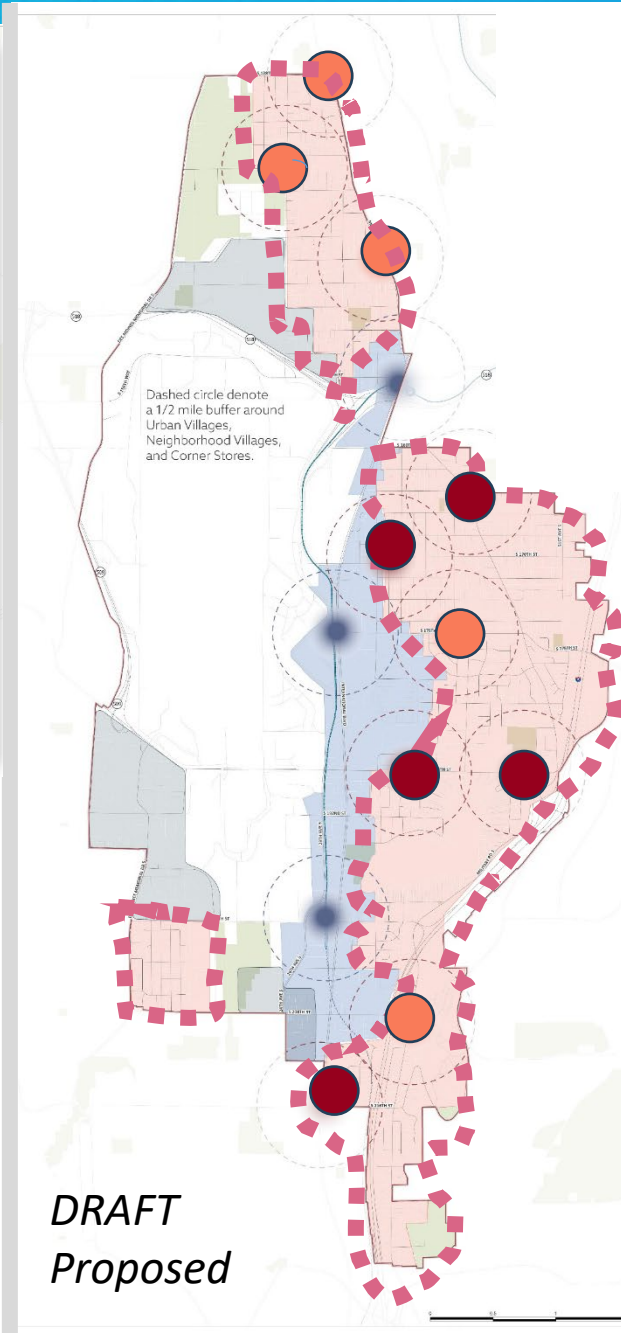
- Urban Center
- Urban Village

Neighborhood/ Neighborhood Center

- Neighborhood Village
- Corner Store
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Industrial Center

- Flex Warehouse/
Industrial



EXAMPLES OF NEIGHBORHOOD CENTERS: NEIGHBORHOOD VILLAGES & CORNER STORE/MIXED USE



*Examples: 4+-
story
“neighborhood
village” type
mixed use
development*



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

NEIGHBORHOODS CHAPTER: PROPOSED GOALS & POLICIES

NEIGHBORHOOD CENTER FRAMEWORK POLICIES - *Proposed*

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 including open space like village squares

NEIGHBORHOODS CHAPTER: PROPOSED GOALS & POLICIES

NEIGHBORHOOD CENTER FRAMEWORK POLICIES- *Proposed*

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:** Provide convenient, but not necessarily comprehensive day to day needs

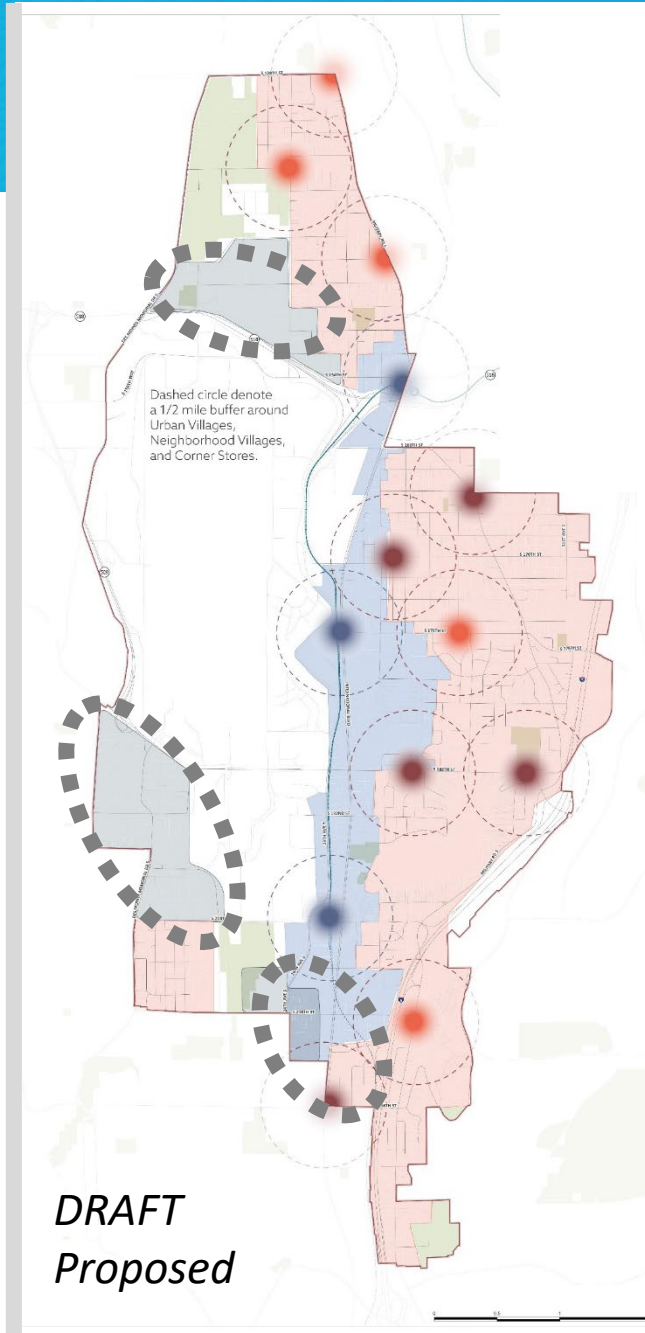
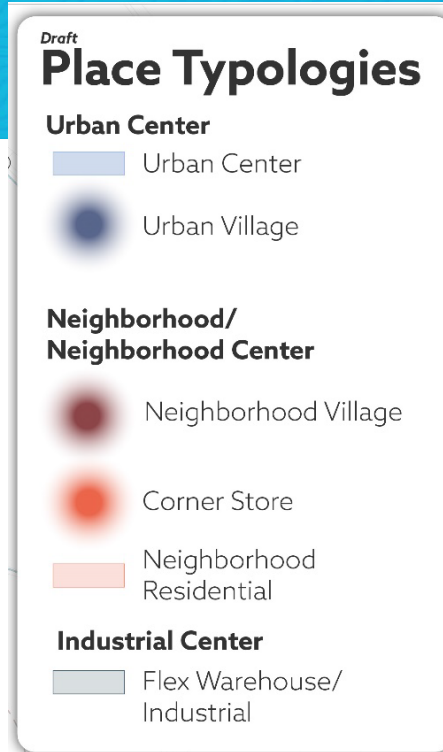
INDUSTRIAL CENTER PLACE TYPOLOGY

PROPOSED GROWTH STRATEGY

INDUSTRIAL CENTER TYPOLOGY

Flex Warehouse/Industrial Areas

- Locations of concentrated industrial and heavy commercial uses in areas with Industrial, Regional Business Mix, and Airport land use designations.
- Identification of “industrial center clusters” useful for land use and transportation planning – especially freight corridors.
- This typology will be further developed as part of Economic Vitality Element policy updates



NEXT STEPS: MAY - JUNE

May - June

▪ **Phase 2 Where & How Will SeaTac Grow**

- Completed: Planning Commission review of proposed Land Use Element proposals
- Underway: PC will complete review of proposed Land Use, Urban Center, and Neighborhoods chapters

• **Phase 3 Housing, Human Services, and Economic Development to Support SeaTac's Future**

- May 21: PC starts review of Housing & Human Services chapter
- June: PC will review housing policy updates

POTENTIAL COMMITTEE ACTION

ACTION REQUESTED: None. This is an informational briefing.

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