



Envision SeaTac 2044

Work Session

Phase 2-3: Continued Work

Housing Policies

Code Amendments Package 1

Phase 4:

Transportation Element

Planning Commission Meeting
June 18, 2024



PRESENTATION OVERVIEW

PURPOSE OF WORK SESSION

Envision Phase 2-3: Continued Work

- Review and discuss any additional comments on Housing goals and policies
- Introduce and discuss Code Amendments Package 1

Envision Phase 4:

- Introduce and discuss Transportation Element

Next Steps

- Review Planning Commission schedule

WHY IS THIS ISSUE 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:**
 - **2022:** 9/20/2022
 - **2023:** 8/15/2023, 9/19/2023, 10/17/2023, 11/21/2023,
 - **2024:** 1/2/2024, 1/30/2024, 2/6/2024, 3/19/2024, 4/16/2024, 4/30/2024, 5/7/2024, 5/21/2024, 6/4/2024

ENVISION SEATAC 2044 PROJECT: PHASES & TIMELINE

Phase	Community Conversation & Elements Under Review	Timeline
Phase 1	Community Vision and Priorities for SeaTac's Future (Under review: Introduction & Framework Chapter)	Fall 2023
Phase 2	Where and How Will SeaTac Grow Over Next 20 Years: Urban Villages and Complete Communities (Under review: 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 (Under review: Housing & Human Services, Economic Vitality)	Winter/Spring/ Summer 2024
Phase 4	SeaTac's Future Transportation and Parks & Recreation Systems (Under review: Transportation & Parks, Recreation & Open Space)	Spring/Summer 2024
Phase 5	Resilient Built and Natural Environments for SeaTac's Future (Under review: Environment, 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

Additional Comments on Housing Goals & Policies

SeaTac Comprehensive Plan

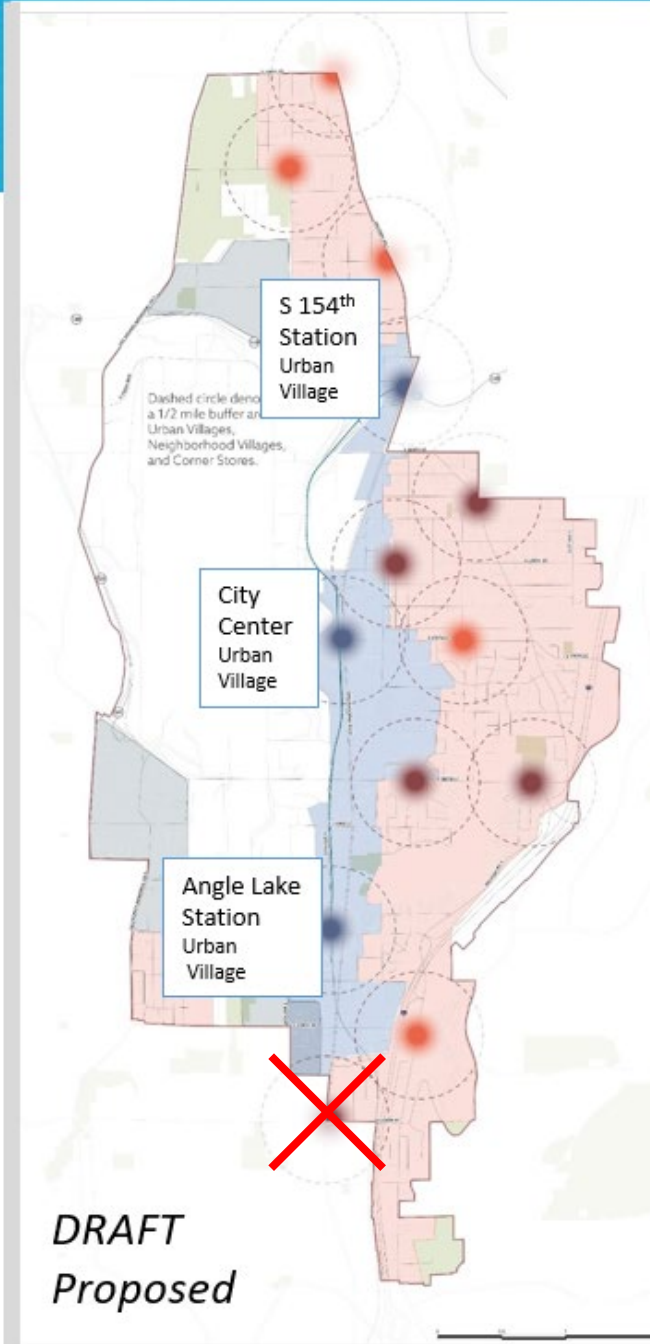
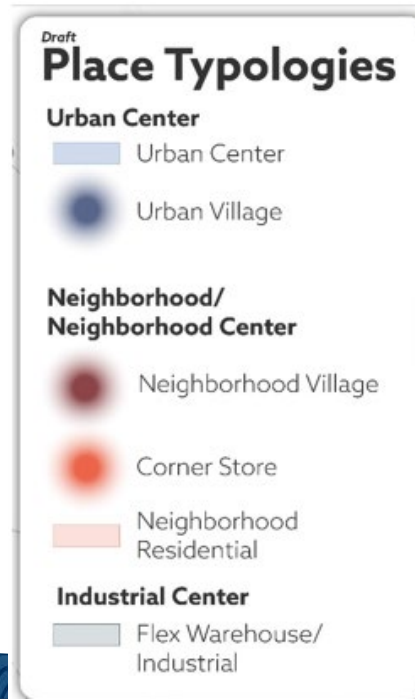
[Ch. 3 Housing & Human Services Element](#)

HOUSING POLICY UPDATES

BACKGROUND ON HOUSING PROPOSALS

Proposed changes:

- Build on existing policies and strategies
- Incorporate City priorities since last major update in 2015, including Envision project themes, especially:
 - **Housing for All**
- Align with new state and regional requirements
- Support and are supported by proposed new growth strategy



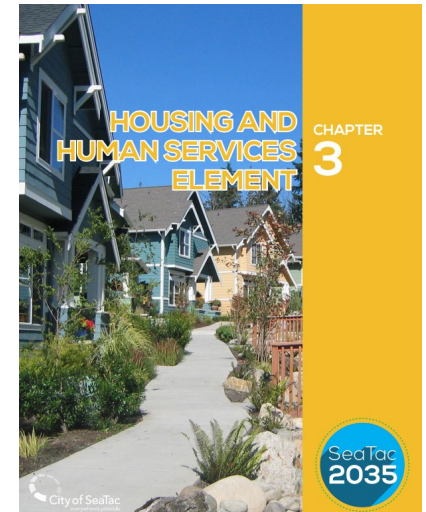
HOUSING POLICY UPDATES

HOUSING GOALS & POLICIES

Six Sections Proposed:

- Housing Capacity and Growth Strategy
- Variety of Housing Types
- Housing Security and Stability ~~Neighborhood Preservation~~
- Diverse, Affordable ~~Housing Affordability~~
- Special Needs ~~and Supportive~~ Housing
- ~~Mobile~~ **Manufactured** Home Parks ~~Maintenance~~
- ~~Mobile~~ Home Park Relocation

***Note: Orange underlined text identifies proposed changes.



Code Amendments Package 1

CODE AMENDMENTS PACKAGE 1

- 1) Tracking Matrix for Code Amendments—Work in Process (Word Document)
- 2) Land Use and Zoning Designations Updates Table (Word Document)
- 3) Proposed Changes to Comprehensive Land Use Map (and Correlating Zoning)



CODE AMENDMENTS PACKAGE 1

1) Tracking Matrix for Code Amendments—Work in Process (Word Document)

<SHOW WORD DOCUMENT ON SCREEN>



CODE AMENDMENTS PACKAGE 1

2) Land Use and Zoning Designations Updates Table (Word Document)

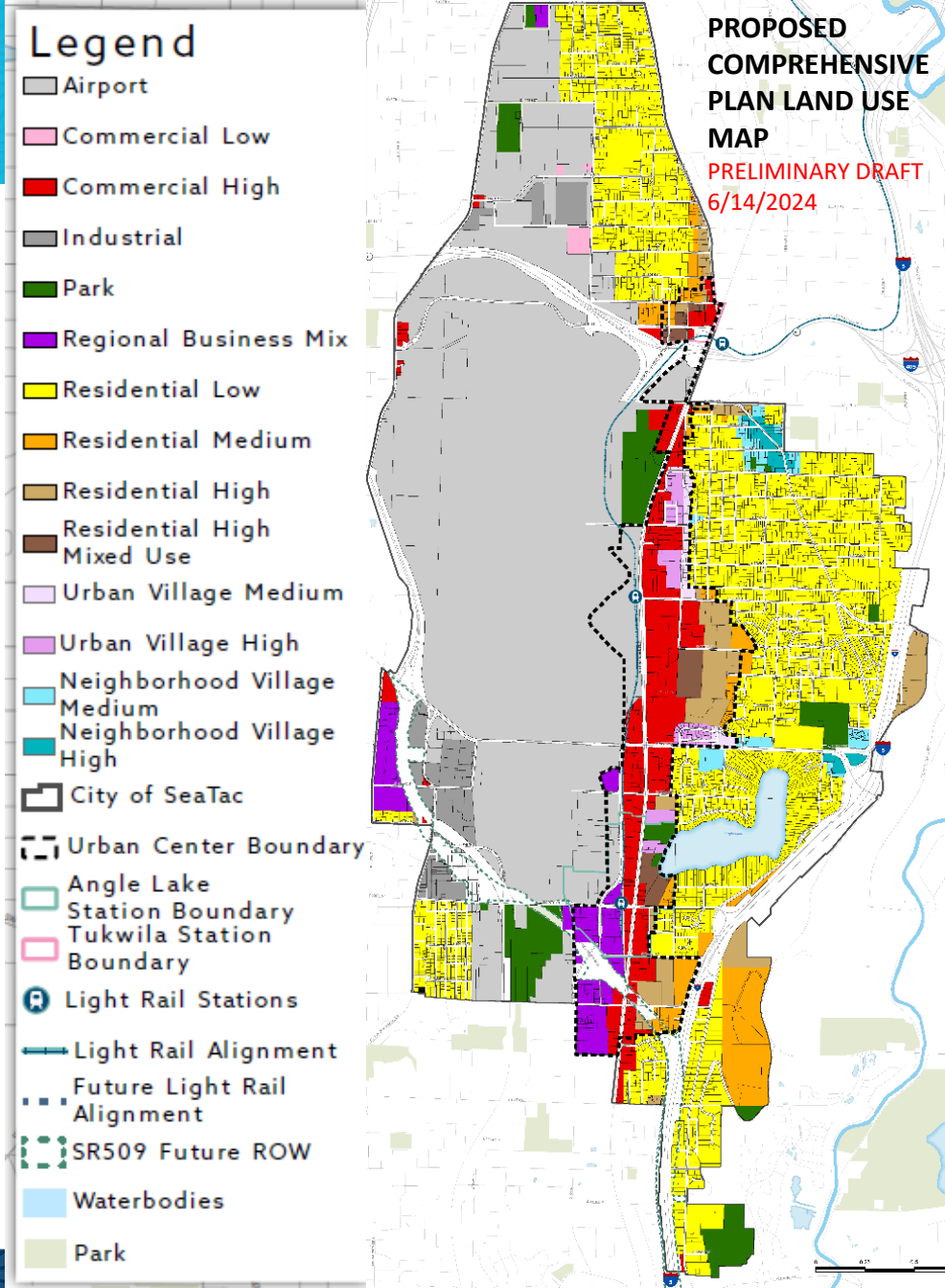
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Comprehensive Plan Land Use Map *Proposed*

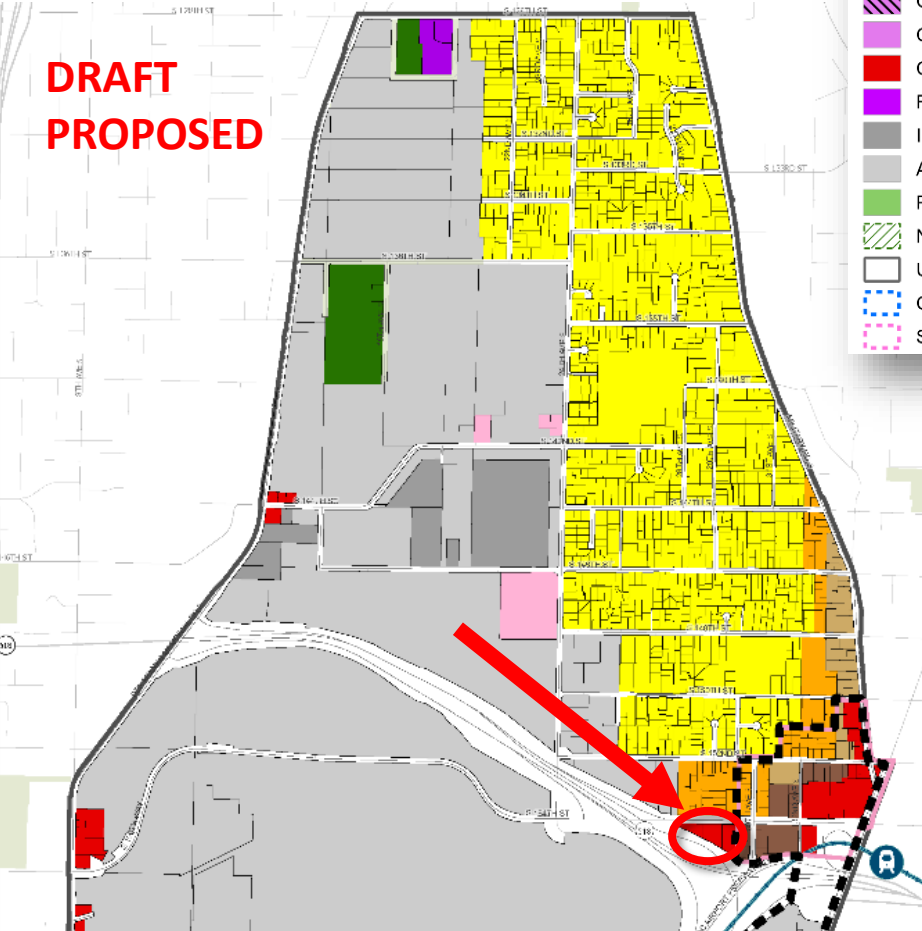
3) Proposed Changes to Comprehensive Land Use Map (and Correlating Zoning)

- Consolidation/streamlining of some land use designations
- Increase support of Neighborhood Centers, specifically: Urban Villages and Neighborhood Villages
- Additional support of Complete Neighborhood access to diverse, affordable housing and neighborhood services
 - Some changes proposed along key corridors
 - “Corner Store” locations not on map – still under evaluation



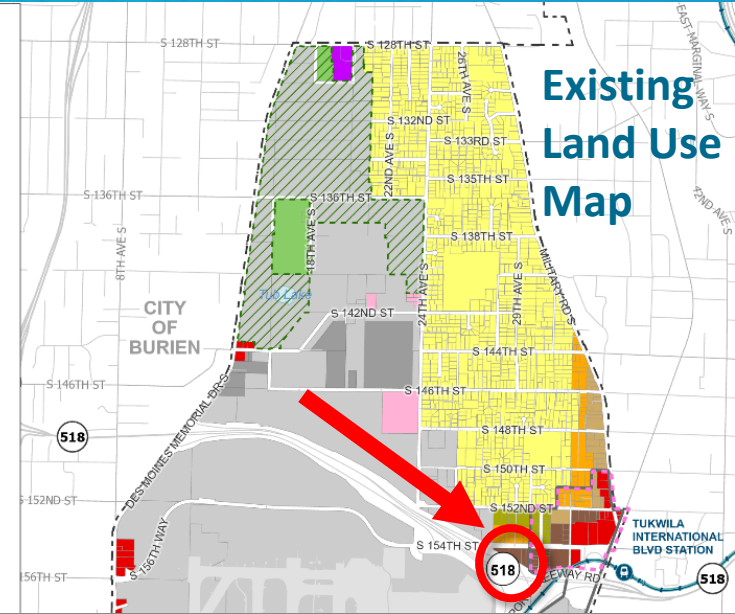
Comprehensive Plan Land Use Map *Proposed*

**DRAFT
PROPOSED**



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



**Existing
Land Use
Map**

S 154TH STATION URBAN VILLAGE

Within Urban Village

- No changes to land use designations

Adjacent to Urban Village-Proposed

From: Residential High Mixed Use (RHMU)

To: Commercial High (CH)

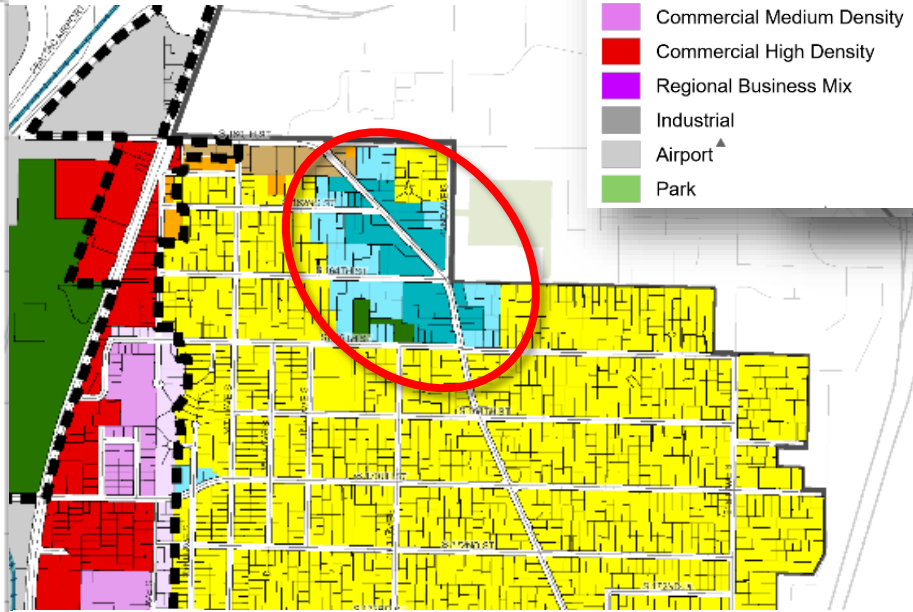
(No RH-MU Outside Urban Center)

Comprehensive Plan Land Use Map *Proposed*

DRAFT PROPOSED

Legend

-  Airport
-  Commercial Low
-  Commercial High
-  Industrial
-  Park
-  Regional Business Mix
-  Residential Low
-  Residential Medium
-  Residential High
-  Residential High Mixed Use
-  Urban Village Medium
-  Urban Village High
-  Neighborhood Village Medium
-  Neighborhood Village High



MCMICKEN HEIGHTS NEIGHBORHOOD VILLAGE

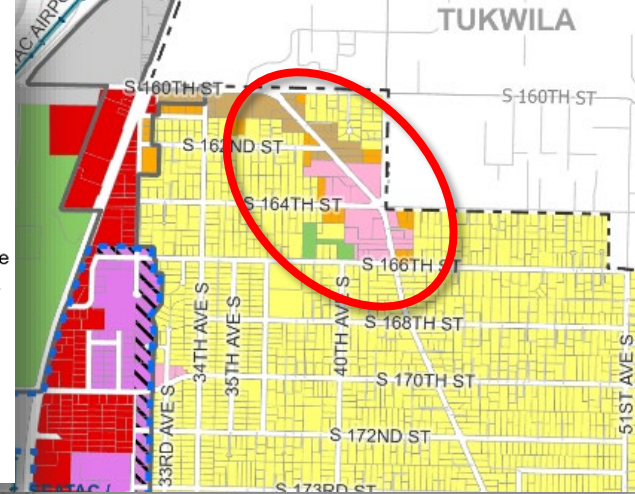
Proposed: Land use designation changes to support creation of McMicken Heights Neighborhood Village. Includes changes to village center area, Military Road to S. 160th corridor and broadened geographic area for center *(all proposed changes still under evaluation)*

From: Commercial and Residential Designations

To: New “Neighborhood Village High” and “Neighborhood Village Medium” designations

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



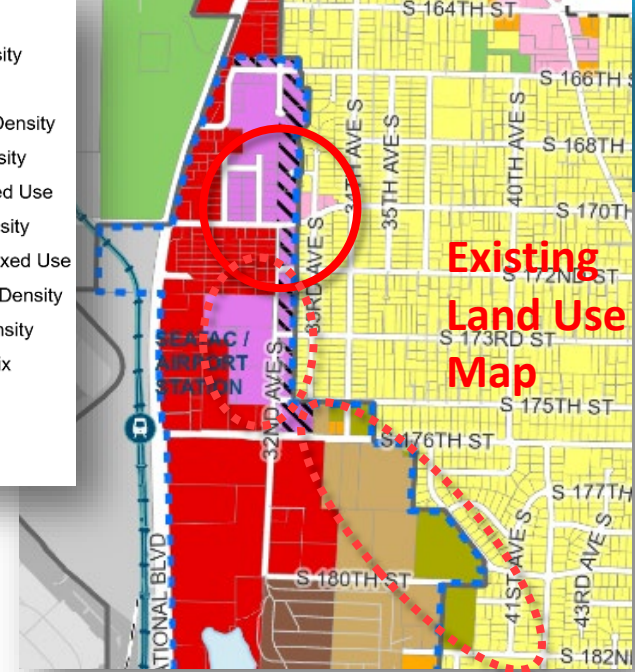
Existing Land Use Map

Comprehensive Plan Land Use Map *Proposed*

DRAFT PROPOSED

Land Use Classification

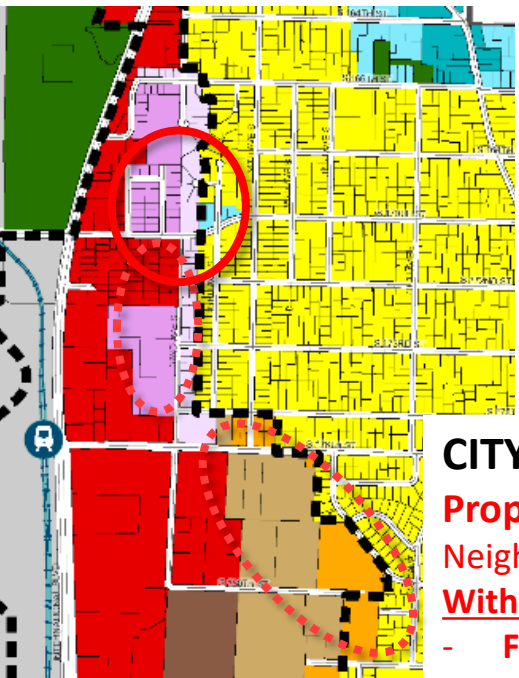
	Residential Low Density
	Townhouse
	Residential Medium Density
	Residential High Density
	Residential High Mixed Use
	Commercial Low Density
	Office/Commercial/Mixed Use
	Commercial Medium Density
	Commercial High Density
	Regional Business Mix
	Industrial
	Airport
	Park



**Existing
Land Use
Map**

Legend

	Airport
	Commercial Low
	Commercial High
	Industrial
	Park
	Regional Business Mix
	Residential Low
	Residential Medium
	Residential High
	Residential High Mixed Use
	Urban Village Medium
	Urban Village High
	Neighborhood Village Medium
	Neighborhood Village High
	City of SeaTac
	Urban Center Boundary



CITY CENTER (NORTH) & ADJACENT AREA

Proposed: Create S 170th & 32nd: Shared Urban Village/
Neighborhood Village node

Within City Center:

- **From:** Commercial Medium & Office Commercial Mixed Use
- **To:** Urban Village High, Urban Village Med

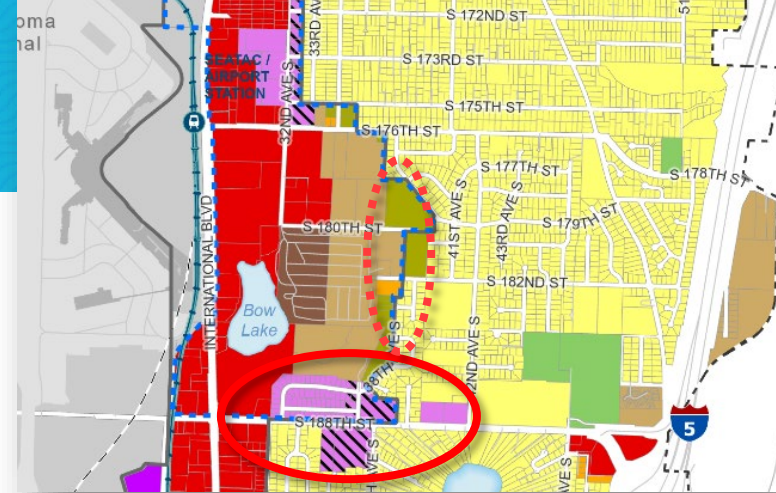
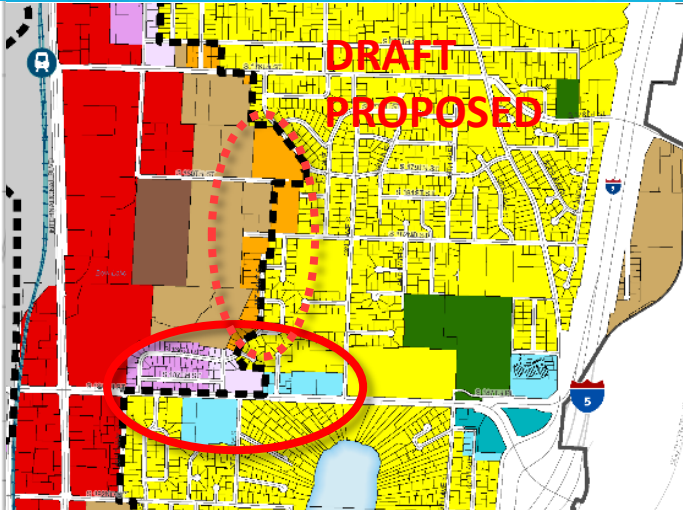
Adjacent to City Center:

- **From:** Commercial Low
- **To:** Neighborhood Village Medium

Additional Proposals:

- Change Commercial mixed use area east side of City Ctr to Urban Village High & UV Medium
- Combine Townhouse (green) with Residential Medium (orange)

Comprehensive Plan Land Use Map *Proposed*



Existing Land Use Map

CITY CENTER (SOUTH) & ADJACENT AREA

Proposed: Create Shared Urban Village/ Neighborhood Village node near YMCA on S 188th
Within City Center:

- **From:** Commercial Medium & Office Commercial Mixed Use
- **To:** Urban Village High, Urban Village Medium

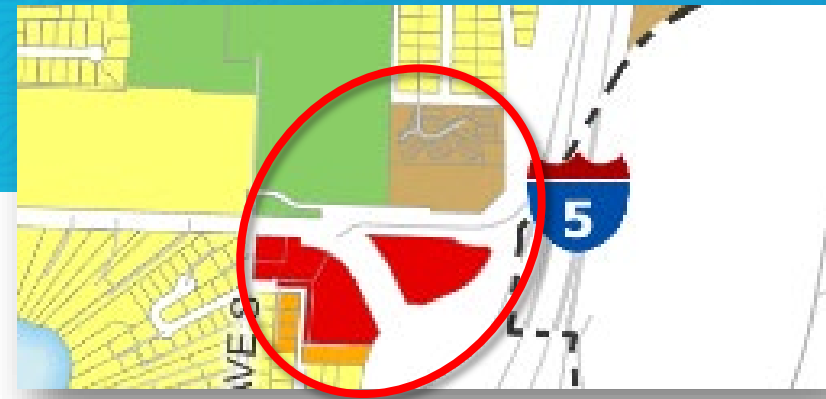
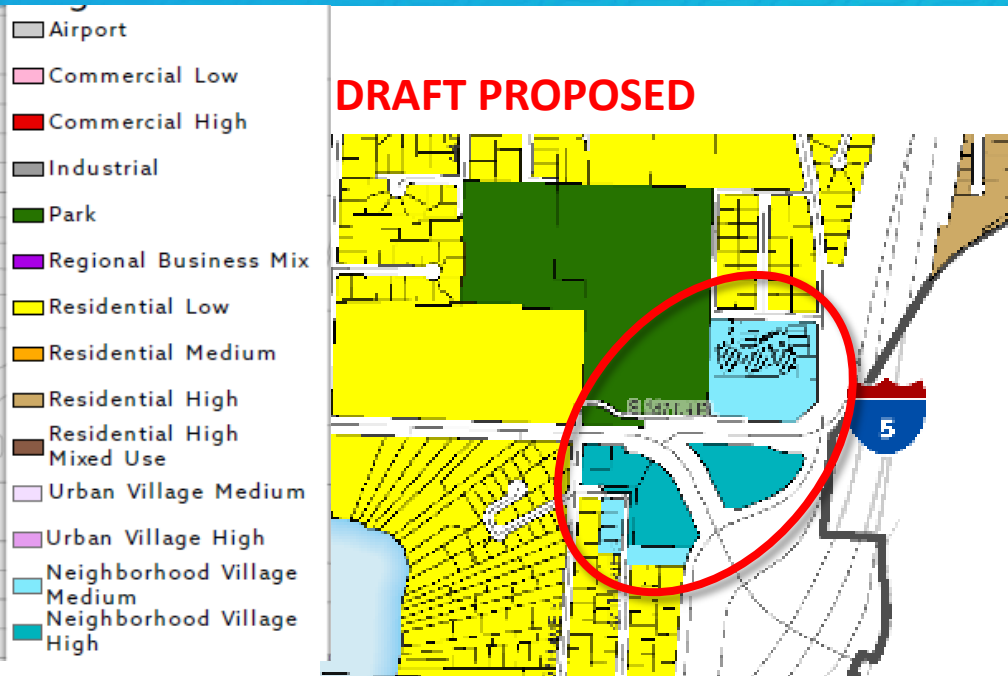
Adjacent to City Center:

- **From:** Commercial Medium & Office Commercial Mixed Use and some single family
- **To:** Urban Village High, Urban Village Med

Additional Proposals:

- Combine Townhouse (green) with Residential Medium (orange)

Comprehensive Plan Land Use Map *Proposed*



Existing Land Use Map

VALLEY RIDGE AREA NEIGHBORHOOD VILLAGE

Proposed: Create Neighborhood Village Valley Ridge Park Within City Center:

- **From:** Commercial High & Residential Medium
- **To:** Urban Village High, Urban Village Medium

Neighborhood Village High at center; Neighborhood Medium as transition outward from center—extent still under evaluation

Transportation Element

ENVISION
Planning
Commission
Schedule

ENVISION PLANNING COMMISSION SCHEDULE—DRAFT

Here is the schedule ahead for Planning Commission. We anticipate that an extra meeting in July and an extra meeting in August may be needed.

Planned Topics for Discussion:	Introduced to Planning Commission	Planning Commission Comments/Discussion
Land Use Element	April 16, 2024	April 30, 2024
Urban Center and Neighborhoods Chapters (Typologies Framework)	April 30, 2024	May 7, 2024 May 21, 2024
Housing Element	May 21, 2024 June 4, 2024	June 18, 2024
Transportation Element Code Amendments Package 1 • Land Use Designations-Zoning Designations	June 18, 2024	July 2, 2024



ENVISION PLANNING COMMISSION SCHEDULE—DRAFT

Planned Topics for Discussion:	Introduced to Planning Commission	Planning Commission Comments/Discussion
<p data-bbox="54 498 465 538">Draft Vision Statement</p> <p data-bbox="54 606 852 700">Land Use, Urban Center, and Neighborhoods Element, Continued</p> <ul data-bbox="73 713 880 921" style="list-style-type: none"><li data-bbox="73 713 794 814">• Growth targets (for Urban Center and citywide)<li data-bbox="73 821 880 868">• Conformed/streamlined goals and policies<li data-bbox="73 874 693 921">• Draft implementation strategies <p data-bbox="54 989 562 1029">Housing Element, Continued</p> <ul data-bbox="73 1042 852 1137" style="list-style-type: none"><li data-bbox="73 1042 852 1089">• 1220 Income Band Analysis; RDI Analysis<li data-bbox="73 1096 693 1137">• Draft implementation strategies	<p data-bbox="1064 498 1277 538">July 2, 2024</p>	<p data-bbox="1499 498 1731 538">July 16, 2024</p>



ENVISION PLANNING COMMISSION SCHEDULE—DRAFT

Planned Topics for Discussion:	Introduced to Planning Commission	Planning Commission Comments/Discussion
Draft Code Amendments Package 2 Use Charts, Housing, Other amendments TBD	July 16, 2024	August 6, 2024
Parks, Recreation, and Open Space and Human Services Elements	July 16, 2024	August 6, 2024
Extra Meeting if Needed	July 30, 2024	
Economic Vitality, Environment, Utilities, and Capital Facilities Elements	August 6, 2024	August 20, 2024
Draft Code Amendments Package 3 Parking; Other amendments TBD	August 20, 2024	August 29, 2024



ENVISION PLANNING COMMISSION SCHEDULE—DRAFT

Planned Topics for Discussion:	Planning Commission Plan Review Meetings	
EARLY PREVIEW TO PLANNING COMMISSION OF FULL PRELIMINARY DRAFT PLAN	SPECIAL MTG DATE: August 29, 2024	
Planning Commission – Other Work TBD	September 17, 2024	
Planning Commission – Full Package for Formal Review and Public Hearing Date	October 1, 2024	
Planning Commission – Action/Recommendation to City Council	October 15, 2024	
City Council Study Session	November 12, 2024	
Regular City Council Meeting/Council Action (Adoption Date)	November 26, 2024	



Next Steps

NEXT STEPS: OPPORTUNITY FOR PC TO PROVIDE COMMENTS ON CODE AMENDMENTS PACKAGE 1

- 1) Staff will send a Word version of Code Amendments Package PDFs to all Commissioners' City email addresses.
- 2) Commissioners can provide comments via email back to kkaehny@seatacwa.gov
- 3) July 2 Planning Commission meeting will begin with opportunity for Commissioners to share comments or ask questions about these materials



NEXT STEPS: OPPORTUNITY FOR PC TO PROVIDE COMMENTS ON TRANSPORTATION ELEMENT CONTENTS

- 1) Staff will send a Word version of Transportation Element Policy Review Matrix to all Commissioners' City email addresses.
- 2) Commissioners can provide comments directly in the "Comment" section of the matrix document and email it back to staff before the next meeting (zshields@seatacwa.gov)
- 3) July 2 Planning Commission meeting will begin with opportunity for Commissioners to share comments or ask questions about the Transportation Element content



NEXT STEPS: New Content for July 2, 2024 Meeting

Land Use, Urban Center, and Neighborhoods Element, Continued

- Growth targets (for Urban Center and citywide)
- Conformed/streamlined goals and policies
- Draft implementation strategies

Housing Element, Continued

- 1220 Income Band Analysis; RDI Analysis
- Draft implementation strategies



POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None. Meeting is an informational briefing and work session.

REVIEWS TO DATE:

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