



Envision SeaTac 2044

Work Session

CONTINUED WORK

Phase 3:

Housing Policy Development

Planning Commission Meeting

July 2, 2024



PRESENTATION OVERVIEW

PURPOSE OF WORK SESSION

Commissioner Comments

- Discuss remaining comments on items reviewed at 6/18 meeting: *Code Amendments Package 1*

Policy Development Follow Up - Housing:

- Review housing analysis related to state and county requirements:
 - Housing available at different income levels,
 - Racially disparate impacts and SeaTac's current and future housing supply, and
 - Land capacity to accommodate future housing goals and targets.

Next Steps

- Review updated Planning Commission schedule & anticipated community engagement activities

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, 6/18/2024

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

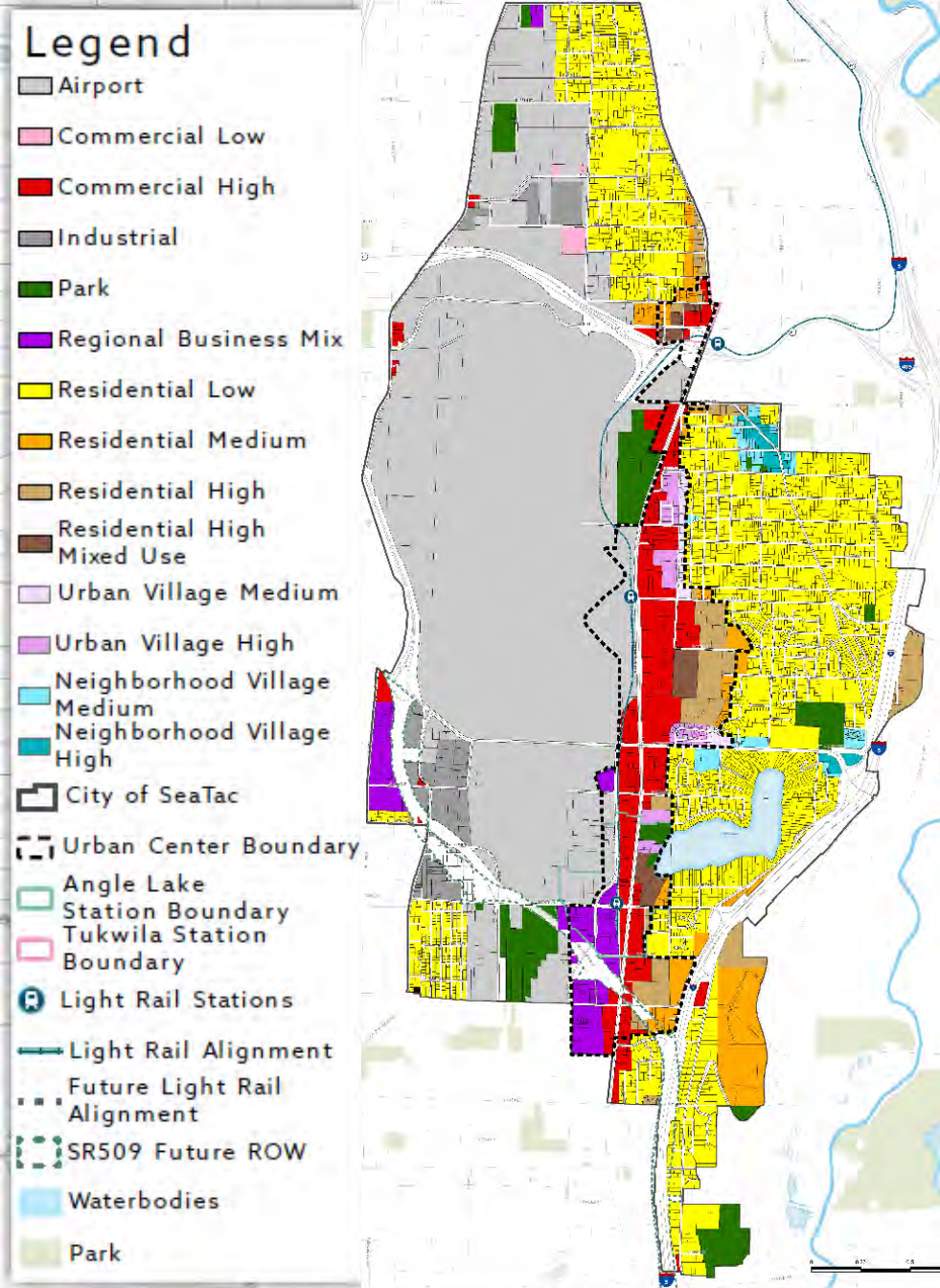
Commissioner Comments on Items from 6/18 PC Meeting

- Code Package 1 proposals

COMMENTS: CODE AMENDMENTS PACKAGE 1

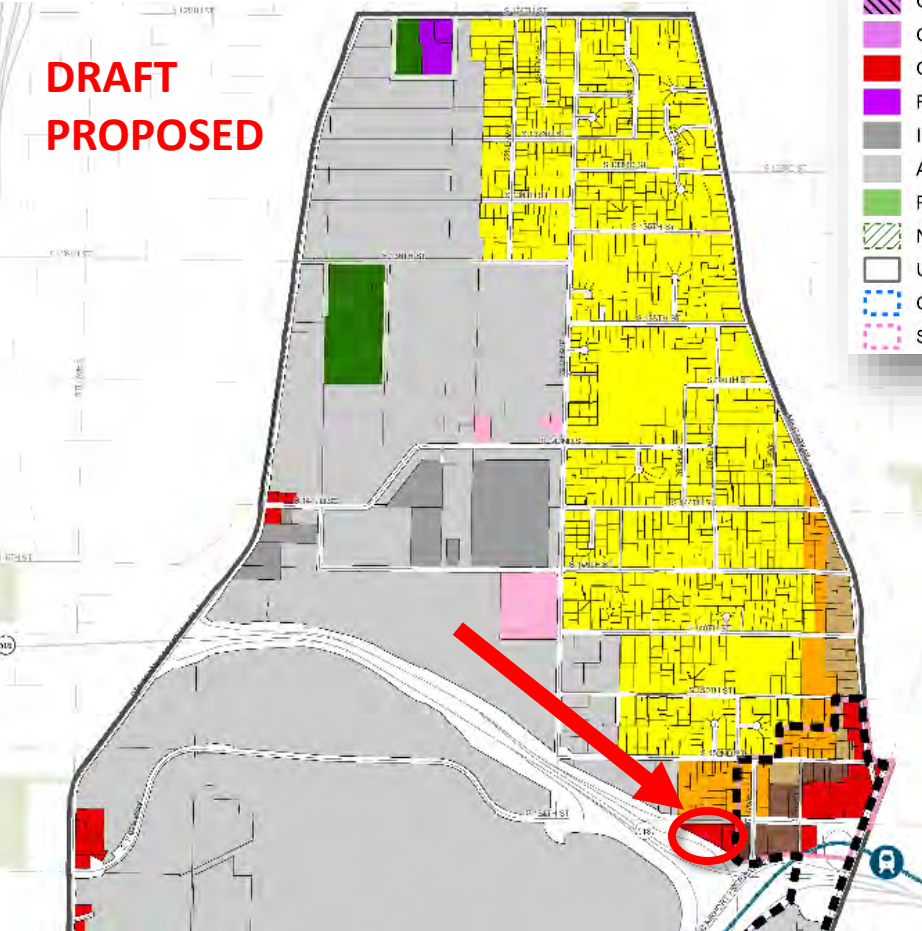
- 1) Tracking Matrix for Code Amendments—Work in Process
- 2) Proposed Changes to Comprehensive Land Use Map and Correlating Zoning
- 3) Land Use and Zoning Designations Updates Table

Proposed changes to
Comprehensive Plan
Land Use Map



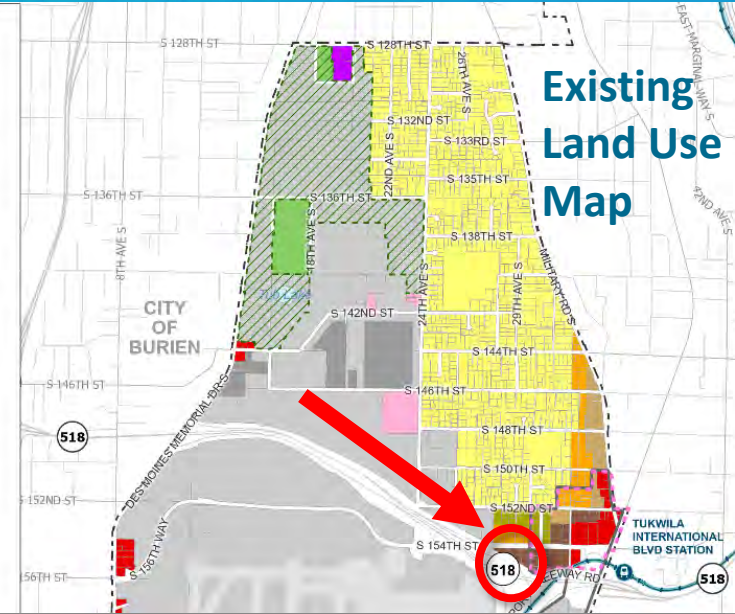
Comprehensive Plan Land Use Map *Proposed*

**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
- North SeaTac Park*
- Urban Center Boundary
- City Center Boundary
- S 154th St Station Area



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)

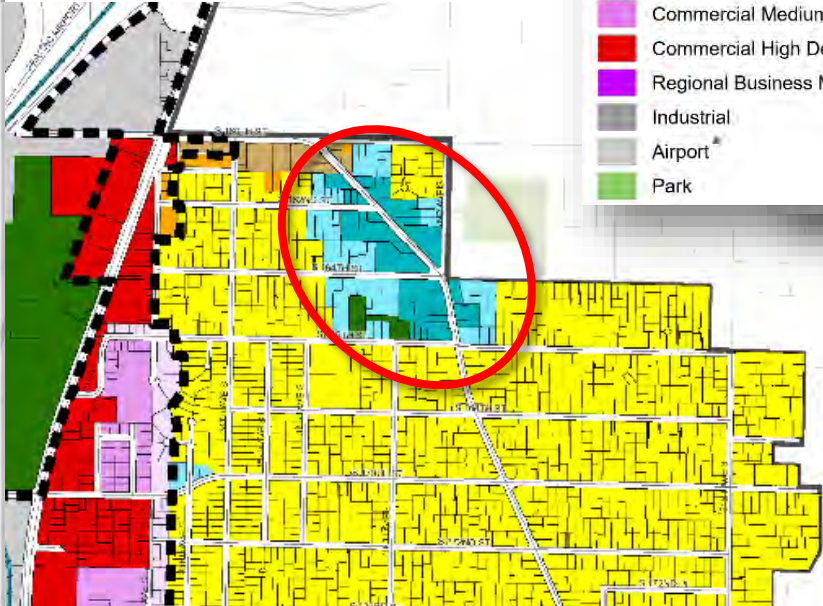
(No RH-MU Outside Urban Center)

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

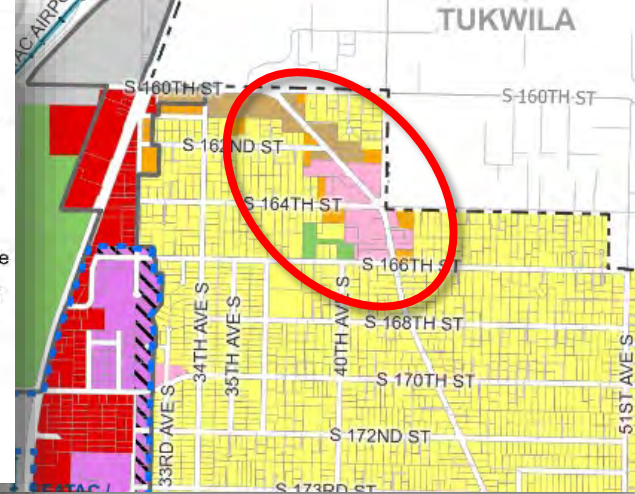
Proposed: Land use designation changes to support creation of McMicken Heights Neighborhood Village. Includes changes to village center area, Military Road to S. 160th corridor and broadened geographic area for center *(all proposed changes still under evaluation)*

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



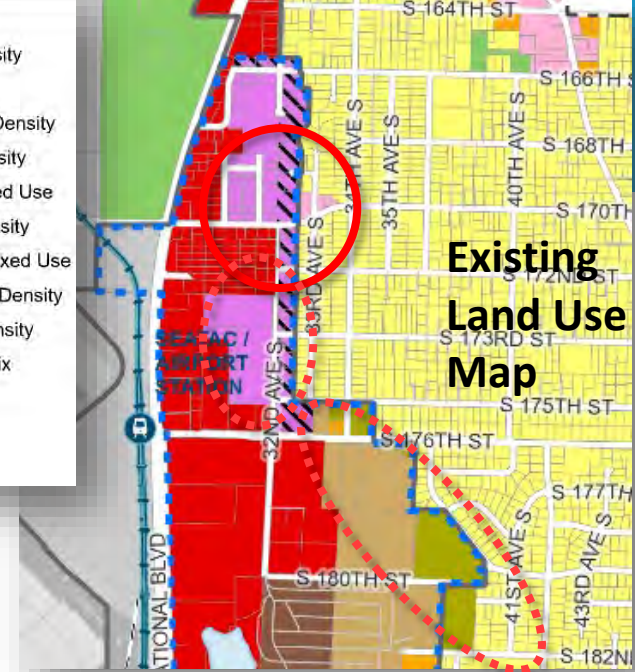
Existing Land Use Map

Comprehensive Plan Land Use Map *Proposed*

DRAFT PROPOSED

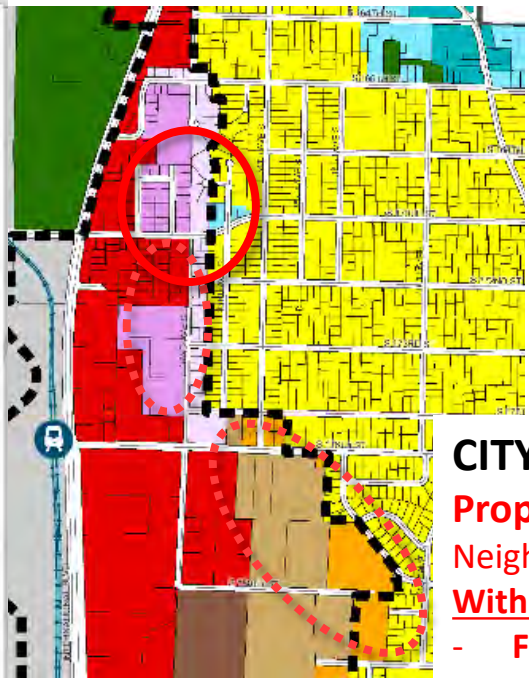
Land Use Classification

	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



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:

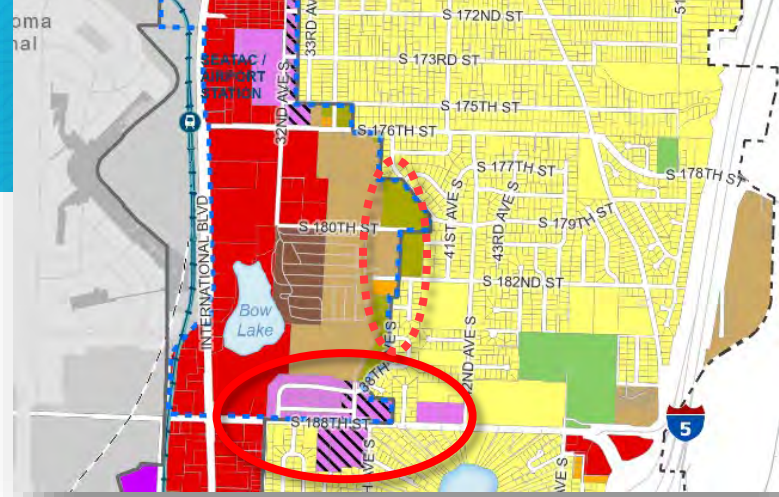
- **From:** Commercial Low
- **To:** Neighborhood Village Medium

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

- 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



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

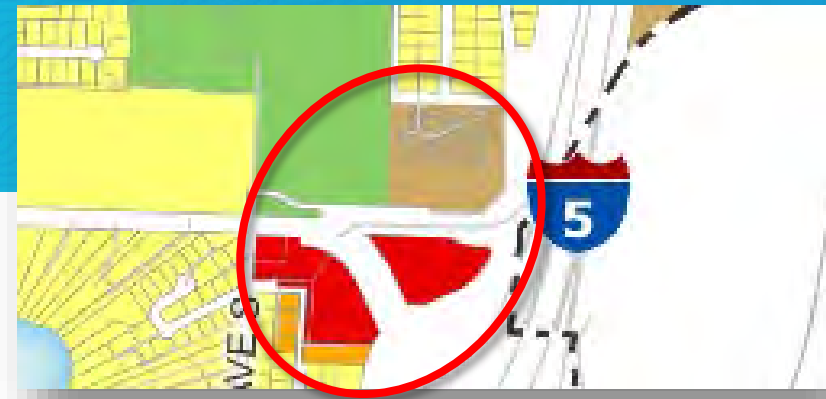
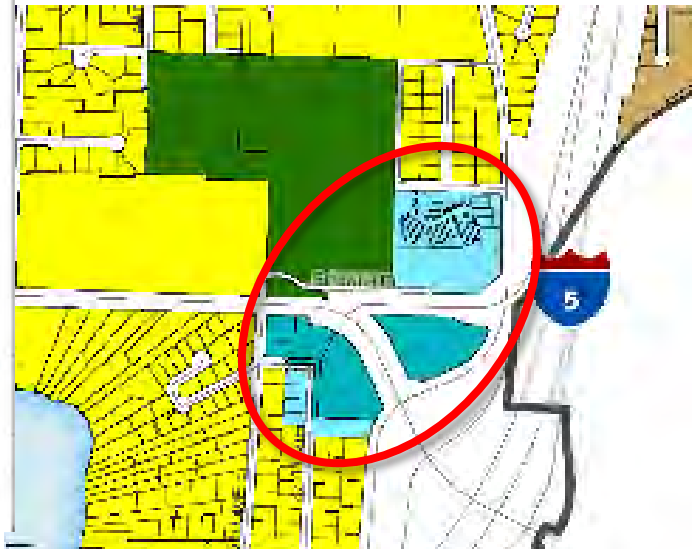
Additional Proposals:

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

Comprehensive Plan Land Use Map *Proposed*

	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

DRAFT 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

COMMENTS: CODE AMENDMENTS PACKAGE 1

Land Use and Zoning Designations Updates Table

Proposed
Changes to land use designations and zones
OUTSIDE of the Urban Center

OUTSIDE URBAN CENTER	
Land Use Designations	Zones
Residential Low-Density	Residential Low (RL) Urban Low 15,000 Urban Low 9,600 Urban Low 7,200
Townhouse (combined with Residential Medium)	Townhouse (combined with Residential Medium)
Residential Medium-Density	Residential Medium (RM) Urban Medium 3,600 Urban Medium 2,400 Mobile/Manufactured Home Park (M)
Residential High-Density	Residential High (RH) Urban High 1,800 Urban High 900
Residential High Mixed Use (combined with Commercial High)	Urban High Urban Center Residential (combined with Community Business)
Corner Store Mixed Use (CS) Commercial-Low	Corner Store Mixed Use (CS) Neighborhood-Business
Neighborhood Village Medium	Neighborhood Village Medium (NVM)
Neighborhood Village High	Neighborhood Village High (NVH)
Commercial High	Community Business (CB)
Regional Business Mix	Regional Business Mix (RBX)
Industrial	Industrial (I)
Airport	Aviation Commercial (AVC) Aviation Operations (AVO)
Park	Park (P)

COMMENTS: CODE AMENDMENTS PACKAGE 1 (CONT.)

Land Use and Zoning Designations Updates Table

Proposed
Changes to land use designations and
zones WITHIN the Urban Center

URBAN CENTER	
Land Use Designations	Zones
Townhouse (combined with Residential Medium)	Townhouse (combined with Residential Medium)
Residential Medium-Density	Urban Residential Medium (URM) Urban Medium 3,600 Urban Medium 2,400 MobileManufactured Home Park (MHP)
Residential High-Density	Urban Residential High (URH) Urban High 1,800 Urban High 900
Residential High-Mixed Use	Urban High-Urban Center Residential Urban Residential High-Mixed Use (URH-MU)
Urban Village Medium Office/Commercial/Mixed Use	Urban Village Medium (UVM) Office/Commercial/Mixed Use
Urban Village High Commercial Medium	Urban Village High (UVH) Office/Commercial
Commercial High	Community Business in Urban Center (CB-C)
Regional Business Mix	Regional Business Mix (RBX)
Airport	Aviation Commercial (AVC) Aviation Operations (AVO)
Park	Park (P)

Envision Phase 3 Follow Up:

Housing
analysis related to
state and county
requirements

Presentation by Leland Consulting Group

**ENVISION
Planning
Commission
Schedule**

Updated to include
the July 30
Special Meeting

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 <ul style="list-style-type: none">• 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="85 327 948 417">Comprehensive Plan Map and Zone Descriptions Comments</p> <p data-bbox="85 491 548 529">Transportation Comments</p> <p data-bbox="85 603 877 693">Land Use, Urban Center, and Neighborhoods Element, Continued</p> <ul data-bbox="104 709 823 799" style="list-style-type: none"><li data-bbox="104 709 823 799">• Growth Targets (for Urban Center and citywide) <p data-bbox="85 874 595 912">Housing Element, Continued</p> <ul data-bbox="104 928 738 1018" style="list-style-type: none"><li data-bbox="104 928 738 966">• 1220 Income Band Analysis (LCG)<li data-bbox="104 982 471 1018">• RDI Analysis (LCG) <p data-bbox="104 1094 890 1184">Update on Planning Commission Schedule & Community Engagement in July & August</p>	<p data-bbox="1093 327 1302 365">July 2, 2024</p>	<p data-bbox="1526 327 1754 365">July 16, 2024</p>



ENVISION PLANNING COMMISSION SCHEDULE—DRAFT

Planned Topics for Discussion:	Introduced to Planning Commission	Planning Commission Comments/Discussion
<p>Housing, Continued <u>and</u> Human Services</p> <ul style="list-style-type: none"> • Second draft goals and policies • Implementation strategies <p>Land Use, Urban Center, and Neighborhoods, Continued</p> <ul style="list-style-type: none"> • Second draft goals and policies • Implementation strategies <p>Vision Statement Revisions and Community Engagement Reminder</p>	<p>July 16, 2024</p>	<p>August 6, 2024</p>
<p>Draft Code Amendments Package 2</p> <ul style="list-style-type: none"> • Use Charts, Housing, other amendments TBD <p>Parks, Recreation, and Open Space—Goals, Policies, and Implementation Strategies</p>	<p>July 30, 2024</p>	<p>August 6, 2024</p>

ENVISION PLANNING COMMISSION SCHEDULE—DRAFT

Planned Topics for Discussion:	Introduced to Planning Commission	Planning Commission Comments/Discussion
Environment, Utilities, and Capital Facilities Elements—Goals, Policies, and Implementation Strategies	August 6, 2024	August 20, 2024
Economic Vitality, Draft Code Amendments Package 3 Parking; Other amendments TBD	August 20, 2024	
Planning Commission – Other Work TBD	September 17, 2024	



ENVISION PLANNING COMMISSION SCHEDULE—DRAFT

Adoption Process:	Planning Commission and City Council Meetings	
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	



Envision & TMP Update Project

Anticipated Community Engagement Activities

Envision SeaTac 2044 & Transportation Master Plan

Anticipated Community Engagement Activities

DATES & LOCATIONS *ALMOST* FINAL

JULY

Virtual Meeting (to be recorded as webinar): Information session explaining new state legislation allowing middle housing (HB 1110) and ADUs (HB 1337) in current single-family areas and how the Envision project proposes to address these changes through strengthening existing urban villages and centers, and by creating complete, high-quality neighborhoods.

- **Wed, 7/24 (Virtual):** “Housing & Other Changes Coming to SeaTac” (*potential title*)

JULY & AUGUST

Three In-Person Public Meetings: Information-sharing and community input sessions on Envision project including proposed updates to City growth strategies and related changes to zoning, housing, transportation, and other issues.

- **Wed, 7/31:** Central Neighborhoods Community Meeting (McMicken Heights Elementary)
- **Wed, 8/7:** South Neighborhoods Community Meeting (Madrona Elementary)
- **Wed, 8/14:** North Neighborhoods Community Meeting (SeaTac Community Ctr)



POTENTIAL COMMISSION ACTION

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

REVIEWS TO DATE:

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