



## MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 7/12/2024  
To: Planning Commission  
From: Kate Kaehny, Principal Planner  
Subject: **7/16 Envision SeaTac 2044 Work Session Overview**

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### SUMMARY

The main goals of the upcoming work session are to cover the following items:

- **Discuss upcoming Envision/Transportation Master Plan community planning meetings** to be held in August.
- **Confirm proposed City growth strategies, and potential refinements to corner store policies**, to present to the public.
- **Review proposed citywide rezones that support the new growth strategies** that will also be shared with the public.
- **Review proposed housing policy implementation strategies (first draft)** that will be provided to the King County Affordable Housing Committee (AHC) for their required review.

Please note that the discussion items above are slightly different than those on the schedule presented at the last meeting. Staff will share more information at the work session.

### ENVISION SEATAC 2044 & TRANSPORTATION MASTER PLAN PROJECTS COMMUNITY PLANNING MEETINGS

During the month of August, the Envision and Transportation Master Plan projects will hold three community meetings to inform the public and get input on proposed changes to the Comprehensive Plan, and to learn about the Transportation Master Plan update project. All of the meetings will include the same general information, but each meeting will focus on issues specific to neighborhoods near event locations. The meetings will be conducted in open house formats but will include brief presentations for those interested. A main goal of the meetings is to get community feedback on proposed updates to policies, strategies, and codes that have been developed to date, including:

- Proposed new growth vision and strategies to create more opportunities for housing, jobs, services, parks, and connected, complete neighborhoods over the next twenty years,
- Citywide zoning changes proposed to help implement the new growth vision, and
- Also to provide opportunities to learn about proposed updates to SeaTac's stormwater plan and Human Services Strategic Plan, and get information on other City projects

The dates, times, and locations of the meetings are below:

- August 7, 6-8pm: South SeaTac Neighborhoods  
Open House at Madrona Elementary (20301 32nd Ave S)
- August 14, 6-8pm: Central SeaTac Neighborhoods  
Open House at McMicken Heights Elementary (3708 S 168th St)
- August 21, 6-8pm: North SeaTac Neighborhoods  
Open House at SeaTac Community Center (North SeaTac Park, 13735 24th Ave S)

## **CONFIRM UPDATES & REFINEMENTS TO GROWTH STRATEGIES TO REVIEW WITH PUBLIC**

At the July 16 meeting, City staff will work with the Commission to confirm the components of the new growth strategies to be included within proposed updates to the Comprehensive Plan and its related development codes that will be shared at the upcoming community meetings.

Discussion topics on 7/16 will include:

- Quick Recap of policy and code changes needed to support updated growth vision:
  - *Over next twenty years, focus new growth in Centers – and specifically within Urban Villages and Neighborhood Villages, and*
  - *Ensure growth is supported by Complete Neighborhood infrastructure and services citywide.*
- Discuss staff proposed refinements to Corner Stores policies. Staff is proposing to delay identification of corner store locations until community input is provided and additional analysis can be undertaken to determine most appropriate siting.

## **REVIEW PROPOSED CITYWIDE REZONES THAT SUPPORT NEW GROWTH STRATEGIES**

City-initiated, citywide rezones were identified as part of the [2024 Comprehensive Plan Final Docket of Amendments](#), adopted by City Council in January 2024. While the Planning Commission reviewed these proposals at the start of the Envision project, staff will provide a more detailed overview at the meeting. Land use and zone changes are proposed to address the following:

- **Land Use Designation and Zone Changes that Implement Centers, Urban Villages, and Neighborhood Villages:** These changes were presented in the proposed Comprehensive Plan Land Use Map reviewed by the Commission at recent meetings.
- **Consistency Rezones related to implementing Housing Action Plan, Comprehensive Plan Final Docket, and Envision Project:** SeaTac’s current Land Use Policy 2.1F says “Amend the Zoning Map to achieve the vision illustrated on the City’s Land Use Plan Map.” The Housing Action Plan also recommends the rezoning of residential parcels to match their land use designations as a way of increasing the city’s future housing supply. To support implementation of this guidance, the Envision project is proposing citywide rezones as follows:
  - **Rezoning of “over” and “under” zoned parcels:** A significant number of parcels in the city have zoning that does not match their current land use designation. Staff has identified around 440 parcels (out of almost 7,000 parcels in the city) with these inconsistencies. The Envision project is proposing to rezone these parcels.
  - **Rezoning of Port of Seattle Properties:** Port of Seattle properties in SeaTac are required to have Airport-specific land use designations and zones. Per the City-Port of Seattle Inter-local Agreement (ILA), and a recent Letter of Agreement (attached to this memo) 30 Port-owned parcels will be rezoned to Airport designations through the Envision project.

## **REVIEW KEY PROPOSED HOUSING POLICY IMPLEMENTATION STRATEGIES**

Due to changes to the King County Countywide Planning Policies (CPPs) adopted in 2021 (and amendments in 2023), all King County cities must submit draft housing policy and implementation strategies to the King County Affordable Housing Committee ([AHC](#)) for review. Staff will present an overview of key housing policy implementation strategies that will be submitted for AHC review.

## **PACKET MATERIALS**

Packet materials include the following:

- This memo
- Maps and information related to proposed citywide rezones:
  - Proposed Comprehensive Plan Land Use Map (includes Envision project proposed change)
  - Proposed “Consistency” Rezones: Title on map says: *Underzoned/Overzoned Parcels*
  - Proposed Port of Seattle Parcel Rezones and Letter
- **NOTE #1**: Draft housing policy implementation strategies will be sent to Commissioners’ email this Monday, and they will also be linked to the 7/16 Planning Commission meeting date on the [City Calendar](#).
- **NOTE #2**: Presentation slides will be provided after the 7/16 meeting.