



# Envision SeaTac 2044

## Work Session

### Focus:

- Project updates
- Housing & other implementation strategies

Planning Commission Meeting  
July 16, 2024



# PRESENTATION OVERVIEW

## PURPOSE OF WORK SESSION

- Discuss upcoming Envision/Transportation Master Plan community planning meetings
- **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.
- **Overview of key housing policy implementation strategies (first draft)**

## 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, 7/2/2024

# ENVISION SEATAC 2044 PROJECT: PHASES & TIMELINE

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

**Upcoming  
Community Planning  
Meetings**

# YOU'RE INVITED:

## COME TO A COMMUNITY PLANNING MEETING IN YOUR NEIGHBORHOOD!

Share your opinion on City proposals for how SeaTac should grow. Drop in at an open house – will include brief presentations at 6:15pm and 7:15pm. Same information will be provided at all meetings with a focus on neighborhoods near event locations.



### ***THE FOLLOWING ARE CORRECTIONS OF DATES & LOCATIONS SHARED AT THE 7/16 PC MEETING:***

- ***August 7, 6-8pm: South SeaTac Neighborhoods Meeting, Madrona Elementary School***
- ***August 14, 6-8pm: Central Neighborhoods Meeting, McMicken Heights Elementary School***
- ***August 21, 6-8pm: North Neighborhoods Meeting, SeaTac Community Center***

*\*Interpretation services available at all meetings: Amharic, Somali, Spanish.*

Learn more at [www.seatacwa.gov/seatac2044](http://www.seatacwa.gov/seatac2044) or scan the QR code on the reverse side of this postcard.



What do you think about changes the City is proposing for how SeaTac should grow in the future?



# Come to a Community Planning Meeting in August!

*(see meeting dates and locations on back of postcard)*

**LEARN ABOUT & GIVE YOUR OPINION** on proposed updates to SeaTac's Comprehensive Plan, Transportation Master Plan and City development codes including:

- Proposed new growth vision and strategies to create more opportunities for housing, jobs, services, parks, and connected, complete neighborhoods over the next 20 years
- Citywide zoning changes proposed to help implement the new growth vision
- Also—find out about proposed updates to SeaTac's stormwater plan and Human Services Strategic Plan, and get information on other City projects



Learn more at  
[www.seatacwa.gov/  
seatac2044](http://www.seatacwa.gov/seatac2044)

OR

**Scan the QR code for more information.**

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Escanee el código QR para  
obtener más información.

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thông tin.



**Confirm new  
growth strategy updates  
for public review**

*including*

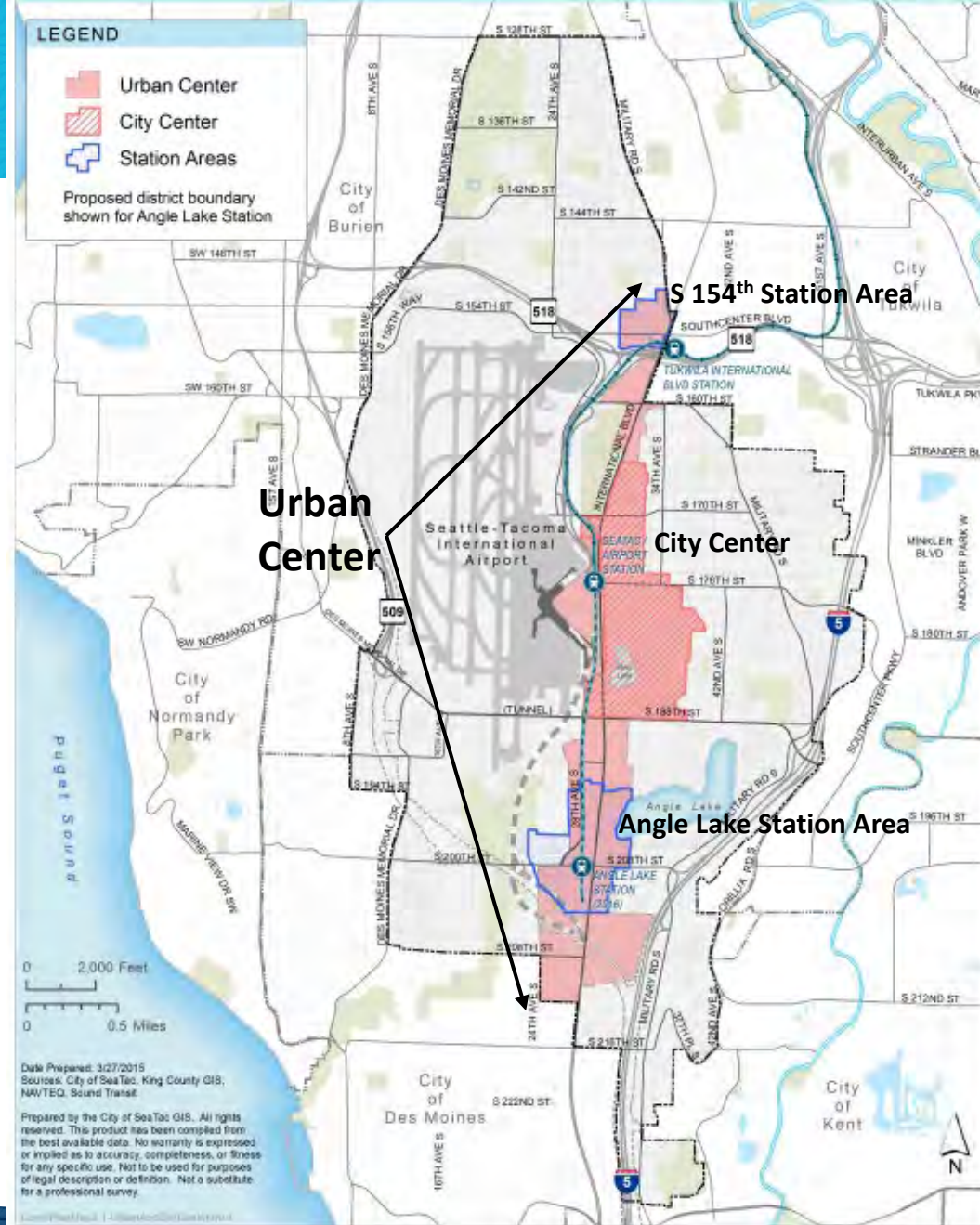
**Proposed refinements for  
Corner Store Typology**



# SEATAC'S CURRENT GROWTH STRATEGIES

## Urban Village Strategy

- Focus most job and housing growth within the Urban Center, and
- *"...the majority of SeaTac's commercial and residential growth into three distinct complete communities..."* (Land Use Policy 2.1A)



# PROPOSED NEW GROWTH STRATEGIES

## KEY PROPOSED UPDATES:

- Focus most job/housing growth in Urban Center within Urban Villages

\*\*\*AND\*\*\*

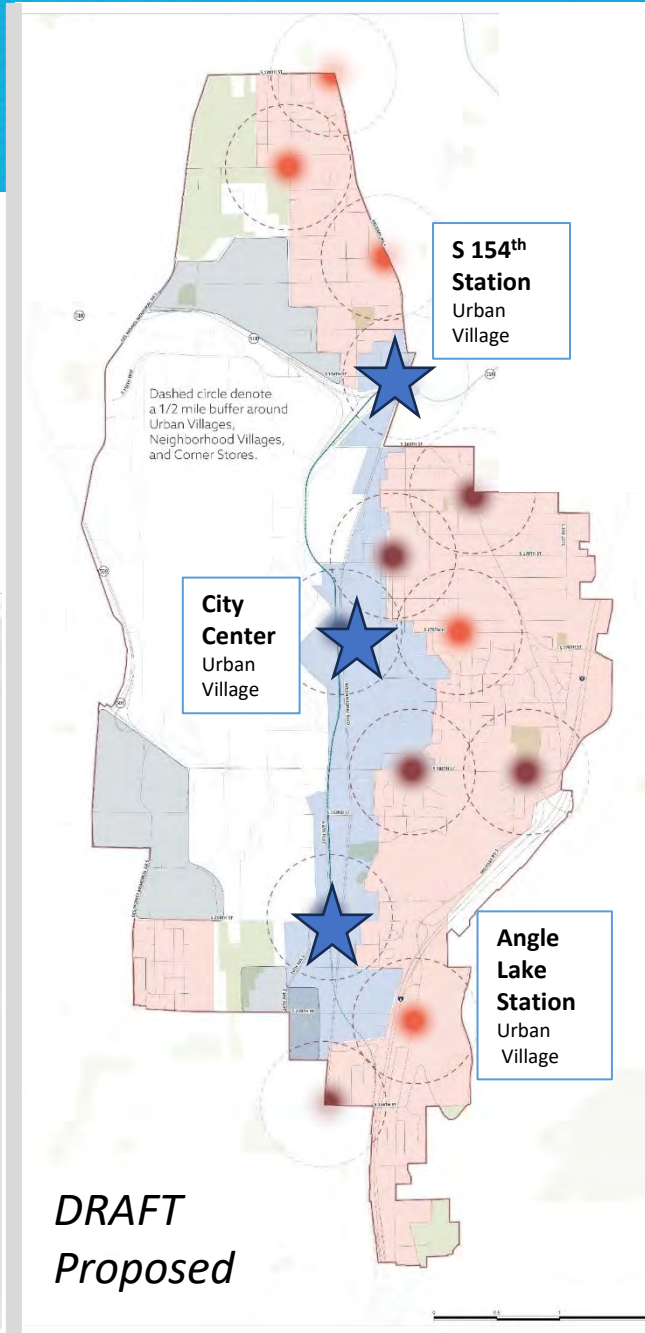
- Allow new growth outside of the Urban Center to help create Neighborhood Centers and Complete Neighborhoods

## Urban Center

- Regionally designated growth center that implements PSRC and King County regional growth center goals and City priorities for SeaTac's central business district and neighborhoods

## Urban Villages

- Three designated subareas within the Urban Center near light rail stations
- UVs implement City goals for providing equitable access to transit-oriented housing, jobs, and complete neighborhood infrastructure and services



# PROPOSED NEW GROWTH STRATEGIES

## NEIGHBORHOOD CENTER TYPOLOGY

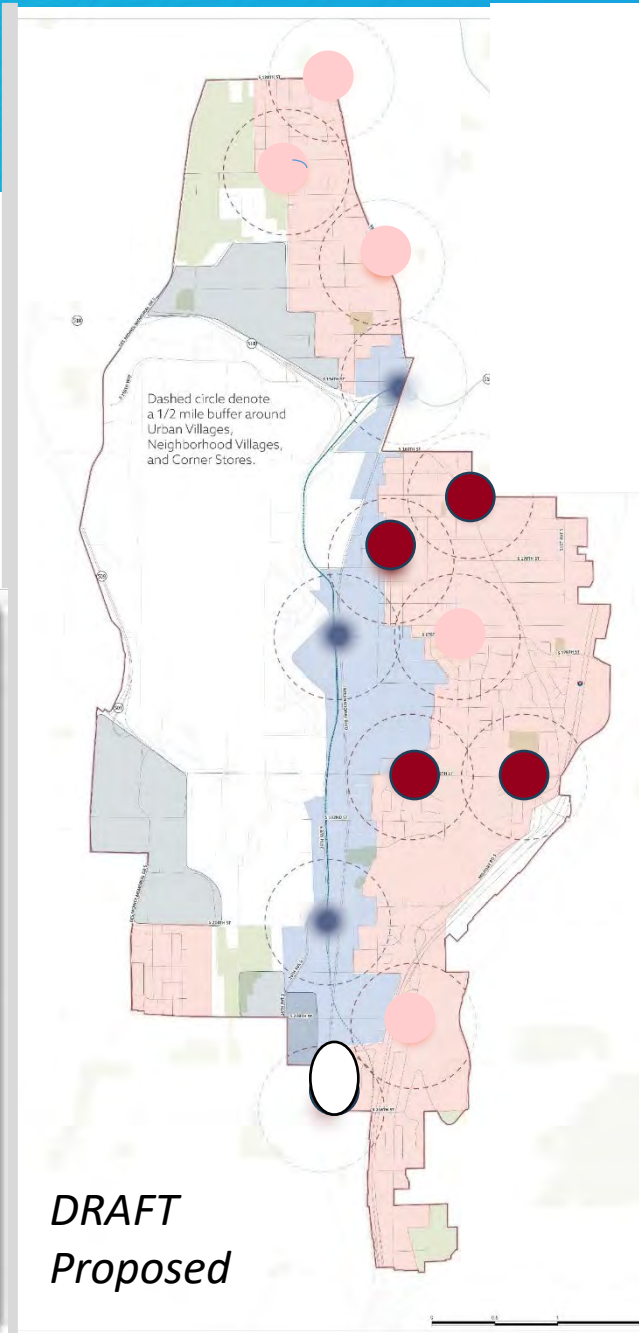
Identifies roles of **Neighborhood Villages** and **Corner Stores** in accommodating future growth.

### 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

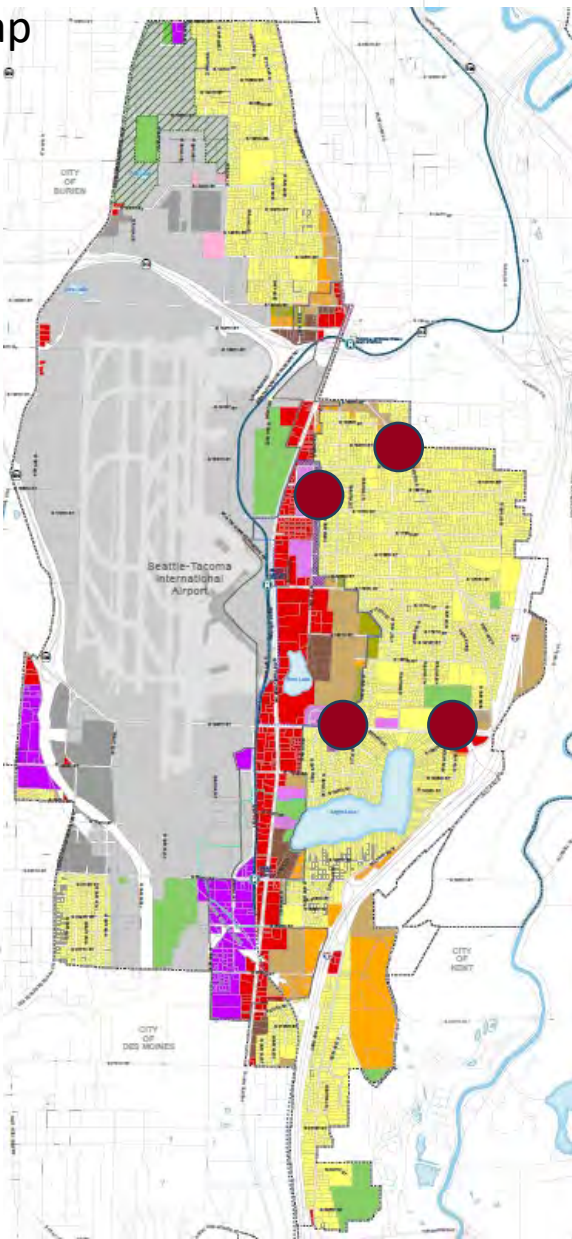
- City-designated areas outside of Urban Center, provide convenience services to adjacent residential areas
- Provide smaller scaled housing options compatible with lower density Neighborhood Residential areas
- ***New Proposal from Staff: Delay identification of locations until community input received, and additional analysis undertaken – In 2025.***









# CURRENT Comprehensive Plan Map

## Land Use Classification

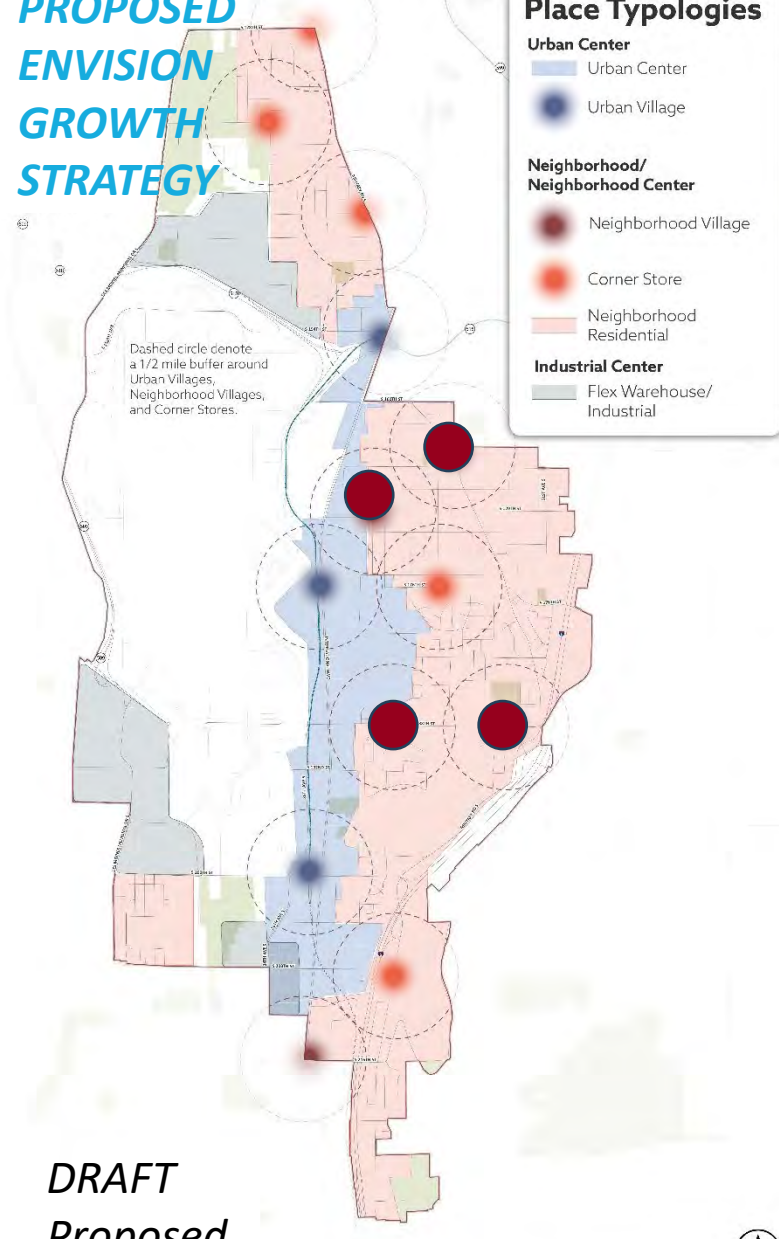
-  Residential Low Density
-  Townhouse
-  Residential Medium Density
-  Residential High Density
-  Residential High Mixed Use
-  Commercial Low Density
-  Office/Commercial/Mixed Use
-  Commercial Medium Density
-  Commercial High Density
-  Regional Business Mix
-  Industrial
-  Airport\*
-  Park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



# PROPOSED ENVISION GROWTH STRATEGY

- 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**

# Proposed Citywide Rezones

# PROPOSED CITYWIDE REZONES

## BACKGROUND

City-initiated, citywide rezones were identified as part of 2024 Comprehensive Plan Final Docket of Amendments adopted by City Council in January 2024.

## GOALS OF PROPOSALS

Proposed rezones (and changes to land use designations) implement new growth strategy and existing City guidance, and include:

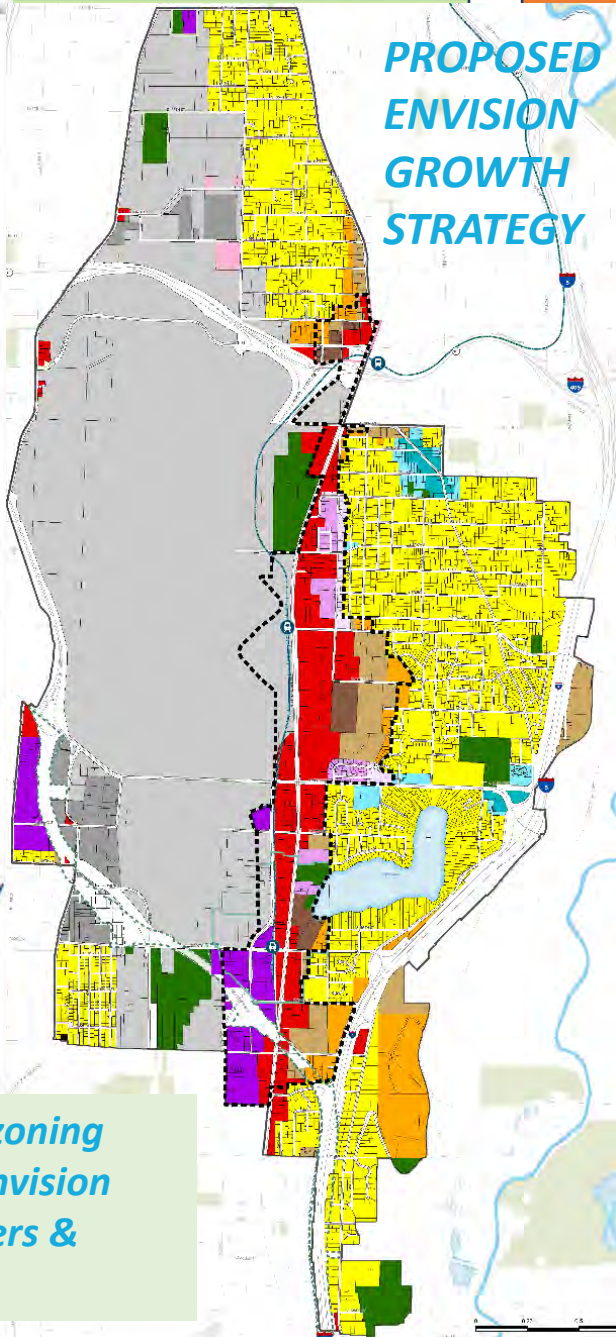
- **Land Use Designation and Zone Changes that Implement New Growth Strategy:**  
Centers, Urban Villages, and Neighborhood Villages (*changes reviewed by PC on 6/18 & 7/2*)
- **“Consistency” Rezones Related to Implementing Housing Action Plan, Comprehensive Plan Final Docket, and Envision Project Goals:**
  - SeaTac’s current Land Use Policy 2.1F *“Amend the Zoning Map to achieve the vision illustrated on the City’s Land Use Plan Map.”*
  - Housing Action Plan recommends the rezoning of residential parcels to match their land use designations as a way of increasing the city’s future housing supply, others related to City agreements and guidance.



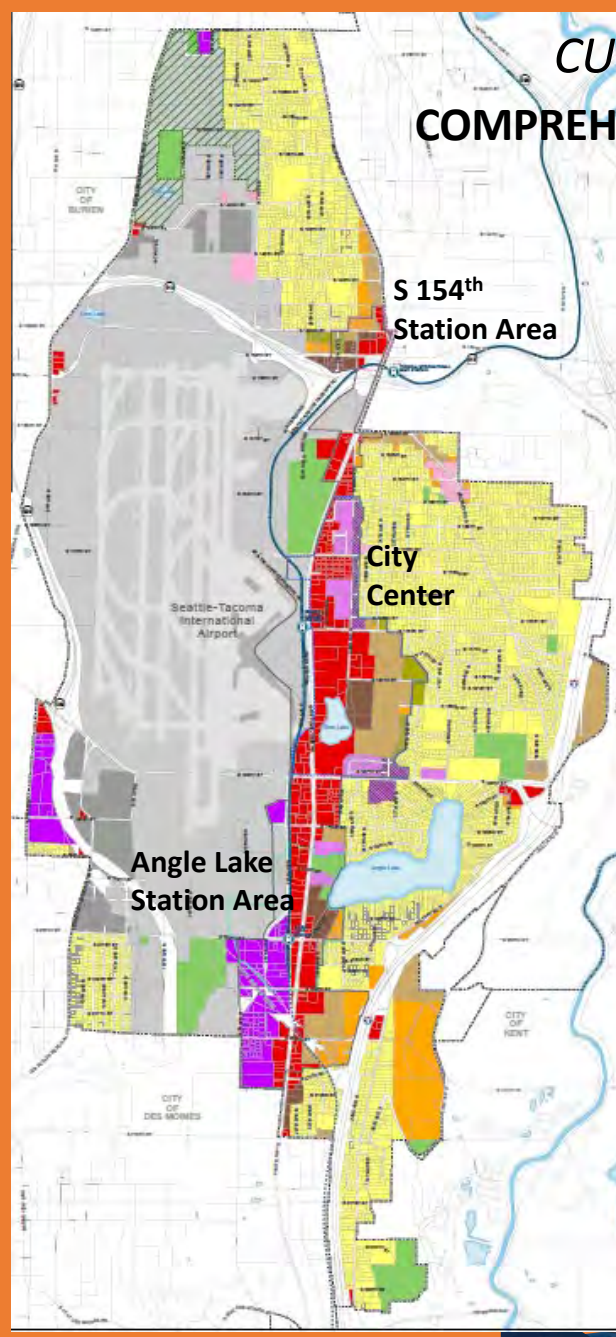
# Legend

- 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
- Angle Lake Station Boundary
- Tukwila Station Boundary
- Light Rail Stations

## PROPOSED ENVISION GROWTH STRATEGY



## CURRENT COMPREHENSIVE PLAN MAP



*Land use designation & zoning changes to implement Envision Growth Strategies: Centers & Villages*



# PROPOSED “CONSISTENCY” REZONES

## BACKGROUND

### “Consistency” Rezones Related to Implementing Housing Action Plan, Comprehensive Plan Final Docket, and Envision Project Goals:

- **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. *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, thirty Port-owned parcels will be rezoned to Airport designations through the Envision project.



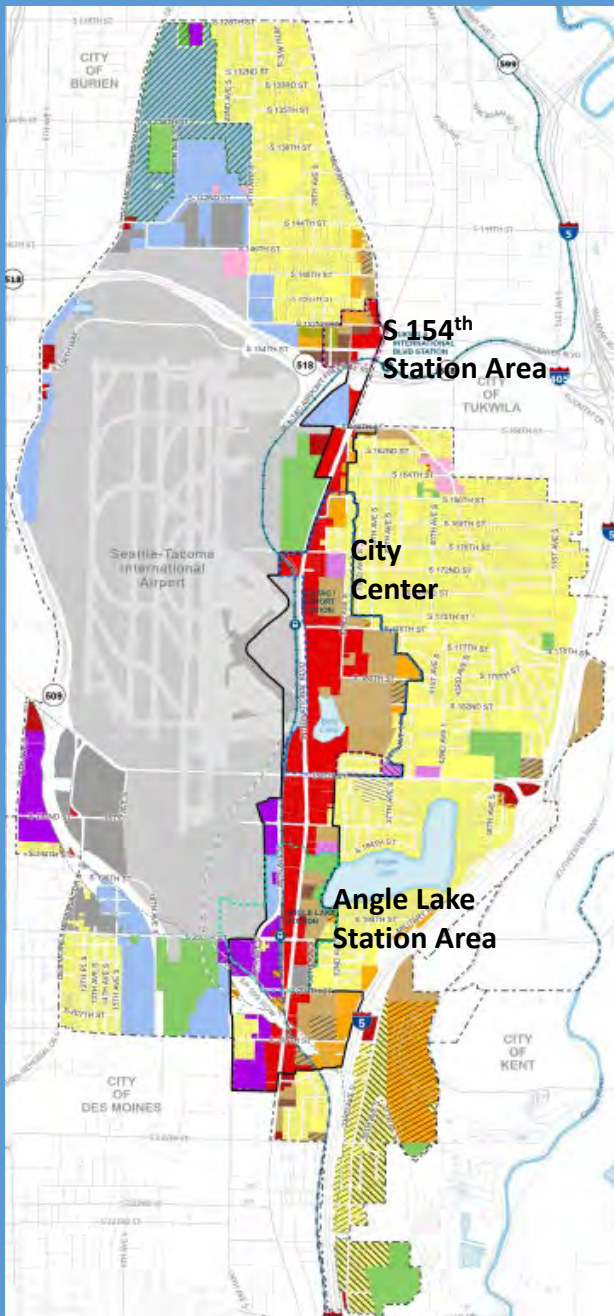


# CURRENT SEATAC ZONING MAP

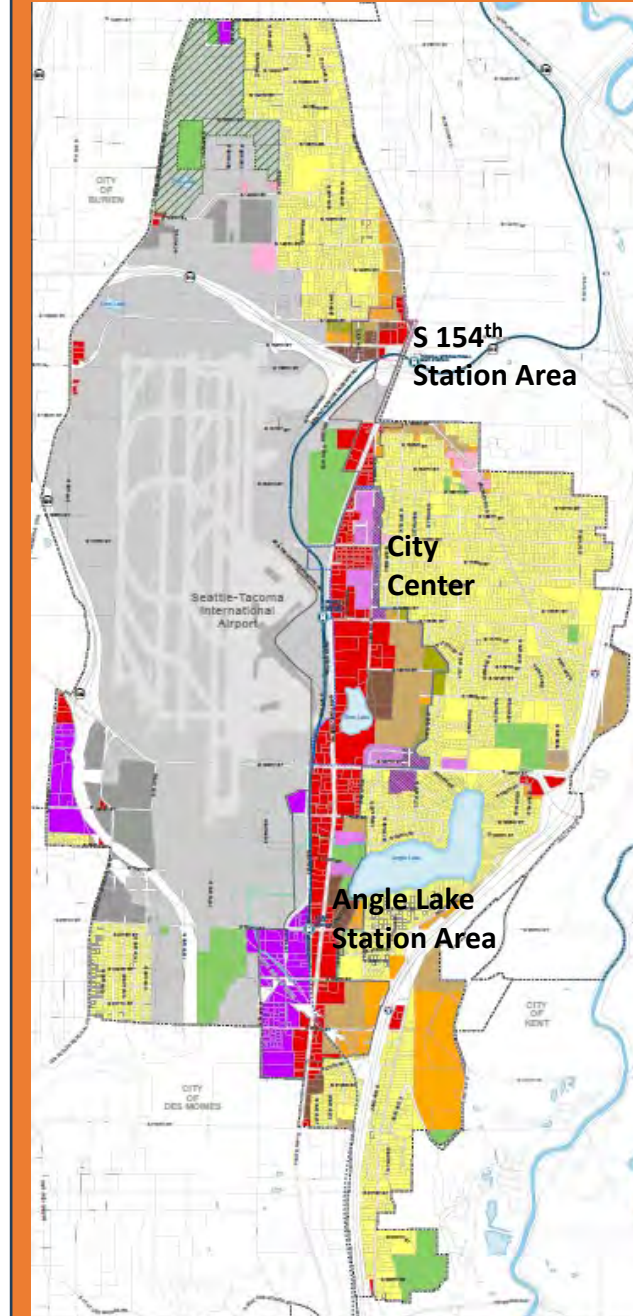
Currently,

the zoning of some parcels

does not match the land use designations in the Comprehensive Plan Map



# CURRENT SEATAC COMPREHENSIVE PLAN MAP



# Proposed “Consistency” Rezoning

## PARCELS WITH ZONING THAT DOESN'T MATCH CURRENT LAND USE DESIGNATION

Staff has identified around 440 parcels (out of almost 7,000 parcels in the city) with zoning inconsistent with their land use designation.

- **“Under” zoned parcels:** Parcels with zoning that allows lower intensity/density development than current land use designation.
- **“Over” zoned parcels:** Parcels with zoning that allows higher intensity/density development than current land use designation.

### Legend



Underzoned

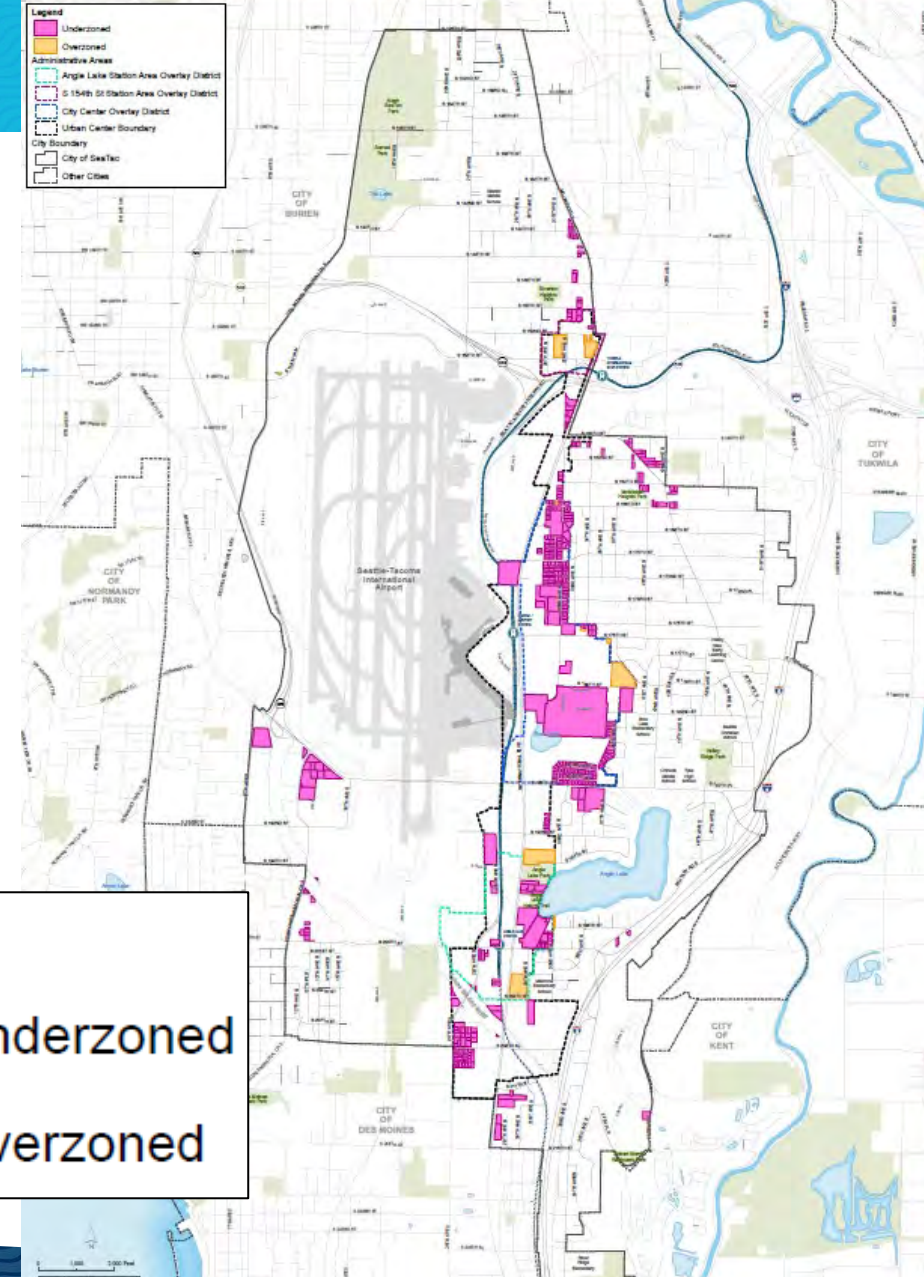


Overzoned

### Underzoned / Overzoned Parcels

**Legend**

- Underzoned
- Overzoned
- Administrative Areas
  - Angle Lake Station Area Overlay District
  - S 154th St Station Area Overlay District
- City Center Overlay District
- Urban Center Boundary
- City Boundary
- City of SeaTac
- Other Cities



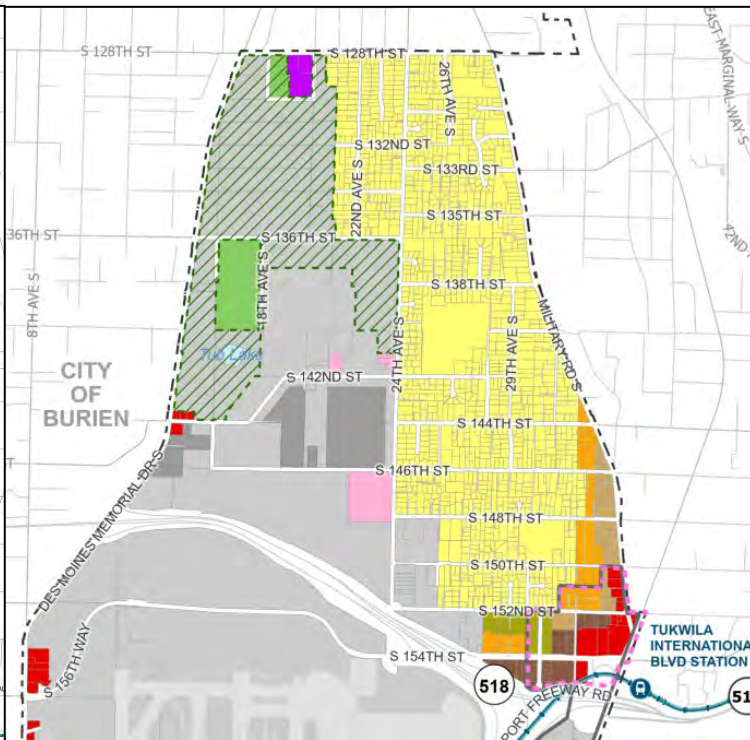
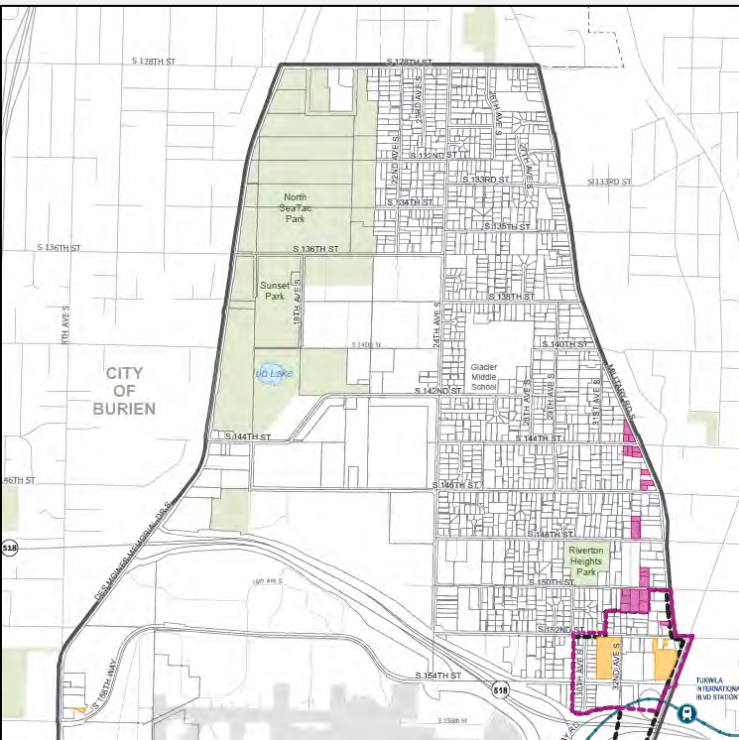
# PARCELS IDENTIFIED WITH ZONING INCONSISTENT WITH CURRENT COMPREHENSIVE PLAN LAND USE MAP

- *Parcels shaded pink or orange identified as inconsistent with CURRENT Comprehensive Plan Land Use Map (see map on right).*
- *Envision project proposing to rezone inconsistent parcels to match Comprehensive Plan land use designations.*

# Proposed "Consistency" Rezoning

## CURRENT COMPREHENSIVE PLAN LAND USE MAP & LAND USE DESIGNATIONS

*\*\*\*Envision project proposing changes to this map to better support new growth strategies.*



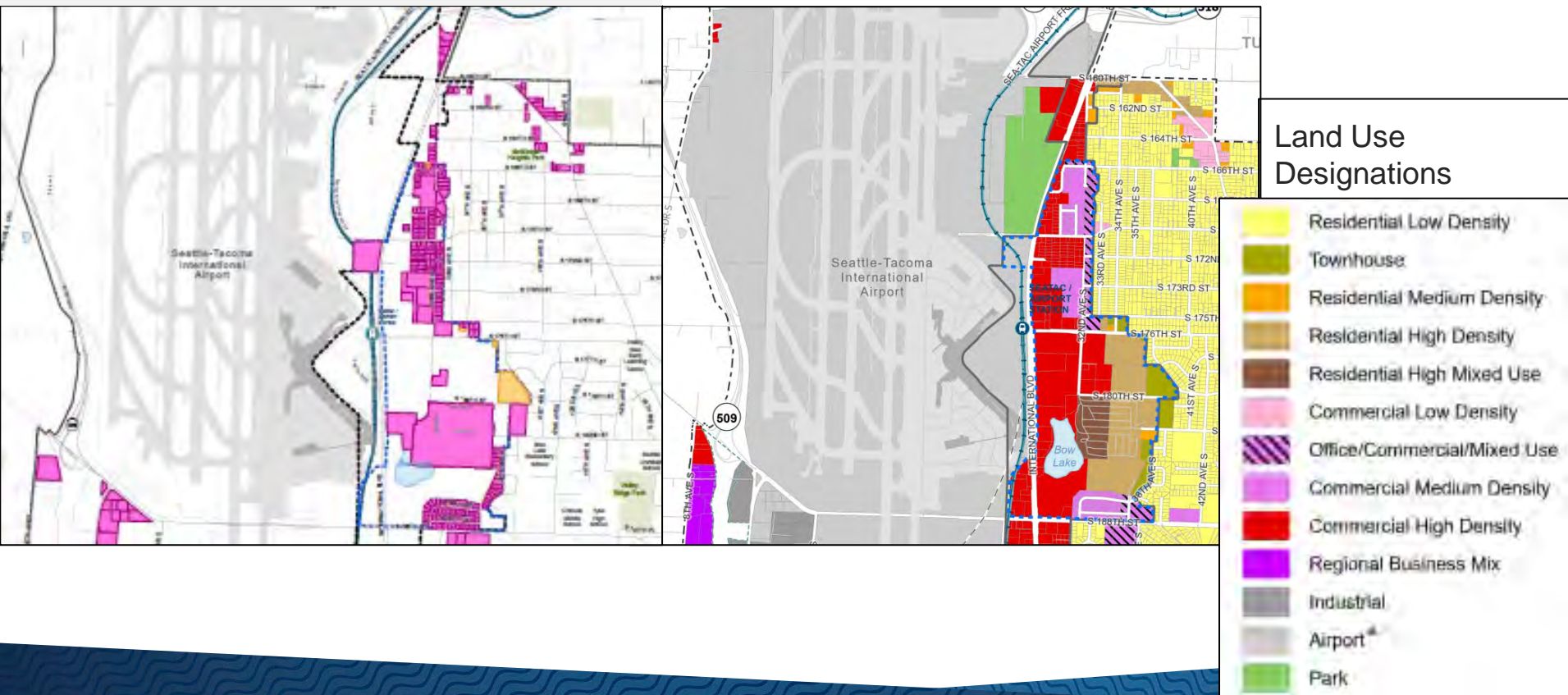
# Proposed “Consistency” Rezoning

## PARCELS WITH ZONING INCONSISTENT WITH CURRENT COMPREHENSIVE PLAN LAND USE MAP

- Envision project proposing to rezone inconsistent parcels to match Comprehensive Plan land use designations (see map on right).

## CURRENT COMPREHENSIVE PLAN LAND USE MAP & LAND USE DESIGNATIONS

*\*\*\*Envision project proposing changes to this map to better support new growth strategies.*



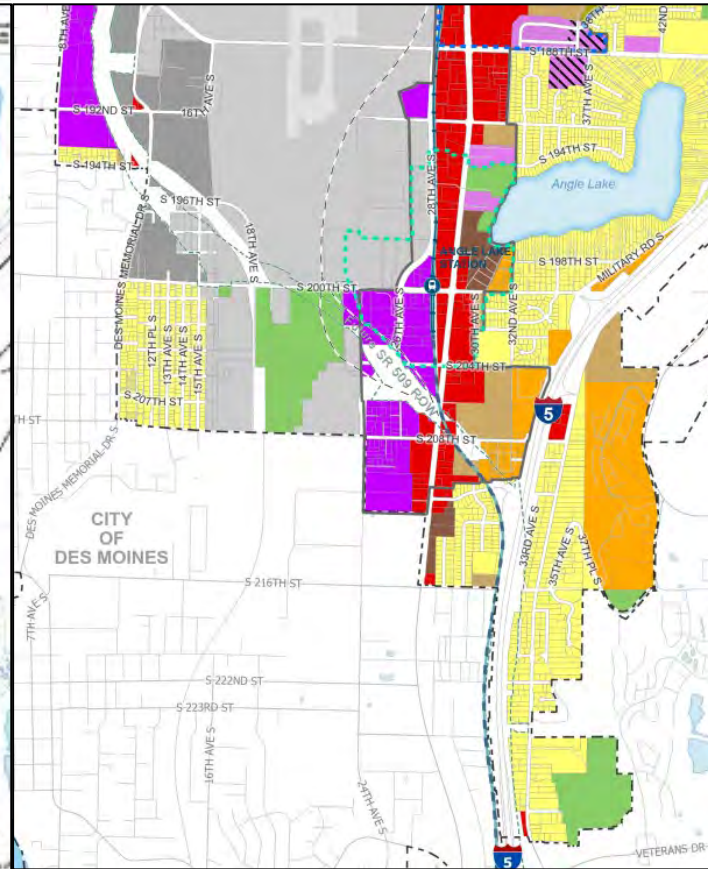
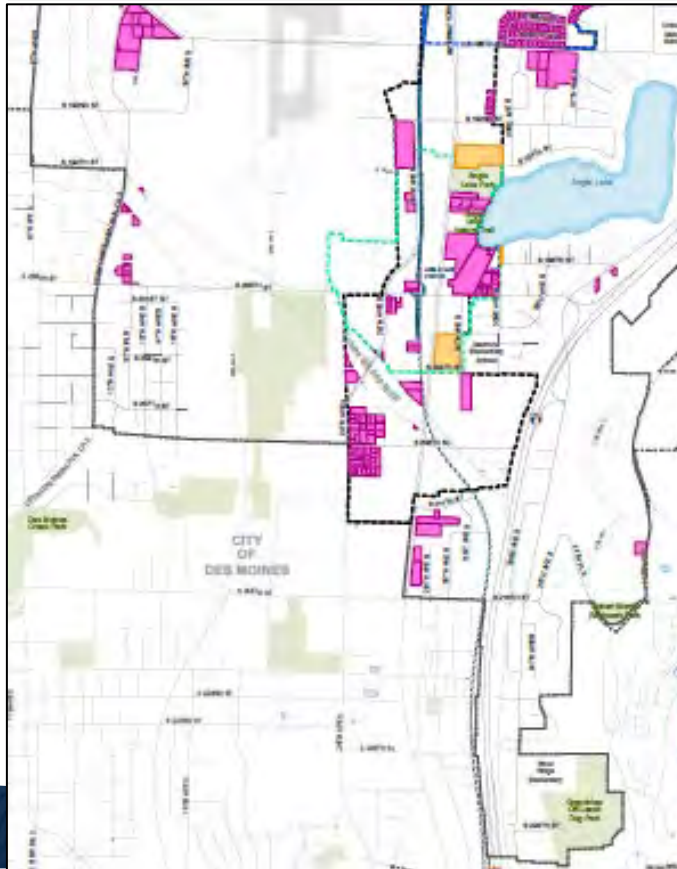
## PARCELS WITH ZONING INCONSISTENT WITH CURRENT COMPREHENSIVE PLAN LAND USE MAP

- Envision project proposing to rezone inconsistent parcels to match Comprehensive Plan land use designations (see map on right).

# Proposed “Consistency” Rezoning

## CURRENT COMPREHENSIVE PLAN LAND USE MAP & LAND USE DESIGNATIONS

\*\*\*Envision project proposing changes to this map to better support new growth strategies.



### Land Use Designations

- 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

# **Housing Policy Implementation Strategies**

# KEY DRAFT HOUSING IMPLEMENTATION STRATEGIES

## OVERVIEW

### Background

- Policy implementation strategies are located at the end of each chapter of the Comprehensive Plan.
- *Preliminary* draft housing implementation strategies were provided to Commissioners in advance of King County Affordable Housing Committee (AHC) required review.

### Key New Proposed Strategies
























- **Regulations and programs** like inclusionary zoning and other codes and incentives to encourage the development of both market rate and lower income affordable housing that can meet needs of residents of all income levels.
- **Bow Lake Manufactured Home Park:** Consider changing land use designation and zoning to Residential Medium from Commercial High and Residential High land uses.
- **Others to be discussed in future.**



# CURRENT

## Comprehensive Plan Map

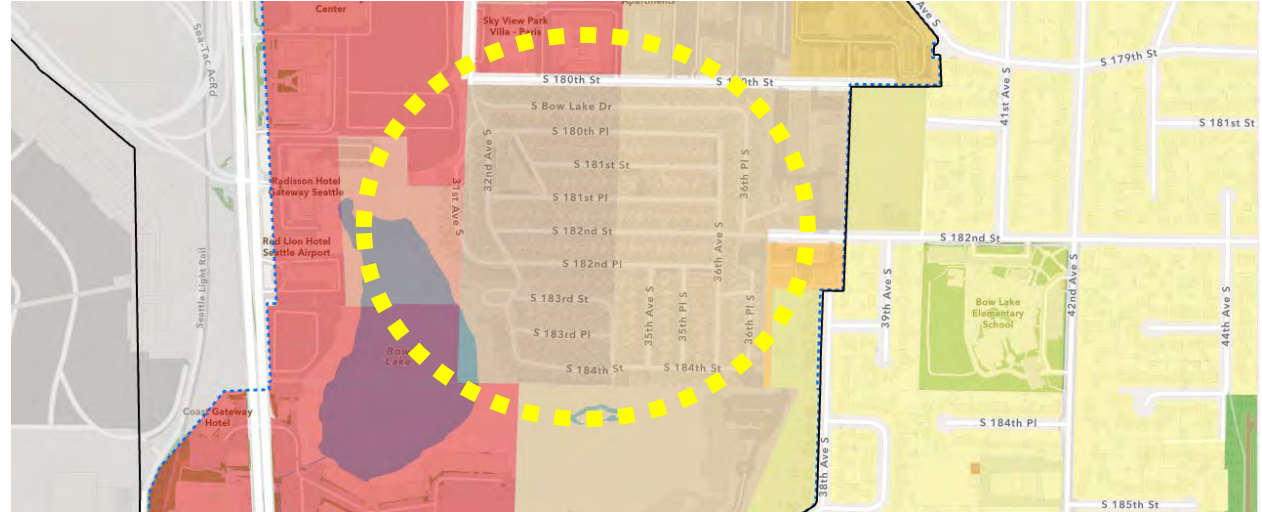
### Land Use Classification

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-  Complete
-  Proposed
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## Bow Lake Estates Manufactured Home Park Parcels

### Current Land Use Designations

- Commercial High
- Residential High Mixed Use
- Residential High



**PROPOSED: Envision Project proposing change to current land use designation** to better implement City's long-time goal of supporting the maintenance of existing manufactured home parks as a source of affordable housing and to promote the housing security of its residents.

- Bow Lake Estates Parcels-Proposed New Land Use Designation:
  - Residential Medium



# POTENTIAL COMMISSION ACTION

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

## REVIEWS TO DATE:

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