

Existing Goal / Policy #	<h2 style="text-align: center;">Land Use Element</h2> <p style="text-align: center;">Draft 1</p> <p style="text-align: center;">Existing and Proposed Goal/Policy</p>	Key City Themes  (1)	Equity Assessment Status	Complies with State, Regional, County (2)	Notes	Proposed Goal / Policy #	Comments																
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<b>Growth Strategy <del>Growth Management</del></b>																							
<b>Centers, Urban Villages, and Complete Neighborhoods</b>																							
Goal 2.1	Focus growth <del>to achieve a balanced mix and arrangement of land uses in centers, urban villages, and smaller scale mixed use areas, and create complete neighborhoods that support community health and equity,</del> economic vitality, <del>community health and equity,</del> and transit access <u>citywide</u> .	AO CN MT EV	Goal/policies approaching completion (Implementation steps & community engagement not yet completed)	MPP and CPP citations pending.	Language edited to further support key themes.	Goal 1																	
New Policy	<a href="#">Align with the Puget Sound Regional Council’s Vision 2050 Regional Growth Strategy and King County Countywide Planning Policies by providing buildable land capacity for the 20-year housing and employment allocations.</a>	---	See above	Citations pending	Language added to clearly align with MPPs and CPPs.	1A																	
New Policy	Plan to accommodate at least 5,900 additional housing units and 14,810 additional jobs in SeaTac between 2019 and 2044, in line with the King County Countywide Planning Policies’ adopted growth targets. <table border="1" data-bbox="264 1110 1066 1413" style="margin: 10px auto;"> <thead> <tr> <th colspan="4">2019 Housing and Job Estimates and 2044 Adopted Growth Targets</th> </tr> <tr> <th></th> <th>2019</th> <th>2044</th> <th>Growth Target</th> </tr> </thead> <tbody> <tr> <td>Housing</td> <td>10,855</td> <td>16,755</td> <td>+5,900</td> </tr> <tr> <td>Jobs</td> <td>36,523</td> <td>51,333</td> <td>+14,810</td> </tr> </tbody> </table>	2019 Housing and Job Estimates and 2044 Adopted Growth Targets					2019	2044	Growth Target	Housing	10,855	16,755	+5,900	Jobs	36,523	51,333	+14,810	---	See above	Citations pending	Language added to clearly address growth targets in policy.	?	
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Housing	10,855	16,755	+5,900																				
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Policy 2.1A	Focus most of SeaTac’s growth within the designated Urban Center, with the majority of new commercial and residential growth located within walkable, equitable, transit-oriented, complete urban villages adjacent to the three light rail stations that serve the city.  <del>Implement the City Center, South 154th Street Station Area, and Angle Lake District Station Area Plans to focus the majority of SeaTac’s commercial and residential growth and redevelopment into three distinct complete communities within SeaTac’s designated Urban Center.</del>	AO UV CN HA EV	See above	MPP-DP-21 MPP-DP-22 CPP-DP-31 CPP-DP-32 CPP-DP-33 CPP-DP-37 CPP-DP-38	Language edited to update location references and intent.	1B																	

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New Policy	<u>Allow growth outside of the Urban Center and citywide in neighborhood centers, industrial centers, and other areas as appropriate to promote equitable access to housing, jobs, and services.</u>	AO CN HA EV	See above	Citations pending	Language added to provide guidance on growth in Neighborhood Villages.	1C	
New Policy	<u>Ensure future growth is supported by public infrastructure and community services that reduce disparities in access to opportunity and contribute to the creation of healthy, equitable, connected, and complete neighborhoods.</u>	AO CN	See above	MPP-DP-2	Language added to provide guidance on intent of planned growth.	1E	
New Policy	<u>Expand employment opportunities and promote equitable access to jobs and economic well-being of current and future residents</u>	AO EV	See above	MPP-Ec-8 MPP-Ec-13	Language added to comply with MPP requirements.	?	
New Policy	<u>Evaluate the potential for physical, economic, and cultural residential and commercial displacement and use a range of strategies to mitigate displacement impacts.</u>	AO EV	See above	MPP-DP-23 MPP-Ec-12 CPP-DP-39	Language added to comply with MPP requirement.		
New Policy	<u>Coordinate with other jurisdictions, agencies, and tribes to promote a healthy environment, thriving community, and opportunities for all.</u>		See above	MPP-DP-13 MPP-DP-14	Language added to comply with MPP requirements and address interjurisdictional coordination.	1G	
<del>Policy 2.1A-1</del>	<del>Review and potentially amend the City Center Plan in the near future.</del>	N/A	See above	<del>MPP-DP-25</del>	Remove because amendment underway		
<del>Policy 2.1B</del>	<del>Direct moderate and high density residential development to the Urban Center, especially within the City Center and station areas.</del>	<del>UV CN</del>		<del>MPP-DP-22</del>	Move to Urban Centers Element		
<del>Policy 2.1C</del>	<del>Promote development that reduces block sizes in the Urban Center, particularly in the City Center and the station areas, and provides a network of connected local streets to facilitate pedestrian circulation and transit accessibility.</del>	<del>CN MT</del>		<del>MPP-DP-3</del>	Move to Urban Centers Element		
<h3 style="color: #800000;">Growth Framework and Place Typologies</h3>							
New Policy	<u>Implement a citywide growth framework using place typologies to identify where and how SeaTac will accommodate future growth while increasing equitable access to opportunity.</u>	AO UV CN MT HA EV RE	See above	Citations pending	Language added to clarify updated growth framework and place typologies.		

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<p><b>Urban Center Typology</b></p>							
New Policy	<p><u>Implement the Urban Center growth typology through new development and redevelopment within the designated Urban Center and Urban Villages that increases access to opportunity within SeaTac's central business and residential neighborhoods while ensuring alignment with Puget Sound Regional Council and King County goals for regional growth centers.</u></p>	AO UV CN EV	See above	Citations pending	Language added to provide description of Urban Center typology.		
New Policy - Under Development	<p><u>SeaTac's Urban Center is a regionally designated growth center, centered around the city's central business and residential districts, is a major focal point for compact, walkable higher density population and employment growth that is served by efficient multi-modal transportation and nearby infrastructure and services.</u></p>	AO UV CN EV	See above	Citations pending	Language added to provide clear description of Urban Center.	1J	
New Policy - Under Development	<p><u>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.</u></p>	AO UV CN EV	See above	Citations pending	Language added to provide clear description of Urban Villages.	1K	
<p><b>Neighborhood Center Typology</b></p>							
New policies	<p><u>Implement the Neighborhood Center growth typology through the creation of Neighborhood Villages and Corner Stores that support complete neighborhood goals for walkable, one-half mile access to diverse, affordable housing types, resident-oriented goods and services, and recreation opportunities clustered within community hubs throughout the city.</u></p>	AO CN EV	See above	Citations pending	Language added to provide description of Neighborhood Center typology.		
New Policy - Under Development	<p><u>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.</u></p>	AO CN EV	See above		Language added to provide clear description of Neighborhood Villages.	1L	
New Policy - Under Development	<p><u>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 for residents.</u></p>	AO CN EV	See above		Language added to provide clear description of Corner Stores.	1M	

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<b>Industrial Center Typology</b>							
New Policy	<u>Implement the Industrial Center growth typology by providing diversified light industrial employment and economic opportunities within Flex Warehouse/Industrial Areas at appropriate locations across the city.</u>	AO EV	See above	Citations pending	Language added to provide guidance on growth industrial centers.	1D	
New Policy - Under Development	<u>Flex Warehouse/Industrial Areas are locations of concentrated industrial and heavy commercial uses in areas with Industrial, Regional Business Mix, and Airport land use designations.</u>	AO EV	See above		Language added to provide clear description of Warehouse/Industrial Centers.	1N	
<b>Neighborhood Residential Typology</b>							
New Policy	<u>Implement a Neighborhood Residential growth typology for places outside the centers and neighborhood villages to accommodate primarily residential development that include some opportunities for mixed use and commercial development at appropriate locations and scales.</u>	AO HA	See above	Citations pending	Language added to provide description of Neighborhood Residential typology.		
New Policy - Under Development	<u>Neighborhood Residential areas are located outside of the Urban Center and consist of primarily residential uses located within areas with residential low, residential medium and residential high land use designations, they allow some non-residential uses.</u>	AO HA	See above		Language added to provide clear description of residential neighborhoods.	1O	
<b>Complete Neighborhoods <del>Healthy, Equitable, and Connected Communities</del></b>							
GOAL 2.2	<b>Create <u>complete neighborhoods citywide consisting of healthy, equitable, walkable, connected compact,</u> transit-oriented communities with a range of transportation, employment, housing, recreation, goods, and service choices for residents of all income levels.</b>	AO CN MT HA EV	Goal & policies approaching completion	MPP-DP-1 MPP-DP-15	Language edited to incorporation ‘Complete Neighborhoods’ and incorporate “healthy, equitable, connected” language from former heading section.	Goal 2	
Policy 2.2E	Provide opportunities for shops, services, <u>parks and</u> recreation, and access to healthy food sources within <u>one-half mile</u> walking or bicycling distance, of homes, work-places, and other gathering places.	AO CN MT EV RE	See above	MPP-DP-3 MPP-DP-9 MPP-DP-10 MPP-DP-15	Language relocated and revised to clarify meaning of “walking distance.”	2F	

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New Policy	<a href="#">Explore incentives and strategies to address existing health disparities and improve health outcomes in all communities.</a>	AO	See above	MPP-DP-18	Language added to incorporate MPP requirements and address health disparities.	2H	
<b>Access to Transportation Choices</b>							
Policy 2.2A	Establish land use patterns that promote walking, bicycling, and transit use to access goods, services, education, employment, and recreation.	AO CN MT EV RE	See above	MPP-DP-12 MPP-DP-15 CPP-DP-7	No change.	2A	
Policy 2.2B	Promote dense residential and employment uses in <a href="#">the Urban Center, and within Neighborhood Centers and elsewhere as appropriate, transit communities</a> to provide current and future residents with greater access to transportation, housing, and economic opportunities.	AO CN MT HA EV RE	See above	MPP-DP-22	Language edited to update/expand verbiage.	2B	
New Policy	<a href="#">Provide for connectivity in the street network to accommodate walking, bicycling and transit use to promote health and well-being.</a>	AO CN MT	See above	CPP-DP-40	Language added to align with new CPP policy.		
<b>Access to Housing</b>							
Policy 2.2F	<a href="#">Create land use patterns that promote a diverse mix of <del>Foster</del>-high quality, diverse, and affordable housing- opportunities accessible to all income levels.</a>	AO HA	See above		Language edited to expand/clarify intent.	2C	
New Policy	<a href="#">Encourage new development that places employment and living areas in close proximity to improve the jobs-housing balance.</a>	AO HA EV	See above	CPP-DP-12	Language added to incorporate CPP requirements and provide guidance on housing location.	2D	
<b>Access to Healthy Foods</b>							
Policy 2.2D	Support policies, <a href="#">land uses</a> , systems, and environmental changes that result in increased access to healthy, <a href="#">fresh, and minimally processed</a> foods.	AO EV RE	See above	MPP-DP-20	Language edited to incorporate MPP language.	2E	
New Policy	<a href="#">Increase access to healthy and culturally relevant food by encouraging the location of healthy food purveyors, such as grocery stores, farmers markets, urban agriculture programs, and community food gardens in proximity to residential uses and transit facilities, particularly in those areas with limited access to healthy food.</a>	AO CN	See above	CPP-DP-8	Added language to clarify examples of healthy food sources and increase compliance with CPPs.		



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<h3>Access to Neighborhood Services</h3>							
Policy 2.2J	Encourage the development of small, “resident-oriented” businesses <u>throughout the City to serve the daily needs of surrounding neighborhoods.</u> <del>in SeaTac.</del>	AO CN EV	See above		Language edited to provide clarification on ‘resident-oriented’ businesses context for neighborhood services.	2I	
Policy 2.2H	Promote and incentivize developments in commercial <u>and mixed use</u> designations with retail and service-oriented businesses on the ground floor or on the same site to serve employees, residents, and visitors.	AO CN EV	See above		No change	2J	
Policy 2.2K	Allow home occupations <del>in where</del> residential <u>areas uses are allowed</u> subject to Zoning Code requirements for such business operations.	AO CN EV	See above		Language edited to clarify where home occupations are allowed.		
<h3>Access to Parks and Open Space</h3>							
<u>New Policy</u>	<u>Provide a variety of accessible parks, recreational land uses, open spaces, and trails in convenient and walkable locations throughout the City.</u>	AO CN	See above		Language added to provide types of Parks and Open Spaces.	<u>2K</u>	
Policy 2.2C	Incorporate consideration of physical health and well-being into local decision-making by locating, designing, and operating public facilities and services in a manner that supports creation of community gardens <u>and gathering spaces</u> <del>in</del> public open spaces <u>in accessible locations throughout the City.</u>	AO CN RE	See above	MPP-DP-16 MPP-DP-10	Language edited to incorporate MPP language.	2L	
<del>Policy 2.2G</del>	<del>Encourage neighborhood-scale commercial development in appropriate locations outside of the Urban Center to serve needs of residents.</del>	<del>AO CC EV</del>	See above		<i>Move to Urban Centers Element</i>		
<del>Policy 2.2I</del>	<del>Allow commercial uses that serve neighborhood needs on the ground floors of residential buildings in the high density zones.</del>	<del>AO CC EV</del>	See above		<i>Move to Neighborhoods or Urban Centers Element</i>		
<h3>Citywide Land Uses</h3>							
<p><i>Note: Land use goals and policies still under development</i></p>							

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<b>Community Design, Arts, and Culture</b>							
New Goal	<a href="#">Support urban design, the arts, and historic preservation to create vibrant places and promote health and well-being, local culture, natural and human-made environments, a prosperous economy, and the community's resilience.</a>	AO CN EV RE	Goal & policies approaching completion	MPP-DP-9 MPP-DP-19	Language added to incorporate MPP requirements and provide overall goal for this section.	Goal 10	
<b>Inclusive Planning and Community Design</b>							
New Policy	<a href="#">Reduce disparities in access to opportunity for the City's residents through inclusive community planning, engagement, and targeted public and private investments that meet the diverse needs of current and future residents and businesses.</a>	AO CN	See above	MPP-DP-2 MPP-DP-8	Language added to incorporate MPP requirements and address access disparities.	2G	
<b>Development Pattern</b>							
New Policy	<a href="#">Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision</a>	AO CN		Citations pending			
New Policy	<a href="#">Promote a compact, centers-focused development pattern, that includes housing at a range of urban densities, commercial and industrial development, and other urban and public facilities and parks and open space, including a mix of uses that are convenient to access and support public transportation</a>	AO CN MT HA EV RE	See above	Citations pending			
New Policy	<a href="#">Enhance existing neighborhoods to provide a high degree of connectivity in the street network to accommodate walking, bicycling, and transit use, and sufficient public spaces.</a>	AO CN MT	See above	MPP-DP-3	Language added to address connectivity and increase compliance with MPP requirements.		
New Policy	<a href="#">Encourage new development and redevelopment projects to break up large blocks and increase walkability to destinations.</a>	AO CN MT	See above	Citations pending	Language added to address connectivity using guidance from current Land Use implementation strategy.		
New Policy	<a href="#">Promote placemaking efforts that enhance the physical environment and community identity by contributing to the unique look and feel of neighborhoods through design and infrastructure techniques such as streetscape and building design, integration of art and culturally representative features, provision of parks, community gathering spaces, signage, landscaping and other means.</a>	AO CN	See above	CPP-DP-40	Language added to incorporate previous implementation strategy to policy.	10H	
Policy 7.1A	<a href="#">Design and install gateways at entry points to the City. Increase recognition of the City of SeaTac by enhancing urban design of the</a>	N/A	See above	MPP-DP-5	Language added to incorporate MPP requirements and clarify reasoning.	10D	

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	<a href="#">City's key gateway locations, coordinating with neighboring jurisdictions where necessary.</a>						
New Policy	<a href="#">Support the transformation of key underutilized lands to complement the development of centers or enhance existing neighborhoods through encouraging new infill development, the provision of adequate public spaces, or other redevelopment that contributes to public health, existing community character, and a mix of uses.</a>	CN	See above	MPP-DP-4 CPP-DP-40	Language added to address MPP/CPP requirements and redevelopment of underutilized lands.	10I	
Policy 7.1H	Encourage development patterns with architectural and landscape elements that create compatible transitions between land uses of different intensities.	N/A	See above		Language edited to be more actionable/active.	10C	
New Policy	<a href="#">Promote innovative and environmentally sensitive development practices in siting, design, materials selection, construction, and maintenance.</a>	AO RE	See above	MPP-En-5	Language added to comply with MPP requirement.		
New Policy	<a href="#">Encourage energy-efficient site and building design, construction and building operation practices, and the use of energy-conserving materials in all new construction and retrofits of existing buildings.</a>	AO CR	See above	MPP-CC-2	Language added to incorporate MPP requirements and address energy-efficient development.	10A	
New Policy	<a href="#">Coordinate, design, and plan for public safety services and programs, including emergency management, including through interjurisdictional collaboration.</a>	AO CN RE	See above	MPP-PS-17	Language added to incorporate public safety, a community priority from City Vision Poll, and emergency management planning and services.		
New Policy	<a href="#">Locate community facilities and services, including civic places like parks, schools, and other public spaces, in centers and near transit, with consideration for climate change, economic, social and health impacts</a>	AO CN	See above	MPP-PS-18 MPP-PS-20 MPP-PS-29 MPP-DP-11	Language added to comply with MPP requirement.		
New Policy	<a href="#">Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities.</a>	AO CN	See above	MPP-RC-2 MPP-PS-1	Language added to comply with MPP requirement.		



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Policy 7.1J	Identify, commemorate, and preserve the City’s historical and cultural resources <u>including tribal treaty fishing, hunting, and gathering grounds and consider the potential impacts of development.</u>	AO CN	See above	MPP-DP-1 MPP-DP-5 MPP-DP-7	Language added to incorporate MPP requirements and expand on reasoning/applicability.	10E	
New Policy	<u>Preserve significant historic, visual, archeological, and cultural resources, including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character.</u>	AO CN	See above	MPP-DP-6 MPP-DP-9 CPP-DP-42	Language added to incorporate MPP/ CPP requirements and address importance of visual/archeologic/cultural resources.	10F	
<b>Urban Design</b>							
<i>Note: This section not yet complete. Some existing policies from current Community Design Element (which will be removed and incorporated into other elements) may be added to future drafts.</i>							
New Policy	<u>Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and the need for equity and predictability in decision making.</u>	AO CN	See above	MPP-DP-47	Language added to incorporate MPP requirements and address the need to flexible regulations in certain instances.	10B	
New Policy	<u>Adopt flexible design standards, parking requirements, incentives, or guidelines that encourage green building, multimodal transportation, and infill development.</u>	AO CN	See above	CPP-DP-44	Language added to incorporate CPP requirements and need to flexible standards to accommodate preferred development deigns/attributes.	10G	
New Policy	<u>Ensure adequate code enforcement so that regulations are appropriately implemented.</u>	AO CN	See above	CPP-DP-44	Language added to create clearer policy basis for City’s code enforcement processes.		