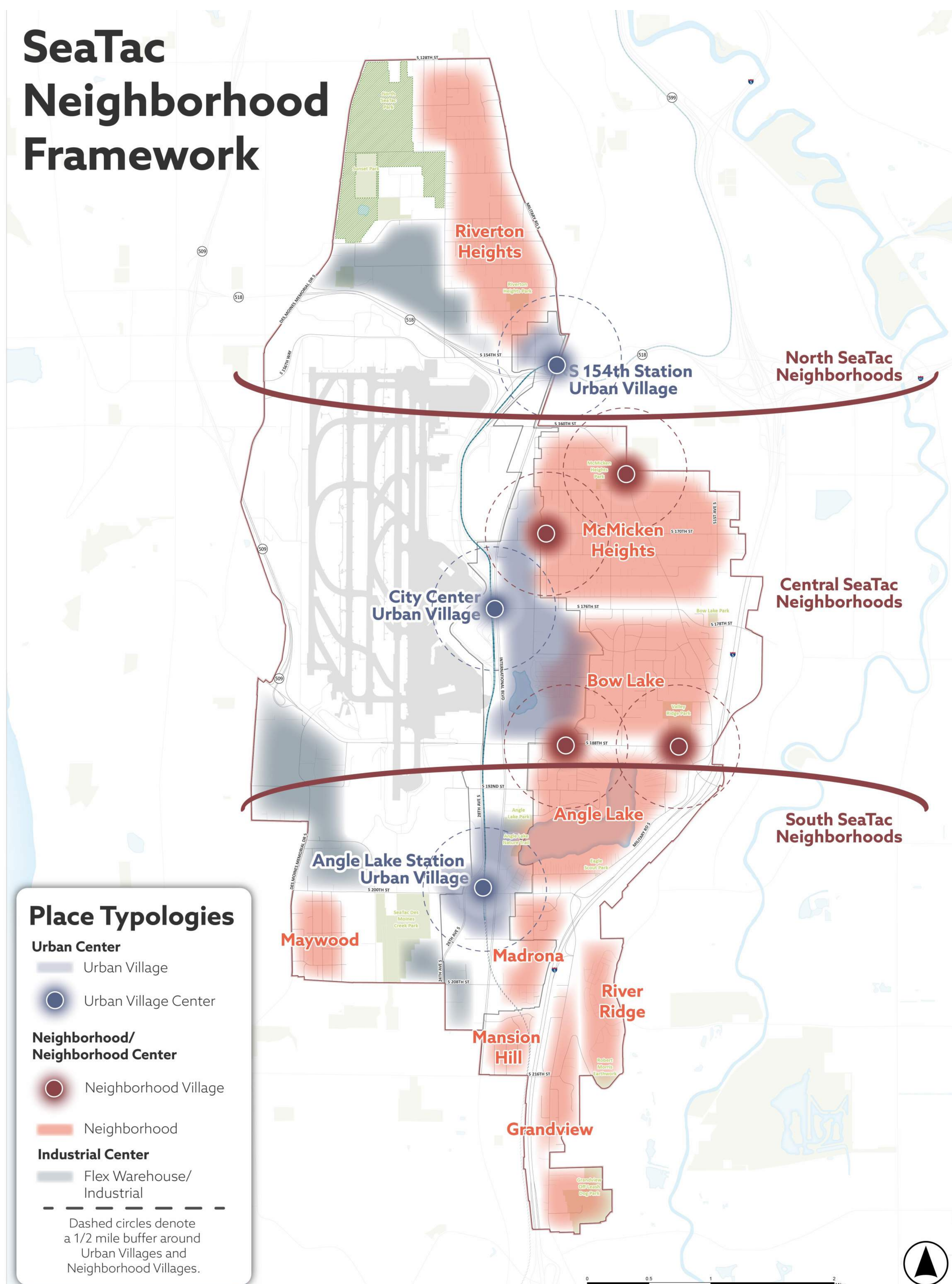


Proposed Growth Strategies 2024 - 2044

New Growth Strategies to help the City:

- Achieve the updated City Vision, and
- Meet state and regional growth requirements.



GROWTH STRATEGY MAP

This map shows how SeaTac's neighborhoods will grow within and around new and existing "centers."

Centers include: Urban Villages, Neighborhood Villages, and Flex / Warehouse Areas.

In the future, after getting more community input, "Corner Store" areas will be identified on the map.

Two Key Strategies:

1. Focus Growth in Centers

Use population and job growth to create centers for local communities and businesses that provide increased opportunities for jobs, housing, services, and amenities: Urban Villages, Neighborhood Villages, Corner Stores, and Flex Warehouse/Industrial Areas.

2. Create Complete Neighborhoods

Support new growth with complete neighborhood infrastructure and services to ensure a high quality of life for residents and an attractive economic environment for businesses.

Urban Center & Urban Villages Proposed Policy Updates

CURRENT POLICIES: "Urban Village Strategy"

Focus most housing and job growth in SeaTac's Urban Center, near International Blvd, within three Urban Villages located adjacent to the light rail stations:

- **S 154th Station Urban Village** (by TIB Station)
- **City Center Urban Village** (by Airport Station)
- **Angle Lake Station Urban Village** (by Angle Lake Station)

PROPOSED: Promote the creation of urban villages by redefining and strengthening current policies and development codes.



Develop Urban Villages that:

- **Are great places to live, work, play and visit.**
- Provide safe, attractive, walkable, higher density communities with apartment and townhouse living options for all income levels.
- Grow jobs and economic activity by encouraging regional and local business services like hotels, offices, restaurants, and daily needs shops.
- Are "mini-downtowns" with a variety of services and attractions easily accessed by foot, bike, transit, or vehicles.
- Include a central "village square" where people can gather for celebrations, recreation, and relaxation, and other green spaces, art, and cultural amenities.

What do you think about
Urban Villages?

What could make the Angle
Lake Station Urban Village
your town center?

What should Village Squares
look like?

Neighborhood Centers: Neighborhood Villages & Corner Stores

CURRENT POLICIES: The City has no specific policies for developing neighborhood centers that focus on the needs of residential communities outside the Urban Center.

PROPOSED: Promote the creation of Neighborhood Villages and Corner Stores outside of the Urban Center by updating policies and codes.

- Support the development of four new Neighborhood Villages at locations where zoning already allows businesses and moderate density housing.
- Create policies that help create small corner stores in neighborhoods.



Develop Neighborhood Villages that:

- **Fill gaps in services so people can easily walk, bike, or drive to their daily shopping or go to restaurants close to home.**
- Create new housing options, so existing residents can stay in their neighborhoods as their housing needs change, and new residents can have more housing choices.
- Include a “village square” for community celebrations and recreation, and other amenities to enhance quality of life.

What do you think about
Neighborhood Villages?

What stypes of businesses should
Neighborhood Villages have?

What about Corner Stores?



CURRENT POLICIES: The City has no specific policies for Corner Store type development.

PROPOSED: Update policies to support the creation of Corner Stores at locations over ½ mile from other centers.

- The City will get more community input before proposing Corner Store locations and code amendments that allow this type of development.



What are Corner Stores?

- **Small buildings with shops, restaurants or offices on the ground floor.**
- They could have one or two housing units upstairs.
- **They do not include larger convenience stores like 7-Eleven.**
- They would be designed to be compatible with adjacent single-family/middle housing communities.



Corner Store Locations

- **They should be located at key intersections within residential neighborhoods that are highly visible and easily accessed by foot, bike, bus, or car.**

What do you think about Corner Stores?

Would you want one in your neighborhood?

Where do you think they could be located?