

Planning Commission Review - 8/20/2024

Land Use Element Goals & Policies with Proposed Implementation Strategies

GOALS & POLICIES		IMPLEMENTATION STRATEGIES																
*Yellow highlights indicate change in proposal PC previously reviewed or new policy		*8/20 is first PC review of proposed implementation strategies (Note: Existing strategies in black text)																
Growth Strategy Growth Management Centers, Urban Villages, and Complete Neighborhoods																		
Goal 2.1	Focus growth 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, economic vitality, community health and equity, and transit access citywide.	Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.																
New Policy	<u>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.</u>	<ul style="list-style-type: none"> <u>Incorporate consideration of regional growth strategies within policy and plan development and update processes.</u> 																
New Policy	<p><u>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.</u></p> <table border="1"> <thead> <tr> <th colspan="4">2019 Housing and Job Estimates and 2044 Adopted Growth Targets</th> </tr> <tr> <th></th> <th>2019 (approx.)</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 (approx.)	2044	Growth Target	Housing	10,855	16,755	+5,900	Jobs	36,523	51,333	+14,810	<ul style="list-style-type: none"> <u>Incorporate consideration of housing and job target attainment within policy and plan development and update processes.</u> <u>Track and assess the impacts of citywide rezones undertaken as part of the Envision SeaTac 2044 periodic update, and the City's planned middle housing and ADU code amendments and monitor their effects in facilitating attainment of job and housing targets.</u> <u>Monitor housing production in line with state and King County Countywide Planning Policy reporting timelines to assess progress toward growth targets.</u>
2019 Housing and Job Estimates and 2044 Adopted Growth Targets																		
	2019 (approx.)	2044	Growth Target															
Housing	10,855	16,755	+5,900															
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Policy 2.1A	<p><u>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.</u></p> <p>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.</p>	<ul style="list-style-type: none"> <u>Complete the City Center Urban Village subarea plan and related code amendments.</u> <u>Implement the S 154th and Angle Lake Station Urban Village subarea plans' action plans.</u> Prioritize projects, track progress, and reevaluate prioritization over time. <u>Prioritize infrastructure investments, regulatory changes, and the use of other City resources</u> that would serve growth in the Urban Center. Work with the Port of Seattle <u>and other public and private partners</u> to attract a mixture of uses supportive of and benefited by high capacity transit. 																

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>	<ul style="list-style-type: none"> • <u>Track and assess the impacts of citywide rezones undertaken as part of the Envision SeaTac 2044 periodic update, and the City’s planned middle housing and ADU code amendments, and monitor their effects in increasing access to diverse, affordable housing options, jobs, and services.</u> • <u>Implement code amendments to allow middle housing options and up to two Accessory Dwelling Units (ADUs) where single family housing is currently permitted by June 2025, as required by the state.</u>
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>	<ul style="list-style-type: none"> • <u>Coordinate City plans, programs, and budgets to integrate and prioritize the provision of complete neighborhood infrastructure and services in alignment with current and future community needs.</u>
New Policy	<u>Expand employment opportunities and promote equitable access to jobs and economic well-being of current and future residents</u>	<ul style="list-style-type: none"> • <u>See Economic Vitality Element implementation strategies.</u>
New Policy	<u>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.</u>	<ul style="list-style-type: none"> • <u>Incorporate consideration of historically marginalized populations in City decision-making related to developing, updating, and implementing policies, plans, projects, and budgets including:</u> • <u>Confirmation of populations that may be affected by proposals</u> • <u>Prioritization of marginalized populations in City actions.</u>
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>	<ul style="list-style-type: none"> • <u>Utilize the findings from the SeaTac Displacement Risk Assessment Report (an appendix to the Housing and Human Services Background Report), the SeaTac Equity Index, and other City- or Regionally-created tools to help assess commercial displacement risk.</u> • <u>Identify and implement strategies to mitigate the risks of physical, economic, and cultural displacement of local businesses.</u>
New Policy	<u>Coordinate with other jurisdictions, agencies, and tribes to promote a healthy environment, thriving community, and opportunities for all.</u>	<ul style="list-style-type: none"> • <u>Continue working with adjacent cities, South King Housing and Homelessness Partners (SKHHP), and other partners on planning efforts and projects.</u>
Policy 2.1A-1	<i>Review and potentially amend the City Center Plan in the near future.</i>	N/A
Policy 2.1B	<i>Direct moderate and high density residential development to the Urban Center, especially within the City Center and station areas.</i>	N/A
Policy 2.1C	<i>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.</i>	N/A
Growth Framework and Place Typologies		
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>	<ul style="list-style-type: none"> • <u>Use place typologies to guide the location and type of growth in the city and implement them through supportive regulations, projects, and budgets.</u>
New policy since last PC review	<u>Recognize and plan for the unique role and character of centers and neighborhoods throughout the city and maximize existing community assets as they grow.</u>	<ul style="list-style-type: none"> • <u>Maximize social, economic and physical assets such as population and business clusters, existing transportation and utility infrastructure, parks and natural features in planning efforts.</u>

Urban Center Typology		
<p>Grammatical edits since last PC review New Policy</p>	<p>Establish and implement the Urban Center growth typology through new private and public development and redevelopment within the designated Urban Center and its three 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.</p>	<ul style="list-style-type: none"> • <u>Incorporate the Urban Center growth typology and related growth strategies into plans, regulations, projects, and budgets to facilitate new public and private investment and development within the Urban Center.</u>
<p>New policy since last PC review</p>	<p>Recognize the Urban Center’s designation as a Regional Growth Center and plan for and promote its development in alignment with Puget Sound Regional Council and King County Countywide Planning Policy requirements.</p>	<ul style="list-style-type: none"> • <u>Ensure alignment with PSRC Regional Growth Center framework in future planning and projects.</u>
<p>Grammatical edits since last PC review New Policy</p>	<p>Ensure SeaTac’s Urban Center is, a regionally designated growth center, centered around the city’s central business and residential district, develops as Seek to develop the Urban Center as 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.</p>	<ul style="list-style-type: none"> • <u>Amend codes, budgets, and City programs as needed to promote equitable transit-oriented development throughout the Urban Center.</u>
<p>Grammatical edits since last PC review New Policy</p>	<p>Promote the development of Urban Villages, are City designated subareas, located within the Urban Center, and have regional and local role in as both regional and local centers that provide providing equitable access to transit-oriented housing, jobs, and complete neighborhood infrastructure and services.</p>	<ul style="list-style-type: none"> • <u>Implement Urban Village subarea plans, to establish three compact, equitable, walkable complete neighborhoods within the Urban Center.</u> • <u>Complete City Center Urban Village Plan and incorporate updated City vision and growth strategies.</u> • <u>Update S 154th Station and Angle Lake Station Urban Village Plans to incorporate updated City vision and growth strategies and better reflect changes in community goals and growth trends that have changed since their adoption.</u> • <u>Develop Village Greens within each Urban Village and ensure future Parks, Recreation and Open Space Plan updates incorporate and plan for Village Green development.</u> • <u>Consider inclusionary zoning or bonus program to ensure affordable housing options for all income levels available in villages.</u> • <u>Update subarea plans periodically to better reflect changes in community goals and growth trends.</u>
Neighborhood Center Typology		
<p>Grammatical edits since last PC review New Policy</p>	<p>Establish and implement the Neighborhood Center growth typology through the creation of Neighborhood Villages and small-scale Corner Store mixed use development that support complete neighborhood goals for walkable, one-half mile access to diverse, affordable housing types, resident-oriented goods and services, and recreation and cultural opportunities clustered within community hubs throughout the city.</p>	<ul style="list-style-type: none"> • <u>Incorporate the Neighborhood Center growth typology and its related growth strategies into plans, regulations, projects, and budgets to facilitate new public and private investment and development that contribute to the creation of walkable, mixed use, resident-oriented Neighborhood Villages and smaller-scale Corner Store/Mixed Use development.</u>
<p>Grammatical edits since last PC review New Policy</p>	<p>Create Neighborhood Villages are designated, located in areas outside of the Urban Center, to provide centralized access to everyday needs, gathering places for local community members, including and a range of moderately scaled housing options that are compatible with adjacent Neighborhood Residential areas.</p>	<ul style="list-style-type: none"> • <u>Work with local communities to clarify preferred services, housing types, and complete neighborhood infrastructure that should be prioritized in each Neighborhood Village.</u> • <u>Create implementation plans for each Neighborhood Village, possibly through subarea planning processes, that confirm community priorities and align City budgets and programs to implement them.</u> • <u>Ensure complete neighborhood infrastructure and services implemented in Neighborhood Villages.</u> • <u>Develop Village Greens within each Neighborhood Village and ensure future Parks, Recreation and Open Space Plan updates incorporate and plan for Village Green development.</u> • <u>Consider inclusionary zoning or bonus program to ensure affordable housing options for all income levels available in villages.</u>

<p>Grammatical edits since last PC review New Policy</p>	<p><u>Implement Corner Store Mixed Use developments are City designated, located in areas outside of the Urban Center, -to provide a smaller scale of housing and commercial options than Neighborhood Villages, and in locations that fill gaps in easy access to provide convenient services for residents.</u></p>	<ul style="list-style-type: none"> • <u>Work with local communities to identify potential locations, building types, and services Corner Store centers should provide.</u> • <u>Focus on locating Corner Store/Mixed Use development in areas not served by Urban Villages or Neighborhood Villages (outside of one-half mile walking distance).</u>
<p>Industrial Center Typology</p>		
<p>Grammatical edits since last PC review New Policy</p>	<p><u>Establish and 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></p>	<ul style="list-style-type: none"> • <u>Incorporate the Industrial Center growth typology and related growth strategies into plans, regulations, projects, and budgets to facilitate job and business growth in Flex Warehouse/Industrial areas.</u>
<p>Grammatical edits since last PC review New Policy</p>	<p><u>Promote the creation of Flex Warehouse/Industrial Areas are in locations with of concentrated industrial and heavy commercial uses in areas with and Industrial, Regional Business Mix, and Airport land use designations.</u></p>	<ul style="list-style-type: none"> • <u>See Flex Warehouse/Industrial Area strategies in the Economic Vitality Element.</u>
<p>Neighborhood Residential Typology</p>		
<p>Grammatical edits since last PC review New Policy</p>	<p><u>Establish and implement a Neighborhood Residential growth typology for locations outside of the Urban Center and designated Neighborhood Centers to accommodate primarily residential development that may include opportunities for mixed use and commercial non-residential development at appropriate locations and scales.</u></p>	<ul style="list-style-type: none"> • <u>Implement code amendments to allow middle housing options and up to two accessory dwelling units (ADUs) within parcels where single family housing is currently permitted by June 2025, as required by the state.</u> • <u>Work with neighborhood residential communities to better understand gaps in access to daily needs services, and identify potential locations where small scale, corner store type development could be provided in the future.</u>
<p>Grammatical edits since last PC review New Policy</p>	<p><u>Create Neighborhood Residential areas are located in locations outside of the Urban Center and Neighborhood Centers and that consist of primarily residential uses, including residential low, residential medium and residential high land use designations, and allow some compatible non-residential uses.</u></p>	<ul style="list-style-type: none"> • <u>See strategies above.</u>
<p>General Growth</p>		
<p>Policy 2.1E</p>	<p>Promote efficient use of land by requiring development of the appropriate type and density for each zone.</p>	<ul style="list-style-type: none"> • Amend-Review and amend the Zoning Code periodically to ensure alignment with City vision and growth strategies. Remove “Single Detached Dwelling Unit” as an allowed use in the UM and UH zones, except as part of a Small Lot Single Family Development (see SMC 15.19.750). • Amend-Consider amending the Zoning Code to establish a minimum density for multifamily residential zones. • Amend the Zoning Code periodically to ensure regulations support City vision and growth strategies as economic, development, and environmental conditions change. to incentivize development of residential properties to the maximum densities allowed by the zone. Incentives may include: • Reduced infrastructure requirements. • Building placement specifications to ensure further land division in the future. • Regulate by density in lieu of lot size standards.
<p>Policy 2.1F</p>	<p>Amend the Zoning Map to achieve the vision illustrated on the <u>Comprehensive Plan City’s Land Use Plan-Map.</u></p>	<ul style="list-style-type: none"> • <u>Assess the impacts of citywide rezones undertaken as part of the Envision SeaTac 2044 periodic update to improve consistency between Zoning Map and Comprehensive Plan Land Use Map.</u> • <u>Continue to track and ensure Zoning Map is aligned with the vision of the Comprehensive Plan Land Use Map.</u> • Identify properties inconsistently zoned for their land use designation. • Develop a strategy for rezoning those properties consistent with the Comprehensive Plan. • For the identified properties, inform property owners and developers of long-term City goals and associated zoning amendment options and processes. • <u>Prioritize infrastructure improvements on properties with development proposals that align with long-term City goals.</u>

Policy 2.1G	Ensure that the future uses of Highline School District's unused/ unoccupied properties are compatible with or help meet needs of adjacent neighborhoods and land uses.	<ul style="list-style-type: none"> • Maintain regular contact with school district officials to obtain up-to-date information on abandoned facilities • Identify specific properties of interest and present potential project/uses to school district officials. • Work with Highline School District (HSD) to develop implementation plans for District facility reuse. Implementation plans should include: • Target types of development (e.g., residential, sports, commercial); • Review and incorporate HSD's Capital Facilities Plan into the Comprehensive Plan.
Complete Neighborhoods Healthy, Equitable, and Connected Communities		
GOAL 2.2	Create <u>complete neighborhoods citywide consisting of healthy, equitable, walkable, connected compact, transit-oriented communities with a range of transportation, employment, housing, recreation, goods, and service choices for residents of all income levels.</u>	Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.
Policy 2.2E	Provide opportunities for <u>varied and affordable housing options</u> , shops, services, <u>parks and recreation</u> , and access to healthy food sources within <u>one-half mile walking distance from homes or and within walking or bicycling distance of homes</u> , work-places, and other gathering places.	<ul style="list-style-type: none"> • <u>Proactively plan and coordinate City work plans and budgets to facilitate the creation of Complete Neighborhood infrastructure and services citywide.</u> • <u>Consider and plan to mitigate potentially disparate impacts of improvements on local communities and track over time.</u> • <u>Support business developments within Urban Villages, Neighborhood Villages, and within one-half mile of households citywide in the Neighborhood Commercial Districts:</u> • • Encourage a variety of housing types in redeveloping centers and Neighborhood Residential areas commercial areas to provide a varied customer base. • <u>Reduce parking requirements for retail uses located in areas with sufficient residential densities</u> • <u>Prioritize recreation development and maintenance in station areas Urban Villages.</u> • <u>Develop safe connections (e.g., trails) connecting parks and station areas</u> • <u>Require through-block connections on large blocks to increase walkability to destinations.</u>
Policy 2.2B	Promote dense residential and employment uses in <u>the Urban Center, and within Neighborhood Centers, and elsewhere as appropriate, transit communities</u> to provide current and future residents with greater access to transportation, housing, and economic opportunities.	<ul style="list-style-type: none"> • <u>Identify regulatory, capital project, and programmatic changes to incentivize Streamline the development review process for proposed high density residential and commercial development in the transit communities within designated centers (including Urban Center, Urban Villages, Neighborhood Villages) and in close proximity to frequent transit.</u>
New Policy	<u>Explore incentives and strategies to address existing health disparities and improve health outcomes in all communities.</u>	<ul style="list-style-type: none"> • <u>Utilize guidance from the Human Services Strategic Plan, once update process completed, and other resources to better understand and address community health disparities.</u> • <u>Work with the community to identify potential regulatory or programmatic strategies to address disparities.</u>
Access to Transportation Choices		
Policy 2.2A	Establish land use patterns that promote walking, bicycling, and transit use to access goods, services, education, employment, and recreation.	<ul style="list-style-type: none"> • <u>Implement the City Center (once updated), 154th Street, and Angle Lake Station Area Plans Urban Village subarea plans to ensure that a high intensity of residences and destinations (e.g., local-serving retail, community gathering places, parks, grocery stores, etc.) develop in station areas.</u> • <u>Identify and implement regulatory, capital project, and programmatic changes to promote walkable one-half mile access to complete neighborhood infrastructure and services citywide, including within and connecting to Neighborhood Villages and future Corner Store locations.</u> • <u>Prioritize pedestrian and bicycle infrastructure improvements in transit communities to support access and connectivity to centers and complete neighborhood infrastructure and services including transit, healthy food-sources, neighborhood-oriented services, and parks and recreation facilities, in the Transportation Improvement Program and the CIP</u>

New Policy	<u>Provide for connectivity in the street network to accommodate walking, bicycling and transit use to promote health and well-being.</u>	<ul style="list-style-type: none"> • <u>Develop and implement a plan to increase connectivity in the street and overall multimodal transportation network.</u>
Access to Housing		
Policy 2.2F	<u>Create land use patterns that promote a diverse mix of Foster high quality, diverse varied, and affordable housing. opportunities options accessible to all income levels citywide.</u>	<ul style="list-style-type: none"> • <u>Review and streamline the multifamily residential design standards.</u> • <u>Develop and pass an inclusionary zoning ordinance to require diverse and affordable housing.</u> • <u>Implement the state required middle housing and ADU code amendments by June 30, 2025.</u>
New Policy	<u>Encourage new development that places employment and living areas in close proximity to improve the jobs-housing balance.</u>	<ul style="list-style-type: none"> • <u>Monitor housing development in and near the Urban Center, Neighborhood Centers, and frequent transit.</u> • <u>Develop better understanding of airport-related jobs and their locations in relation to SeaTac’s residential areas.</u> • <u>Consider updates to housing strategies to better understand, address, and improve access to jobs for SeaTac residents.</u>
Access to Healthy Foods		
Policy 2.2D	Support policies, <u>land uses</u> , systems, and environmental changes that result in increased access to healthy, <u>fresh, and minimally processed</u> foods.	<ul style="list-style-type: none"> • Conduct zoning code gap/barrier analysis to ensure that small-scale healthy food retail is allowed in all or most zones and has appropriate zoning definitions to allow the sale of fresh food. • <u>Adopt code amendments that incentivize grocery store and healthy food retail, especially within in Urban Villages and Neighborhood Villages.</u> • <u>Consider offering- Offer</u> density bonuses for new grocery retail, <u>flexibility in the code, Expedite expediting</u> permitting for grocery development, incentivizing healthy food retail in or near multifamily housing, <u>and other incentives in station areas.</u> • Include food access goals in development review and health impact assessments. • <u>Allow or reduce barriers for mobile produce markets and carts.</u> • Encourage retailers to accept federal nutrition program benefits. • Offer grants or culturally appropriate loans for small grocery assistance. • Identify and/or assemble potential sites for new groceries. • Improve pedestrian, bicycle, and transit connectivity to grocery stores.
New Policy	<u>Increase access to healthy and culturally relevant food by encouraging the location of healthy food purveyors, such as grocery stores, small healthy food retail, 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.</u>	<ul style="list-style-type: none"> • <u>See strategies for Policy 2.2 (above).</u> • <u>Develop inter-department coordinated work plan to guide and align City efforts to increase access to healthy and culturally relevant food.</u> • <u>Consider adopting urban agriculture code amendments.</u> • <u>Ensure future updates of the Parks, Recreation and Open Space (PROS) Plan considers strategies for increasing access to community gardens.</u>
Access to Neighborhood Services		
Policy 2.2J	Encourage the development of small, “resident-oriented” businesses <u>throughout the City to serve the daily needs of surrounding neighborhoods in SeaTac.</u>	<ul style="list-style-type: none"> • Identify types of resident-oriented businesses and potential locations and actively recruit them, working with other agencies (e.g., Soundside Alliance, Chamber.) • <u>Explicitly list Allow</u> the resident-oriented types of businesses identified by the City in the implementation strategy listed above as “permitted uses” in the zoning code. • Explore and then implement economic development strategies such as small business incubators to encourage resident-oriented businesses working with other agencies (e.g., Soundside Alliance, Chamber). • Investigate program to offer grants or culturally appropriate loans to small businesses serving neighborhoods.
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.	<ul style="list-style-type: none"> • <u>Review and amend develop ground floor commercial requirements for mixed use development as appropriate.</u>

Policy 2.2K	Allow home occupations in where residential areas uses are allowed subject to Zoning Code requirements for such business operations.	<ul style="list-style-type: none"> Review home occupation codes and address potential barriers.
Access to Parks and Open Space		
New Policy	Provide a variety of accessible parks, recreational land uses, open spaces, and trails in convenient and walkable locations throughout the City.	<ul style="list-style-type: none"> See Parks, Recreation, and Open Space strategies for policies related to goals 10. 1 Provide Recreational Opportunities and 10.2 Preserve and Acquire Recreational Land.
New policy since last PC review	Seek to ensure one-half mile walkable access to Community or Neighborhood parks for all households, and aspire to one-quarter mile access for residents of Urban Villages, Neighborhood Villages, and residents of other higher density neighborhoods, in alignment with the Parks, Recreation and Open Space (PROS) Plan.	<ul style="list-style-type: none"> See Parks, Recreation, and Open Space strategies for Policy 10.2A Preserve and Acquire Recreational Land.
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> in public open spaces <u>in</u> accessible locations <u>throughout the City</u> .	<ul style="list-style-type: none"> Develop a neighborhood grant matching program to encourage small, neighborhood-led projects such as community gardens.
Policy 2.2G	Encourage neighborhood-scale commercial development in appropriate locations outside of the Urban Center to serve needs of residents.	N/A
Policy 2.2I	Allow commercial uses that serve neighborhood needs on the ground floors of residential buildings in the high density zones.	N/A
Citywide Land Uses		
Residential Land Use		
GOAL 2.3	Achieve a mix of <u>diverse, affordable</u> housing types <u>dispersed throughout the city</u> while maintaining-promoting safe, healthy, walkable, complete residential neighborhoods, that include compatible non-residential uses as appropriate. and guiding new housing development into appropriate areas.	<p>Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.</p>
Policy 2.3A	Outside of the Urban Center, provide a lower density residential environment that promotes high quality housing, diversity in housing types, and affordability. Stabilize and protect existing single family residential neighborhoods by maintaining a designated Residential Low Density (Single Family) area.	<ul style="list-style-type: none"> Implement code amendments to allow middle housing options and up to two accessory dwelling units (ADUs) within parcels where single family housing is currently permitted by June 2025, as required by the state Maintain the current single family residential zone (currently zoned as UL) boundaries except where otherwise noted in this Comprehensive Plan. Continue to exclude new multifamily residential structures as permitted uses in the UL zone through the Zoning Code. Review the Zoning Code's list of "permitted" and "conditional" uses on a regular basis to ensure that these uses continue to be appropriate within their applicable zones. Maintain code enforcement activities to ensure protection from illegal/ inappropriate land uses and activities.
Policy 2.3B	Allow <u>single family, middle housing, and</u> accessory dwelling units in single family <u>within the Residential Low</u> designations to provide additional housing opportunities and income sources for homeowners, and and compatible non-residential uses including schools, parks and religious use facilities, and small scale neighborhood-oriented services, and home occupations as appropriate.	<ul style="list-style-type: none"> Implement code amendments to allow middle housing options and up to two Accessory Dwelling Units (ADUs) where single family housing is currently permitted by June 2025, as required by the state. Review and amend code as necessary to allow appropriate compatible non-residential uses in Residential Low zone, including Corner Store/Mixed Use development.
Townhouse		

Policy 2.3C	Maintain single-family characteristics while building the densities that support transit ridership and nearby commercial activities through the Townhouse designation.	Encourage townhouse development in the Townhouse and Residential Medium Density Zones. Amend the Zoning Code's Townhouse development standards to simplify and streamline.
Residential Medium Density		
Policy 2.3D	Outside of the Urban Center, Allow allow higher densities than Residential Low single-family areas while maintaining a desirable family environment through the Residential Medium Density designation. Some compatible non-residential uses including schools, parks, and religious use facilities, small scale neighborhood-oriented services, and home occupations may be allowed.	<ul style="list-style-type: none"> Review and amend as necessary the Residential Medium designation and its implementing zones (RM, URM, Manufactured Home Park) and standards to ensure their alignment with the City's vision and goals.
Residential-Urban Medium Density		
Policy 2.3D	Within the Urban Center, Allow higher densities than allow a moderate density residential option single-family areas while maintaining a that promotes a desirable family environment through the Residential-Urban Medium Density designation. Some compatible non-residential uses including schools, parks, and religious use facilities, small scale neighborhood-oriented services, and home occupations may be allowed.	<ul style="list-style-type: none"> Review and amend as necessary the Urban Medium designation and its implementing zones (RM, URM, Manufactured Home Park) and standards to ensure their alignment with the City's vision and goals.
Residential High Density		
Policy 2.3E	Outside of the Urban Center, Provide provide a high density living option through the Residential High Density designation. Some compatible non-residential uses may be allowed, including neighborhood oriented commercial when part of mixed use development.	<ul style="list-style-type: none"> Review and amend as necessary the Residential High designation and its implementing zone and standards to ensure their alignment with the City's vision and goals.
Residential-Urban High Density		
Policy 2.3E	Within the Urban Center, Provide provide a high density living option through the Residential High Density designation. Some compatible non-residential uses may be allowed, including neighborhood oriented commercial when part of mixed use development.	<ul style="list-style-type: none"> Review and amend as necessary the Urban High designation and its implementing zone and standards to ensure their alignment with the City's vision and goals.
Urban Residential High Mixed Use		
Policy 2.3F	Within the Urban Center, Promote-promote high density residential uses and opportunities for mixed use development that complements bordering high density commercial areas through the Urban Residential High Mixed Use designation.	<ul style="list-style-type: none"> Ensure the Zoning Code only allows non-residential uses only as part of a residential project in the URH-MU zone. Review and amend as necessary the URH-MU designation and its implementing zone's development standards. Ensure the proper mix of residential and commercial uses is allowed and/or required. Amend the Zoning Code as needed to allow non-residential uses only as part of a residential project. Review, and amend as necessary, development standards to ensure public and private open space, compatibility with neighboring uses, and quality building-street interaction.
Commercial Land Use		
GOAL 2.4	Serve the needs of the City's residents, businesses, and visitors through appropriate commercial land uses while promoting job creation and access to complete neighborhood goods and services in mixed use centers and Neighborhood Residential areas residential neighborhoods.	Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.
Commercial Low		
Policy 2.4A	Enhance low to medium density Outside of the Urban Center, serve nearby residential and commercial neighborhoods by locating primarily residential resident-oriented, daily needs goods and services in designated Commercial Low areas.	<ul style="list-style-type: none"> See strategies under Access To Neighborhood Services

Commented [KK1]: This is the first mention of the "Residential Neighborhood" place typology - Let's talk about whether we need this entire Land Use section to directly refer/connect to Place Typologies.: Urban Center, Urban Villages, Neighborhood Centers, Neighborhood Villages, Residential Neighborhoods, Industrial Centers, Flex Warehouse/Industrial areas.

Neighborhood Village Medium Office/Commercial/Mixed Use		
Policy 2.4B	Outside of the Urban Center, Allow allow medium intensity development in the designated Office/ Commercial/Mixed Use within the Neighborhood Village Medium designation areas that contributes to the creation and maintenance of mixed use neighborhood centers and is compatible with adjacent residential areas.	<ul style="list-style-type: none"> Review and amend as necessary the NVM designation and its implementing zone’s development standards. Ensure the proper mix of residential and commercial uses is allowed and/or required. Review and amend as necessary the Office/Commercial/Mixed Use zone’s development standards to ensure the proper mix of uses is required.
Policy 2.4C	Encourage a range of moderately scaled housing options mixed with retail, commercial, and service uses focused on the local community within the Neighborhood Village Medium designation. Encourage retail and commercial uses in the Office/Commercial/ Mixed Use designation when they are mixed with residential or office uses on the same site.	<ul style="list-style-type: none"> Review and amend as necessary the Office/Commercial/Mixed Use NVM land use designation and its zone’s development standards to ensure the proper mix of uses is required.
Urban Village Medium Office/Commercial/Mixed Use		
Policy 2.4D	Within the Urban Center, Allow allow medium intensity development in the designated Office/ Commercial/Mixed Use within the Urban Village Medium designation areas, that contributes to the creation and maintenance of mixed use urban village centers and is compatible with adjacent residential areas.	<ul style="list-style-type: none"> Review and amend as necessary the UVM designation and its implementing zone’s development standards. Ensure the proper mix of residential and commercial uses is allowed and/or required.
Policy 2.4C	Provide locations for mixed-use medium density development, especially transit-oriented development, within the Urban Village Medium designation and encourage a range of moderately scaled housing options mixed with retail, commercial, and service uses for the local resident, worker, and visitor communities. Encourage retail and commercial uses in the Office/Commercial/ Mixed Use designation when they are mixed with residential or office uses on the same site.	<ul style="list-style-type: none"> See UVM strategy.
Neighborhood Village High Commercial Medium		
Policy 2.4D	Outside of the Urban Center, Allow provide medium intensity, mixed use development to in Neighborhood Village High areas that promote the creation and maintenance of compact and complete neighborhood centers focused on the needs of the local community. accommodate office buildings, small hotels, restaurants, dense retail, apartments, or mixed residential/commercial developments in designated Commercial Medium areas.	<ul style="list-style-type: none"> Review and amend as necessary the NVH designation and its implementing zone’s development standards. Ensure the proper mix of residential and commercial uses is required.
Policy 2.4E	Encourage Promote mixed use development with a range of moderate to higher scaled housing options and neighborhood-oriented goods and services a mix of land uses in the Commercial Medium Neighborhood Village High designation. Vertical (within the same building) or lateral (within different buildings on the same site) mixing of uses is appropriate.	<ul style="list-style-type: none"> See strategy for Neighborhood Village High above.
Urban Village High Commercial Medium		
Policy 2.4D	Within the Urban Center, Allow provide medium intensity, mixed use development in Urban Village High areas that promote the creation and maintenance of compact, transit-oriented, and complete urban village centers to accommodate office buildings, small hotels, restaurants, dense retail, apartments, or mixed residential/commercial developments in designated Commercial Medium areas.	<ul style="list-style-type: none"> Review and amend as necessary the UVH designation and its implementing zone’s development standards. Ensure the proper mix of residential and commercial uses is required.
Policy 2.4E	Promote mixed use development with a range of moderate to higher scaled housing options and varied goods and services for local residents, workers, and visitors in the Urban Village High designation.	<ul style="list-style-type: none"> See strategy for UVH above.

	Encourage a mix of land uses in the Commercial Medium designation. Vertical (within the same building) or lateral (within different buildings on the same site) mixing of uses is appropriate.	
Commercial High		
Policy 2.4F	Outside of the Urban Center, Allow-allow high intensity development in the Commercial High designation to accommodate intense land uses, such as mixed use hotels, office towers, and high density housing, to support transit/walking/bicycling communities.	<ul style="list-style-type: none"> <u>Review and amend as necessary the CH designation and its implementing zone’s development standards. Ensure the proper mix of residential and commercial uses is allowed and/or required.</u>
Urban Commercial High		
Policy 2.4F	Within the Urban Center, Allow-allow high intensity development in the Urban Commercial High designation to accommodate intense, transit-oriented development and land uses, such as mixed use hotels, office towers, and high density housing, to support transit/ walking/bicycling communities.	<ul style="list-style-type: none"> <u>Review and amend as necessary the UHC designation and its implementing zone’s development standards. Ensure the proper mix of residential and commercial uses is allowed and/or required.</u>
Regional Business Mix		
Policy 2.4G	Allow a mix of employment activities primarily related to high intensity commercial uses including distribution/warehouse, light assembly, R&D testing, service commercial uses, office and related retail commercial uses. Residential uses may be allowed under certain conditions.	<ul style="list-style-type: none"> Review uses and development standards for “RBX” zone outside of the Urban Center boundary, to ensure: <ul style="list-style-type: none"> • Appropriate building heights are established, and • Compatible manufacturing, assembly and other business service uses are allowed.
Policy 2.4H	The Regional Business Mix designation is intended to create a built environment which facilitates the compatible development of heavy commercial uses in tandem with people-intensive uses, while providing an appropriate transition between industrial areas and less intensive commercial, mixed use or residential zones.	<ul style="list-style-type: none"> Identify regional companies with Airport-oriented distribution needs and encourage them to construct a major facility in SeaTac. [See the Economic Vitality Element for more strategies on business attraction.]
Other Commercial Uses		
Policy 2.4I	Protect designated land uses from the negative impacts of “adult entertainment” establishments.	<ul style="list-style-type: none"> <u>Implement codes related to “adult entertainment” establishments.</u>
Manufacturing, Industrial, and Warehouse/ Distribution Land Uses		
GOAL 2.5	Provide an appropriate level of manufacturing, industrial, and warehouse/distribution land uses within the City.	<p><i>Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.</i></p>
Policy 2.5A	Concentrate manufacturing, industrial, and warehouse/distribution uses in specific and appropriate locations to provide services and protect existing residential and other commercial areas.	<ul style="list-style-type: none"> Identify regional companies with Airport-oriented distribution needs, and encourage them to construct a major facility in SeaTac. [See the Economic Vitality Element for more strategies on business attraction.]
Policy 2.5B	Discourage inappropriate, heavy manufacturing businesses from locating in SeaTac, excluding Airport-sited uses.	<ul style="list-style-type: none"> Revise the Zoning Code to make the following uses subject to the conditional use review process in Zones where they are permitted: <ul style="list-style-type: none"> • Textile Mill • Chemical/Petroleum Products • Rubber/Plastic/Leather/Mineral Products • Primary Metal Industry
Airport		
Policy 2.5D	Provide for the Airport and high intensity Airport-related facilities and activities.	<ul style="list-style-type: none"> <u>Partner with the Port of Seattle/Airport and other local jurisdictions and institutions to implement goals and regulations aimed at reducing pollution and noise in airport-adjacent communities.</u>
Policy 2.5E	Encourage land uses adjacent to the Airport that are compatible with Airport operations	<ul style="list-style-type: none"> <u>Continue to maintain regulations and programs that encourage appropriate land uses adjacent to the Airport.</u> <p>Work with the City of Burien Planning Commission (e.g., meet periodically) on issues of compatibility between Westside land uses and adjacent Burien residential properties.</p>
Policy 2.5F	Work with the Port of Seattle to implement the <u>Inter-Local Agreement (ILA)</u> and coordinate on Airport master planning projects.	<ul style="list-style-type: none"> <u>Continue to work with the Port of Seattle to implement the ILA and coordinate on master planning projects including the Sustainable Airport Master Plan.</u>
Industrial		

Policy 2.5G	Provide for industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling, storage, warehousing, and heavy trucking through the Industrial designation.	<ul style="list-style-type: none"> Review and amend code as necessary to ensure appropriate industrial uses provided in the Industrial zone.
Parks and Open Space Land Use		
GOAL 2.6	Provide an adequate amount of accessible parks, recreational land, and open space throughout the City.	<p><i>Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.</i></p>
Policy 2.6A	This designation identifies publicly funded park and open space areas to be used for outdoor passive and active recreation uses, conservation and protection of municipal watersheds, and wildlife corridors and habitats. Also included are private open space facilities such as cemeteries.	<ul style="list-style-type: none"> Coordinate Planning, Parks, and Environmental plans to ensure adequate recreation opportunities and conservation and protection of environmental resources and ecosystem services.
Essential Public Facilities		
GOAL 2.7	Accommodate essential public facilities in alignment with this Plan’s goals and policies.	<p><i>Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.</i></p>
Policy 2.7A	Administer a process consistent with the Growth Management Act (GMA) and the King County Countywide Planning Policies to identify and site essential public facilities (EPF).	<ul style="list-style-type: none"> Ensure GMA and CPP processes administered to identify and site EPFs.
Policy 2.7B	Actively Continue to actively engage with Sound Transit and neighboring cities on the planning, design and construction of the extension of light rail service south of S. 200th Street to the southern city limits and beyond on maintenance and development issues related to the successful operations of their high-capacity transit facilities within and near SeaTac.	<ul style="list-style-type: none"> Work with Sound Transit to ensure maintenance and operation practices related to HCT facilities define an exit route through the city that minimizes disruptions to private and public property owners, businesses and residents, and that causes-cause minimal adverse aesthetic, economic and environmental impacts.
Policy 2.7C	Actively engage with the Port of Seattle and neighboring cities on updates to airport master plans and the implementation/construction of, and mitigation for related projects consistent with the terms of the Inter-Local Agreement (ILA) .	<ul style="list-style-type: none"> Work with the Port of Seattle on master plan updates to identify and minimize impacts to the city, its residents and businesses.
Policy 2.7D	Actively engage with WSDOT and neighboring cities on the planning, design and construction of, and mitigation for highway or other major roadway facilities.	<ul style="list-style-type: none"> Actively engage with WSDOT at the earliest point in the process of developing plans for highway projects in or adjacent to the City

Community Design, Placemaking, Arts, and Culture

- Note: Copy part of Community Design chapter introduction as discussion items to describe intent of this section.

<p>Edits since last PC review New Goal</p>	<p>Support urban design, the arts, and historic preservation to create vibrant places and promote health and well-being, local culture, SeaTac's unique identity, natural and human-made environments, a prosperous economy, public safety, and the community's resilience.</p>	<p>Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.</p>
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Inclusive Planning and Community Design

<p>New Policy</p>	<p>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.</p>	<ul style="list-style-type: none"> Continue working with City community engagement strategist to ensure inclusive community engagement processes in projects citywide. For larger scale projects, consider creating Public Involvement Plans that identify and document inclusive community planning practices.
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Development Pattern

<p>New Policy</p>	<p>Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision</p>	<ul style="list-style-type: none"> Continue implementing City design standards for private and public development and update as needed. Complete street design standards to guide high quality street and streetscape design. See Community Design and Placemaking implementation strategies.
<p>New Policy</p>	<p>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</p>	<ul style="list-style-type: none"> Ensure consistency of City plans and codes in promoting development clustered in walkable, urban, centers and the provision of complete neighborhood infrastructure and services within close walking distance of residents.
<p>New Policy</p>	<p>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.</p>	<ul style="list-style-type: none"> Develop and implement a plan to increase connectivity in the street and overall multimodal transportation network.
<p>Edits since last PC review New Policy</p>	<p>Encourage new development and redevelopment projects to break up large blocks and increase walkability and multimodal access to destinations.</p>	<ul style="list-style-type: none"> Implement subarea plan strategies that identify new multimodal connections. Identify desirable linkages and secure access through purchase or easements.
<p>New Policy</p>	<p>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</p>	<ul style="list-style-type: none"> Incorporate consideration of locating civic uses, community facilities, and public services within centers and near transit into City decision making processes. Work with public agencies on clustering civic places within centers and near transit. Utilize the City's Strategic Real Estate Plan as a guide to public priorities.
<p>New Policy</p>	<p>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.</p>	<ul style="list-style-type: none"> Identify and develop strategies related to infill and underutilized lands through subarea plan development and updates. Review development code periodically to remove barriers to infill as needed.
<p>Policy 7.1H</p>	<p>Encourage development patterns with architectural and landscape elements that create compatible transitions between land uses of different intensities.</p>	<ul style="list-style-type: none"> Develop and apply design guidelines to transitional areas (especially between residential and commercial zones) that address: Site planning (e.g., setbacks and building placement and orientation); Landscaping and buffers; and Building design (e.g., upper story setbacks and human scale features); and scale. Consider updates to the multifamily and commercial development standards and others to ensure new development of appropriate size constructed

Urban Design and Placemaking

Note: Goals, policies and implementation strategies from the current Community Design Element have been added to this section (see goals and policies that start with “7,” because the Community Design Element will be removed.

<p>New Policy</p>	<p><u>Placemaking</u> Promote and implement 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.</p>	<ul style="list-style-type: none"> Integrate placemaking goals into City plans and projects to support high quality built and natural environments.
<p>Policy 7.1A</p>	<p><u>Design and install gateways at entry points to the City.</u> Gateways Increase recognition of the City of SeaTac by enhancing urban design of the City's key gateway locations, coordinating with neighboring jurisdictions where necessary.</p>	<ul style="list-style-type: none"> Implement Council approved gateway signage developed by Streetscape Ad Hoc Committee. Install distinctive physical features, such as specimen trees, seasonal color, art work, lighting, distinctive landmark building and monument forms, or combinations thereof, to produce a gateway effect at freeway off-ramps and at City limits.
	<p>Trees Policy 7.1B Preserve existing vegetation and street trees and encourage the expansion of the tree canopy throughout the city for the aesthetic, health, and environmental benefits trees provide. Existing, mature trees are imperative to the City's image and walkability. Policy 7.1C Require site-appropriate installation of trees and other vegetation along streets.</p>	<p>7.1B</p> <ul style="list-style-type: none"> Require substantial relocation/ replacement mitigation measures through the Zoning Code where preservation of significant trees is deemed by the City to be impractical. <p>7.1C</p> <ul style="list-style-type: none"> Develop and adopt a street tree plan for major arterial streets specifying standards for site preparation, suitability of species, size, spacing and tree maintenance. Maintain and enhance Zoning Code landscaping requirements for new development. Continue to apply for tree planting grants.
	<p>Parks, Open Space, and Greenbelts Policy 7.1D Require developers to provide publicly accessible open space (e.g., neighborhood pocket parks and plazas) in commercial zones, and require private open space (e.g., decks, balconies, small yards, terraces, courtyards and children's play areas) in all townhouse, multifamily, and mixed use developments. Publicly accessible open space in high activity centers is a valuable amenity to residents and employees in the City. Such open space may include small pocket parks, seating areas, playgrounds, landscaping, vegetated LID BMPs (low impact development best management practices), public sculpture, fountains, street furniture, pathways, and ponds. Policy 7.1E Preserve and encourage wildlife habitat and corridors to provide visual and physical relief, and to enhance SeaTac's image as a "green" environment. Policy 7.1F Require or incentivize the connection and linkage of parks, boulevards, neighborhood greenways, and other public open spaces, and greenbelts in any redevelopment. Link open spaces within SeaTac and to those across city boundaries to ensure functional and visual continuity.</p>	<ul style="list-style-type: none"> Develop urban design framework plans to identify locations and types of desired publicly accessible open spaces. Update or maintain commercial development code to require publicly accessible open space. Require or develop incentive system for design features and furnishings. <p>7.1E</p> <ul style="list-style-type: none"> Identify greenbelts in SeaTac. Examine, and adopt where appropriate, techniques in use elsewhere in the region to preserve greenbelts. Develop and adopt cluster development regulations and tree retention regulations where appropriate.

<p>Vistas and Viewpoints</p> <p>Policy 7.1G Identify, classify, and preserve existing and potential public viewpoints. Spectacular views of the Kent Valley and the Cascade and Olympic Mountains are visible from several areas of the City. These views provide a sense of orientation and connection to the landscape that reinforces SeaTac’s community image.</p>	<ul style="list-style-type: none"> • Inventory and map existing views and vistas • Explore the use of Zoning Code requirements for new development to preserve views. • Designate <u>Explore designating</u> scenic routes and add viewpoints provision to the Capital Improvement Program.
<p>Public Safety</p> <p>Policy 7.1K Increase the sense of community safety through the use of crime prevention through environmental design (CPTED). CPTED standards can improve safety and reduce criminal behavior in a community. Require new development to follow CPTED standards. In existing areas, identify and implement measures that correct “Areas of Concern” that could jeopardize personal safety or promote criminal activity. These include dark corners, unlighted parks, large unsupervised commercial parking lots, and abandoned buildings. Physical signs of deterioration and neglect provide opportunities for criminal behavior and often make residents feel vulnerable and unwilling to intervene to protect their community. Improve community appearance and deter crime by requiring housing maintenance and removal of weeds, junk, and abandoned vehicles from yards. Increase pedestrian activity and their ability to be “eyes on the street” with pedestrian-scaled, low-level lighting and reduce opportunities for destructive or criminal behavior.</p>	<ul style="list-style-type: none"> • Consult community to identify “Areas of Concern” including but not limited to dark corners, abandoned buildings, unlighted parks, adult uses, and large unsupervised parking lots. • Consult community to identify “Areas of Concern” including but not limited to dark corners, abandoned buildings, unlighted parks, adult uses, and large unsupervised parking lots. • Develop and apply CPTED design standards to new commercial and multifamily development, including: y Require new buildings to have windows facing the street or public area to enhance surveillance. y Require recreational facilities and open spaces to be multipurpose (i.e., useful to a number of different user groups). y Require the installation of sidewalks and human-scale street lighting to promote pedestrian safety.
<p>Citywide Parking and Access</p> <p>The City’s commercial areas are largely dominated by automobile parking facilities. Much of this parking serves travelers <u>airport-related businesses</u>: car rental agencies, park and fly lots, and lodging. Any surface or structured parking should create a positive visual impact for these businesses and the City as a whole.</p> <p>Policy 7.1L Require parking to be located away from the street front or buffered with landscaping or design elements to reduce its visual impact in commercial and higher density residential areas.</p> <p>Policy 7.1M Enhance the visual character of surface parking areas through screening and vegetation. Trees within surface parking areas provide shade and significantly enhance the visual impact.</p> <p>Policy 7.1N Ensure that the appearance of parking structures makes a positive contribution to the image of the City</p>	<p>7.1L xxx</p> <ul style="list-style-type: none"> • <u>Continue to require parking to be located away from the street front or buffered in the Urban Center and neighborhood villages and other pedestrian-oriented locations.</u> <p>7.1M</p> <ul style="list-style-type: none"> • Encourage owners of existing lots to provide trees around the perimeter of their lots. • Consider developing a list of suitable native and drought-tolerant nonnative trees. <p>7.1N</p> <ul style="list-style-type: none"> • Develop design standards or guidelines to address parking structures’ visual appearance and compatibility with its context. <p>7.1O</p> <ul style="list-style-type: none"> • Designate areas where alleys are required with new development and apply alley standards. Consider public-private partnerships to build alleys or place on Capital Improvement Program. <p>7.1P</p> <ul style="list-style-type: none"> • For Commercial Medium and High Density designations, explore the feasibility of and apply incentives and requirements for providing structured parking rather than surface parking. • <u>Limit</u> surface parking through impervious surface limits.

<p>Policy 7.1O Provide alleys or encourage development to utilize alleys where possible to separate service access and parking from the street frontage in residential areas throughout the city. Residential – Medium Density and High Density designated areas.</p> <p>Policy 7.1P Incentivize the transition from surface parking to structured parking in Commercial Medium Density and High Density designated areas as structured parking becomes more economically feasible.</p> <p>New Policy for PC 8/20 Review: Implement changes to the parking code for residential and commercial uses that support the City's growth strategies while maintaining a high quality of life for residents.</p>	<p><u>New Policy</u></p> <ul style="list-style-type: none"> Implement recommendations from Parking Code Study, undertaken throughout 2024, to establish "right size" requirements for multifamily and commercial uses in the Urban Center and residential low density uses outside the Urban Center that balance City goals for promoting development while maintaining a high quality of life for adjacent residents.
<p>Design of Regional Facilities</p> <p>Policy 7.1Q Ensure Sound Transit, WSDOT, the Port of Seattle and other public agencies work closely with affected neighborhoods in the design of regional public facilities, such as transit, highway and other major projects, that impact residential neighborhoods.</p> <p>Policy 7.1R Use visual barriers and sound absorption methods to reduce impacts from the construction and operation of regional transportation projects in, or adjacent to residential uses, including the Port of Seattle, Sound Transit's Federal Way-Link light rail extension facilities and WSDOT's SR 509 extension projects.</p> <p>Policy 7.1S Implement visual and aesthetic enhancements, such as landscape buffers, high quality construction materials, and public art, in the design of regional public facility projects as a means of preserving and contributing to the quality of residential neighborhoods.</p>	<p>7.1Q, R, S</p> <ul style="list-style-type: none"> Work with agencies and affected communities to ensure public input and high quality design of regional facilities.
<p>Industrial Areas</p> <p>GOAL 7.4 Promote well-designed developments in the Industrial and Aviation Commercial zones that respect the natural environment.</p> <p>Policy 7.4A Ensure that Industrial and Aviation CommercialRegional Business Mix developments apply high design standards with respect to site planning, natural areas, transit use, pedestrian movement, and parking facilities.</p> <p>Implement design and lot coverage standards for commercial and light industrial areas outside the Urban Center to foster high quality development and to minimize their impacts on nearby land uses. Consider the preservation of natural areas as well as the function of the business area, and the movements of pedestrians and transit as well as that of motorized vehicles.</p>	<ul style="list-style-type: none"> Develop and apply design standards to Industrial and Aviation CommercialRegional Business Mix that address: Site planning, Natural areas preservation, Transit use, Pedestrian movement, and Parking facilities.

	<p>Airport GOAL 7.5 Strengthen the positive attributes of SeaTac International Airport’s presence in the City of SeaTac.</p> <p>Linkages Policy 7.5A Extend design elements from the Airport into the community.</p> <p>Policy 7.5B Improve the character of pedestrian, bicycle, and transit connections between the Airport and the community.</p> <p>Airport Buffers Buffers should add to the overall community image while securing the airport perimeter. The buffer areas should appear as a natural extension of the landscape.</p> <p>Policy 7.5C Partner with the Port to screen undesirable views. Buffers should screen loading and parking areas with well-designed, sight-obscuring fencing, closely spaced evergreen planting, and/or other devices.</p> <p>Policy 7.5D Develop viewpoint parks containing landscaping, signage, and other enhancements to strengthen the Airport’s positive image in SeaTac.</p> <p>Policy 7.5E Partner with the Port to infuse high-quality art, architecture, and landscape architecture in Airport development.</p>	<p>7.5A</p> <ul style="list-style-type: none"> Explore visual linkages: landscaping, signs, building design features, color, and other cues to connect to themes of travel and international access. <p>7.5B</p> <ul style="list-style-type: none"> Explore ways of providing functional and comfortable connections with the Airport into the ILA. Work with the Port of Seattle to promote a network of safe, convenient, and attractive linkages within the Urban Center that utilize urban design elements Work with the Port of Seattle and Sound Transit to develop improved pedestrian connections an automated pedestrian/personal conveyance system (such as moving sidewalk or Personal Rapid Transit) to connect between the Airport terminal with and the City Center core. Work with the Port of Seattle to preserve a non-automated pedestrian link to connect the Airport terminal with the City Center core. Establish a level of service for a City Center – Airport terminal pedestrian/ personal conveyance system. <p>7.5C</p> <ul style="list-style-type: none"> Work with the Port to devise standards and methods for fencing and screening at agreed sites and locations (e.g., loading and parking areas). <p>7.5D</p> <ul style="list-style-type: none"> Work with the Port to identify appropriate locations for viewpoint parks with landscaping, signage, and other enhancements. <p>7.5E</p> <ul style="list-style-type: none"> Work with the Port of Seattle in encouraging imaginative art, architecture, and landscape architecture on Port of Seattle property. Design themes could draw from concepts such as “diversity of cultures,” “international access through travel,” or “Pacific Northwest history.”
	<p>Major Institutions GOAL 7.6 Attract and encourage major institutions that are well designed and beneficial to the community.</p> <p>Policy 7.6A Require institutions to contribute publicly accessible amenities and a high design quality.</p>	<ul style="list-style-type: none"> Work to establish interagency agreements when major institutions decide to locate here.
<p>Arts and Culture Historical and cultural resources within the City include the Historic Cemetery on S 200th Street, Earthworks Park, Military Road (one of the first in the area used by non-native settlers), the Airport, and Des Moines Memorial Drive South (including the remaining historic WWI commemorative elm trees). These resources have the potential to be identity-building features.</p>		
<p>Policy 7.1J</p>	<p>Identify, commemorate, and preserve the City’s historical and cultural resources including tribal treaty fishing, hunting, and gathering grounds and consider the potential impacts of development.</p> <p>Inventory places, events, and people that contributed to the evolution of the community and trace this back to Native American influences. Once completed, choose appropriate methods of recognition.</p>	<ul style="list-style-type: none"> Identify and list the City’s historical and cultural resources. Establish interpretive and commemorative signs and displays. Determine if any structures warrant preservation.
<p>New Policy</p>	<p><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></p>	<ul style="list-style-type: none"> <u>See implementation strategies for Policy 7.1J above.</u> <u>Create work plan to confirm City’s preservation goals.</u>

Development Practices and Design Standards		
<p>The following policies were previously reviewed by the Planning Commission but have been re-located to this new section.</p> <p>- Implementation strategies will be proposed within the Public Review Draft of this Chapter.</p>		
New Policy	<u>Promote innovative and environmentally sensitive development practices in siting, design, materials selection, construction, and maintenance.</u>	<ul style="list-style-type: none"> • TBD
New Policy	<u>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.</u>	<ul style="list-style-type: none"> • TBD
New Policy	<u>Coordinate, design, and plan for public safety in the physical environment, and through services and programs, such as emergency management, including through interjurisdictional collaboration.</u>	<ul style="list-style-type: none"> • TBD
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>	<ul style="list-style-type: none"> • TBD
New Policy	<u>Adopt flexible design standards, parking requirements, incentives, or guidelines that encourage green building, multimodal transportation, and infill development.</u>	<ul style="list-style-type: none"> • TBD
Code Enforcement		
New Policy	<u>Ensure adequate code enforcement so that regulations are appropriately implemented.</u>	<ul style="list-style-type: none"> • <u>Maintain code enforcement activities to ensure protection from illegal/ inappropriate land uses and activities.</u> • <u>Continue Code Enforcement practices that raise public awareness about City regulations and programs.</u>

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