

Urban Center Chapter

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)

	<p>Notes on Urban Center Chapter Implementation Strategies:</p> <ul style="list-style-type: none"> <i>Urban Center Chapter strategies are still under development and will be provided within the Public Review Draft of this document.</i> Staff is working to reduce redundancies between the Land Use Element and Urban Center Chapter so there will anticipated to be many references to Land Use implementation strategies within this chapter. Some implementation strategies that will likely be included in the Urban Center Chapter follow: Update subareas plans to incorporate Envision SeaTac 2044 growth strategies for Urban Villages, Complete Neighborhoods and other policy objectives and implementation steps. Complete City Center Urban Village subarea plan, currently underway, in alignment with Envision SeaTac 2044 growth strategies. Undertake a coordinated City approach to plan for and implement Urban Village development through proactive, coordinated, and targeted regulatory, capital project, and programmatic initiatives. Ensure Complete Neighborhood goals, policies, and strategies for Neighborhood Centers and Neighborhood Residential Areas are incorporated within and implemented through plans, regulations, projects and budgets. Work with local residential and business communities on implementing Urban Villages and Complete Neighborhoods within the entire Urban Center and ensure inclusive and equitable planning processes. Establish a tracking system to monitor short and long term development of Urban Villages and refine development strategies as appropriate.
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General

New Goal	<u>Encourage the development of the Urban Center as an equitable transit community with mixed use, complete neighborhoods that provide social and economic opportunities for residents, workers, and visitors.</u>	<i>Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.</i>
New Policy	<u>Support the transition of the Urban Center into a more compact, pedestrian- and transit-oriented place with access to jobs, diverse, affordable housing options, transportation choices, neighborhood-oriented services, healthy foods, and parks and open space available within one-half mile walking distance throughout the center.</u>	<ul style="list-style-type: none"> <u>Prioritize infrastructure investments, regulatory changes, and the use of other City resources to promote transit-oriented growth and complete neighborhood infrastructure and services in the Urban Center.</u>

Regional Growth Center Framework Policies

Regional Collaboration

Environment, Parks, and Climate Change

New Goal	<u>Create a climate-resilient built environment within the Urban Center to support the achievement of state and regional greenhouse gas emission reduction goals.</u>	<i>Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.</i>
New Policy	<u>Design communities, neighborhoods, and individual developments using techniques that reduce heat absorption, particularly in regional and countywide centers and residential neighborhoods with less tree canopy and open spaces.</u>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>

New Policy	Reduce greenhouse gas emissions by encouraging walking, bicycling, transit use, and other alternatives to auto travel, and by locating housing closer to areas of high employment.	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	Reduce the greenhouse gas emissions of the built environment through innovative green building practices in design, materials selection, construction, and maintenance.	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	Incorporate electric transportation infrastructure into new public and private development	Specific strategies to be provided within Public Review Draft of Chapter
Policy 7.2B	Encourage tree planting and native, climate-resilient Require appropriate tree planting and landscaping throughout the Urban Center to create and protect systems of green infrastructure. with new development.	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	Follow guidance from the City's Stormwater Management Program to preserve, protect, and improve water resources.	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	Identify and mitigate environmental impacts for vulnerable populations by prioritizing investment in parts of the urban center with historical underinvestment in infrastructure.	Specific strategies to be provided within Public Review Draft of Chapter
New Goal	Protect and enhance environmentally critical areas, parks, and open spaces.	Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.
New Policy	Identify and minimize gaps in equitable access to parks and open space by providing parks within 1/2 to 1/4 mile walk of all urban centers residents and as guided by the SeaTac Parks and Recreation (PROS) Plan.	Specific strategies to be provided within Public Review Draft of Chapter
7.2G	Establish a variety of public spaces throughout the Urban Center to help create a greater sense of identity and places that can be enjoyed by residents, employees, and visitors.	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	Work collaboratively with other agencies and environmental groups to increase the habitat value of SeaTac's natural resources, including Bow Lake and Angle Lake.	Specific strategies to be provided within Public Review Draft of Chapter
Policy 7.2R	Incorporate Recognize Bow Lake and Angle Lake as major elements in the image contributors to the development of SeaTac's Urban Center and City Center, and work to further enhance their capacity for providing opportunities to the community.	Specific strategies to be provided within Public Review Draft of Chapter
Land Use/Development Patterns		
New Goal	Align with the PSRC Regional Growth Strategy and King County Growth Targets by providing capacity for the 20-year housing and employment allocations and undertaking planning that guides attainment of targets.	Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.
New Policy	Promote regional and local community and economic development by providing complete neighborhood infrastructure and services throughout the Urban Center including housing at a range of building types and affordability levels, commercial and retail spaces, community services and other amenities integrated into safe, walkable neighborhoods.	<ul style="list-style-type: none"> 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.

Policy 2.1A	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 <u>urban village neighborhoods</u> within SeaTac’s designated the Urban Center.	<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, track progress, and reevaluate prioritization over time.</u> • <u>Prioritize infrastructure investments, regulatory changes, and the use of other City resources that would serve growth in the Urban Center.</u>
Policy 7.2A	Implement the City Center and Station Area Plans to encourage the development of distinctive focal points (i.e., high activity neighborhood and commercial centers) within the Urban Center.	
	<u>Promote a pedestrian-friendly and transit-supportive land use and development pattern for future private and public development projects.</u>	Specific strategies to be provided within Public Review Draft of Chapter
Policy 2.1B	<u>Support the Urban Center as a primary location for growth by implementing development regulations that encourage growth to achieve the activity unit targets.</u> Direct moderate and high density residential development to the Urban Center, especially within the City Center and station areas.	Specific strategies to be provided within Public Review Draft of Chapter
Policy 7.2D	Partner with <u>Incentivize</u> developers to catalyze <u>produce</u> high-quality, transit-oriented developments <u>housing, economic opportunities, and services</u> in the station areas.	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	<u>Streamline development standards and regulations for residential and commercial development and public projects, especially in centers and high-capacity transit station areas, to provide flexibility and to accommodate a broader range of project types consistent with the regional vision.</u>	Specific strategies to be provided within Public Review Draft of Chapter
New Goal	<u>Promote connectivity between land uses by building a walkable, pedestrian focused, street network.</u>	Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.
Policy 7.2H	Encourage <u>accessible and multi-modal</u> connections between the Urban Center and <u>adjacent residential</u> nearby neighborhoods.	Specific strategies to be provided within Public Review Draft of Chapter
Policy 2.1C	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 <u>and bicycle</u> circulation and transit accessibility.	Specific strategies to be provided within Public Review Draft of Chapter
Policy 7.2I	Encourage pedestrian and bicycle connections through large blocks.	
Policy 7.2E	Require clear and reasonable connections, <u>such as</u> (e.g., station platforms and pedestrian paths), between new development and the light rail stations.	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	<u>Encourage a pedestrian and transit friendly Urban Center through the application of design standards that prioritize the orientation of land uses around transit.</u>	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	<u>Work with developers and the pPort of Seattle to ensure that parking facilities are built with the future in mind.</u>	Specific strategies to be provided within Public Review Draft of Chapter
Housing		
New Goal	<u>Promote more and a variety of homes for SeaTac’s diverse communities at all income levels within the Urban Center.</u>	Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.
New Policy	<u>Ensure density standards and development regulations allow for a variety of housing types for all major household income categories.</u>	<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>

		<ul style="list-style-type: none"> -Review multi-family housing standards, and complete updates as needed. See housing implementation strategies in Housing & Human Services Element.
New Policy	<u>Continually undertake planning to assess housing needs, create affordable housing opportunities, track the provision of housing by type and affordability, and coordinate with community and regional approaches to funding and meeting the housing needs of current and future populations.</u>	<ul style="list-style-type: none"> Regularly monitor housing development and production by building type, affordability, and geographic location and seek community feedback on housing needs.-
New Policy	<u>Use a range of strategies to mitigate displacement of housing, especially low-income households, special needs individuals and households, and historically marginalized populations, that may result from planning, public investments, private development, and market pressure.</u>	See Housing & Human Services Element, Policy 3.1E implementation strategies.
New Policy	<u>Support the protection of existing, naturally affordable housing and encourage the equitable distribution of new affordable housing units.</u>	See Housing & Human Services Element, Policy 3.4A implementation strategies.
Economy		
New Goal	<u>Promote the retention, expansion, and growth of economic opportunities in the Urban Center.</u>	Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.
New Policy	<u>Increase employment opportunities and diversify the economic environment to leverage access to the airport and regional market while promoting businesses that address the daily needs of residents, workers, and visitors.</u>	Specific strategies to be provided within Public Review Draft of Chapter
Policy 2.1D	Focus <u>Encourage retail and commercial development within the City Urban Center and station areas urban villages to ensure access to services and healthy foods within at least a ½ mile walking distance.</u>	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	<u>Reduce the displacement risk of neighborhood-based small business owners, local organizations, and commercial development.</u>	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	<u>Allow for the adaptive reuse of single family homes to encourage work/live opportunities and neighborhood services, and as an anti-displacement strategy as the Urban Center transitions into a higher density community.</u>	<ul style="list-style-type: none"> Undertake staff learning to better understand the potential for adaptive reuse of single family buildings as a cost-effective tool to promote work-live opportunities and to mitigate displacement of residents.
Transportation		
New Goal	<u>Provide a safe and efficient transportation system for all users within the Urban Center including motor vehicles, transit, bicycles, and pedestrians, while leveraging the transit-rich environment to increase mobility and equitable access to social and economic opportunities.</u>	Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.
New Policy	<u>Plan for streets that serve all users, including pedestrians, bicyclists, transit users, vehicles, and – where appropriate – freight.</u>	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	<u>Support a connected transportation network that emphasize pedestrian and transit use, especially within the designated urban villages.</u>	Specific strategies to be provided within Public Review Draft of Chapter
Policy 7.2F	Incorporate sidewalks and <u>other</u> pedestrian-oriented street furnishings <u>design features</u> along streets within the Urban Center.	Specific strategies to be provided within Public Review Draft of Chapter
Policy 7.2I	Provide safe methods such as signalized crossings, textured crosswalks, and pedestrian islands within the planted median for people to cross major streets at regular and convenient intervals.	

New Policy	Establish a parking management strategy that addresses supply of parking, on-street parking, and mitigating effects of parking.	Specific strategies to be provided within Public Review Draft of Chapter
New Goal	Decrease the necessity of, and dependence on, single-occupancy vehicles in the Urban Center by promoting easily accessed non-motorized options of travel.	Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.
New Policy	Identify strategies to achieve a mode-split goal that promotes less reliance on single-occupancy vehicles and advances more transit, and non-motorized trips.	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	Coordinate with King County Metro and other transportation agencies to provide safe, efficient, and connected transit options.	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	Ensure safe and accessible access to stops along Metro’s RapidRide Bus Rapid Transit (BRT) line.	Specific strategies to be provided within Public Review Draft of Chapter
	Promote safe and convenient bicycle parking throughout the Urban Center in and near public spaces and private businesses.	Specific strategies to be provided within Public Review Draft of Chapter
Public Services		
New Goal	Plan for, prioritize, and implement infrastructure improvements in the Urban Center.	Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.
New Policy	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.	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	Coordinate with SeaTac’s multiple utility and public service providers, including water, sewer, transportation, and other special purpose districts, to ensure adequate services available to support current and anticipated growth in the Urban Center.	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	Ensure availability of public services, including K-12 education, to meet the needs of current and projected businesses and residents.	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	Ensure public services and facilities are consistent in location and timing with adopted growth targets.	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	Provide available infrastructure funding to projects within the Urban Center to achieve necessary density and intensity of development.	Specific strategies to be provided within Public Review Draft of Chapter
New Policy	Support innovative stormwater management.	Specific strategies to be provided within Public Review Draft of Chapter
Urban Village Framework Policies		
Edits since last PC review	Develop Urban Villages within the Urban Center within the City Center, S 154th station area, and Angle Lake station area designated subareas that 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.	<ul style="list-style-type: none"> • Implement Urban Village subarea plans, by proactively coordinating City programs and budgets. • Complete the City Center Urban Village Plan and incorporate new Envision SeaTac 2044 growth strategies. • Update plans periodically to better reflect changes in community goals and growth trends.
New Policy	Promote SeaTac’s three-station local light rail system to facilitate the connectivity and development of the City’s three Urban Villages as central community hubs for neighborhoods throughout SeaTac.	Specific strategies to be provided within Public Review Draft of Chapter
Complete Urban Villages Complete Neighborhood Infrastructure and Services		
New Goal	Design Urban Villages to be the highest density, urban living experience within the City, consisting of walkable, one-fourth to one-half mile access to transportation choices, with diverse and affordable housing options, healthy	Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.

	foods, neighborhood services, and parks and open space to local and regional residents, workers, and visitors.	
Zoning		
New Policy	Provide zoning that supports mixed use pedestrian environments and compact, higher and moderate density development; accessibility to high-capacity transit; current or potential multi-modal connectivity to adjacent communities; current or potential future access to parks and open space	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
Mix of Uses		
New Policy	Allow a broad range of transit-supportive uses including housing types and commercial and retail support services to serve a local, citywide, or regional market, and mix of uses that aligns with each Urban Village’s adoption vision.	<ul style="list-style-type: none"> Review and update multi-family and mixed use development standards as needed.
Development Patterns		
New Policy	Promote mixed use pedestrian environments where public amenities and services can be efficiently and effectively provided.	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
Access to Transportation Choices		
New Policy	Direct and convenient access for all modes to local and regional transportation networks, especially high-capacity transit, all ages and abilities pedestrian and bicycle connections within and near village, and easy access to frequent transit.	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
Access to Diverse, Affordable Housing		
New Policy	Provide range of higher and moderate density housing types, including mixed use options, for households of different family sizes and at all income levels.	<ul style="list-style-type: none"> See Housing and Human Services Element implementation strategies. Review multi-family, mixed use and other codes and incentives to better align with Urban Village implementation.
Access to Healthy Foods		
New Policy	Encourage the location of grocery stores, farmers markets, and community food gardens to support access to healthful food for people living within and outside of urban villages.	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
Access to Neighborhood Services		
New Policy	Maintain and enhance retail commercial and other daily-use services, especially in areas most attractive to pedestrians and transit riders, and to support concentrations of residential and employment activity.	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
Access to Parks and Open Spaces		
New Policy	Provide a variety of parks and open space to enhance the livability of urban villages, to help shape the overall development pattern, and to enrich the character of each village.	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
New Policy	Support direct access to either existing or potential public open spaces in or near the village that meets or exceeds the SeaTac Parks and Recreation (PROS) Plan goals for providing neighborhood park space within ¼ mile walking distance of residents living in higher density neighborhoods.	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>

New Policy	Promote development of village squares and other community gathering spaces in each urban village.	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
New Policy	Encourage flexibility of use for village squares and community gathering spaces, including the ability to accommodate food trucks, festivals, farmers markets, community events, etc.	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
Community Design Within the Urban Center		
New Goal	Ensure public and private development contributes to an attractive and equitable identity for the Urban Center.	<i>Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.</i>
New Policy	Increase access to opportunity, including employment and education opportunities and improved neighborhood quality of life.	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
New Policy	Identify the types of services that would help achieve cleanliness and safety goals for the district.	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
New Policy	Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities.	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
	Pedestrian Environment	
Policy 7.2F	Incorporate sidewalks and pedestrian-oriented street furnishings along streets within the Urban Center	<ul style="list-style-type: none"> Place station area plan recommended sidewalk construction, improvements, and pedestrian features in the Capital Improvements Program. Develop and apply design standards to new development to achieve high-quality street furnishings and amenities.
Policy 7.2G	Enhance the livability and functionality of the Urban Center by prioritizing the creation and maintenance of diverse public spaces. Establish a variety of public spaces throughout the Urban Center	<ul style="list-style-type: none"> Seek public-private partnerships and/ or fund the construction of public spaces (e.g., pocket parks, small gathering spaces).
Policy 7.2H	Encourage connections between the Urban Center and nearby neighborhoods.	<ul style="list-style-type: none"> Provide City Center and station area plans recommended pedestrian connections between the Urban Center and adjacent neighborhoods through zoning standards and the Capital Facilities Program. Obtain access easements as feasible.
Policy 7.2I	Provide safe methods such as signalized crossings, textured crosswalks, and pedestrian islands within the planted median for people to cross major streets at regular and convenient intervals.	<ul style="list-style-type: none"> See the Transportation Element for intersection, mid-block crossing, and pedestrian refuge improvements strategies.
Policy 7.2J	Encourage pedestrian and bicycle connections through large blocks.	<ul style="list-style-type: none"> Require or incentive pedestrian and bicycle connections through large blocks.
	Quality of Building Design	
Policy 7.2K	Maintain the City Center’s and Station Areas Plans’ development standards for building design and orientation to ensure that buildings are designed to accommodate a comfortable and pleasant human experience on the street and are visually pleasing above.	<ul style="list-style-type: none"> Apply and/or enforce design standards to achieve people-oriented architectural and site design
Policy 7.2L	Encourage developments to include design features Promote the incorporation of design elements that unify SeaTac’s Urban Center character identity, while allowing for distinctive and balanced with individual, creative architectural designs in developments.	<ul style="list-style-type: none"> Determine and require a selection of physical characteristics to be incorporated into development projects, for example, seasonal plantings, public spaces, canopies and other weather protecting devices, roof forms, ground level articulation of building facades, terraced building forms, or combinations of these elements.
Policy 7.2M	Provide Encourage a variety of public spaces, art, amenities, and well-scaled signage throughout the Urban Center and Station Areas.	<ul style="list-style-type: none"> Update zoning provisions for the Urban Center to include a list of desirable public amenities, some mandatory and others encouraged with incentives (in the form of additional development).

	Retrofitting Existing Development	
Policy 7.2N	Encourage flexibility in the Zoning Code and urban design standards which balances the community’s desire to create a well-designed urban center with the preservation and maintenance of viable commercial and residential developments	<ul style="list-style-type: none"> • Work with property owners in suggesting configurations and improvements that support Urban Center principles. • Prioritize the kinds of improvements to be required during remodeling or renovation. These could include pedestrian access and circulation, signage, and landscaping.
	Civic Facilities	
Policy 7.2O	Create public spaces within the Urban Center.	<ul style="list-style-type: none"> • Evaluate options for acquiring and developing a public space, including private sector partnerships. • Organize <u>Consider organizing</u> a design competition to ensure quality and innovation in the final design. • Establish a civic park or village squares <u>identified within Urban Villages and identify</u> in a subarea plans <u>and</u> through the Capital Facilities Program
Policy 7.2P	Encourage the development of buildings and structures in the Urban Center which provide civic functions.	<ul style="list-style-type: none"> • Establish one or more civic structures within the Urban Center. • Encourage public-private projects to provide civic functions.
Policy 7.2Q	Include art with public improvements.	<ul style="list-style-type: none"> • Include artists on design teams for public projects. • Update the Zoning Code to include incentives for the provision of public art in private developments. • Establish a threshold above which public improvements will be required to include public art.
Policy 7.2R	Incorporate Bow Lake and Angle Lake as major elements in the image of SeaTac’s Urban Center and City Center.	<ul style="list-style-type: none"> • Continue programming activities at Angle Lake and explore ways to make Bow Lake an accessible and appealing focal point for the community.

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