

# Neighborhoods Chapter Goals & Policies with Proposed Implementation Strategies

## GOALS & POLICIES

\*Yellow highlights indicate change in proposal PC previously reviewed or new policy

## IMPLEMENTATION STRATEGIES

\*8/20 is first PC review of proposed implementation strategies (Note: Existing strategies in black text)

### Notes on Neighborhoods Chapter Implementation Strategies:

- **Neighborhoods Chapter strategies are still under development and will be provided within the Public Review Draft of this document.**
- Staff is working to reduce redundancies between the Land Use Element and Neighborhoods 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 Neighborhoods Chapter follow:
  - Create work plans for Neighborhood Villages, potentially including subarea plans, that clarify their unique development visions and implementation steps the City can take to promote their short and long term development.
  - Maximize locational, infrastructure, and natural resource assets and other unique conditions or attributes of Neighborhood Villages in City efforts to plan for and promote the creation Neighborhood Villages that complement and enhance the character of the village and adjacent communities.
  - Undertake a coordinated City approach to plan for and implement Neighborhood Village development through targeted regulatory, capital project, and programmatic initiatives.
  - Work with local residential and business communities on implementing Neighborhood Villages, Corner Stores, and Complete Neighborhoods and ensure inclusive and equitable planning processes.
  - 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.

## General

<p><b>New Goal</b></p>	<p><u>Facilitate equitable access to opportunity citywide by promoting the development of complete neighborhoods throughout SeaTac that provide transportation choices, diverse and affordable housing types, healthy food, neighborhood-oriented services, and parks and open space within one-half mile walking distance of all residents.</u></p>	<p>Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.</p>
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<p><b>New Policy</b></p>	<p><u>Allow growth outside of the Urban Center in order to provide a range of housing types for all income levels including higher, middle and lower density options.</u></p>	<p>Specific strategies to be provided within Public Review Draft of Chapter</p>
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## Neighborhood Center Framework Policies

<p><b>New Policy</b></p>	<p><u>Designate locations for neighborhood villages and corner store mixed use development-within a half mile walking distance of residential households outside of the Urban Center, to the extent possible and as physical conditions and public infrastructure allow, to provide opportunities for a variety of housing types and mix of activities that support SeaTac's communities across the city.</u></p>	<p>Specific strategies to be provided within Public Review Draft of Chapter</p>
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Neighborhood Villages Guidance		
<p><b>“Definition”</b>  <b>changed to:</b>  <b>New Goal</b>                      (slightly modified since last PC review)</p>	<p><b>Develop Neighborhood Villages within City designated locations located outside of the Urban Center that primarily provide access to everyday needs to local community members and include a range of moderately scaled housing options that are compatible with adjacent Neighborhood Residential areas.</b></p>	<p>Goals do not have implementation strategies.                      PC has not yet reviewed implementation strategies below.</p>
<p><b>Edited since last PC review</b></p>	<p><b>Establish Neighborhood Villages that generally encompass the following characteristics:</b></p> <ul style="list-style-type: none"> <li>- <b>Location:</b> located on important intersection and arterial corridors</li> <li>- <b>Size:</b> several blocks.</li> <li>- <b>Development Pattern/Zoning:</b> contains mixed use residential development with ~4–7 story buildings.</li> <li>- <b>Transportation:</b> focused on providing accessible bike, pedestrian, and transit opportunities.</li> <li>- <b>Access to Infrastructure and Services:</b> provides convenient and comprehensive opportunities to daily use services, and opportunities for gathering places, and other amenities that promote a high quality of life within and adjacent to the village.</li> </ul>	<p>Specific strategies to be provided within Public Review Draft of Chapter</p>
<p><b>New Policy Criteria</b></p>		
Neighborhood Villages: Complete Neighborhood Policies		
<p><b>New Goal</b></p>	<p><b>Promote neighborhood villages as community hubs that provide access to transportation choices, diverse, affordable housing options, healthy food, neighborhood services and parks and open space.</b></p>	<p>Goals do not have implementation strategies.                      PC has not yet reviewed implementation strategies below.</p>
Zoning		
<p><b>New Policy</b></p>	<p>Provide zoning that can accommodate a concentration of moderate to high density residential uses, including mixed use development, that can increase housing types and affordability levels in neighborhoods throughout the city, and support daily needs commercial and retail services.</p>	<ul style="list-style-type: none"> <li>• Review and update multi-family and mixed use land use and development standards as needed.</li> <li>• Consider including Neighborhood Villages in the Multi-Family Tax Exemption program in future updates.</li> </ul>
<p><b>New Policy</b></p>	<p>Provide zoning that allows for centralized commercial and retail support services to areas within and outside of the neighborhood village.</p>	<ul style="list-style-type: none"> <li>• Review and update mixed use requirements for all residential and mixed use zones outside of the Urban Center as needed.</li> </ul>
Mix of Uses		
<p><b>New Policy</b></p>	<p>Allow a range of moderate to high density housing types, and commercial and retail support services to serve a local, and citywide market.</p>	<ul style="list-style-type: none"> <li>• Review and update multi-family and mixed use land use requirements as needed.</li> </ul>
Development Patterns		
<p><b>New Policy</b></p>	<p>Allow the size of neighborhood villages to vary according to local conditions but consider it generally desirable that any location within the village be within easy walking distance of the center of activity and services.</p>	<p>Specific strategies to be provided within Public Review Draft of Chapter</p>
<p><b>New Policy</b></p>	<p>Promote, walkable, mixed-use environments with pedestrian-friendly and human scale designs and high connectivity internally and to adjacent communities.</p>	<p>Specific strategies to be provided within Public Review Draft of Chapter</p>

**Access to Transportation Choices**

New Policy	<u>Direct access to frequent transit as well as all ages and ability pedestrian and bicycle network.</u>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
New Policy	<u>Located on arterial network, with connections to regional transportation facilities</u>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
New Policy	<u>Convenient and direct, connections to adjacent areas by pedestrians and bicyclists</u>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>

**Access to Diverse Affordable Housing**

New Policy	<u>Provide a range of higher and moderate density housing types, including mixed use options, for households of different family sizes and at all income levels; address compatibility of building types and densities in areas immediately adjacent to neighborhood villages.</u>	<ul style="list-style-type: none"> <li><u>Review and update multi-family and mixed use development standards as needed.</u></li> </ul>
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**Access to Healthy Foods**

New Policy	<u>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 neighborhood villages.</u>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
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**Access to Neighborhood Services**

New Policy	<u>Promote the establishment of retail and business uses that enhance the quality of life of residents and provide day-to-day needs, such as small-scale offices, retail, and restaurants.</u>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
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**Access to Parks and Open Spaces**

New Policy	<u>Provide direct access to either existing or potential public open spaces in the immediate vicinity.</u>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
New Policy	<u>Promote development of village square and other community gathering spaces in each neighborhood village.</u>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
New Policy	<u>Encourage flexibility of use for village squares and community gathering spaces, including the ability to accommodate food trucks, festivals, farmers markets, community events, etc.</u>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>

**Corner Store/Mixed Use Areas Guidance**

<p><b>"Definition" changed to: New Goal (slightly modified since last PC review)</b></p> <p><b>Edited since last PC review</b></p> <p><b>New Policy Criteria</b></p>	<p><u>Corner Store/Mixed Uses areas are City designated locations, located outside of the Urban Center, that provide a smaller scale of housing and commercial options than neighborhood villages, and provide neighborhood oriented convenient services, including housing options, for residents.</u></p> <p><u>Establish Corner Store/Mixed Use areas that generally encompass the following characteristics:</u></p> <ul style="list-style-type: none"> <li><b>Location:</b> located in residential neighborhoods at key intersection</li> <li><b>Size:</b> a few key parcels</li> <li><b>Development Patterns/zoning:</b> small scale mixed use, with 2-4 stories buildings, allowing daily use services, some small scale housing, opportunities for work/live spaces.</li> </ul>	<p><i>Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.</i></p> <p><i>Specific strategies to be provided within Public Review Draft of Chapter</i></p>
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- Transportation: focused on providing bike and pedestrian access and connections to greater networks.
- Access to Infrastructure and Services: provides convenient, but not necessarily comprehensive day to day needs

**Complete-Corner Store/Mixed Use Complete Neighborhood Policies**

<p><b>New Goal</b></p>	<p><u>Design corner store mixed use development to be new small scale neighborhood centers and living experiences outside of the Urban Center that can help fill in gaps in nearby access to daily needs services outside of Urban Villages and Neighborhood Villages.</u></p>	<p>Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.</p>
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**Zoning**

<p><b>New Policy</b></p>	<p><u>Implement zoning that allows for smaller scale mixed use development at key intersections in Neighborhood Residential areas to address gaps in the provision of walkable half mile access to neighborhood-oriented commercial and retail services.</u></p>	<p>Specific strategies to be provided within Public Review Draft of Chapter</p>
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**Mix of Uses**

<p><b>New Policy</b></p>	<p><u>Allow for Corner Store/Mixed Use areas to provide opportunities for small-scale businesses that serve the needs of residents and provide a range of moderate density housing opportunities.</u></p>	<ul style="list-style-type: none"> <li>• <u>Work with local communities to identify potential Corner Store/Mixed Use locations and preferred types of businesses and services.</u></li> <li>• <u>Develop code amendments to implement Corner Store/Mixed Use areas.</u></li> </ul>
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**Development Patterns**

<p><b>New Policy</b></p>	<p><u>Encourage the adaptive reuse of single-family homes into Corner Store/Mixed Use development neighborhood corner stores.</u></p>	<ul style="list-style-type: none"> <li>• <u>Undertake staff learning to better understand the potential for adaptive reuse of single-family buildings to be utilized as Corner Store/Mixed Use development.</u></li> </ul>
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**Access to Transportation Choices**

<p><b>New Policy</b></p>	<p><u>Promote convenient access for all ages and abilities pedestrian and bicycle connections and easy connections to local transit.</u></p>	<p>Specific strategies to be provided within Public Review Draft of Chapter</p>
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**Access to Diverse, Affordable Housing**

<p><b>New Policy</b></p>	<p><u>Provide range of moderate to low density housing types, including low scale middle housing and live work units.</u></p>	<ul style="list-style-type: none"> <li>• <u>Undertake staff learning to assess housing types that complement corner store uses and are compatible with adjacent Neighborhood Residential areas. Include community input opportunities.</u></li> <li>• <u>Develop code amendments to implement Corner Store/Mixed Use areas.</u></li> </ul>
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**Access to Healthy Foods**

<p><b>New Policy</b></p>	<p><u>Encourage the development of small scale neighborhood markets, community gardens and other local healthy food options -</u></p>	<p>Specific strategies to be provided within Public Review Draft of Chapter</p>
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**Access to Neighborhood Services**

<p><b>New Policy</b></p>	<p><u>Encourage the establishment of small-scale businesses such as hair salons, small retail, sandwich shop, and other locally owned small businesses.</u></p>	<p>Specific strategies to be provided within Public Review Draft of Chapter</p>
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<p><b>New Policy</b></p>	<p><u>Encourage the use of corner stores as live-work opportunities.</u></p>	<p>Specific strategies to be provided within Public Review Draft of Chapter</p>
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**Access to Parks and Open Spaces**

<p><b>New Policy</b></p>	<p><u>Support access to existing public parks or proposed village squares.</u></p>	<p>Specific strategies to be provided within Public Review Draft of Chapter</p>
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New Policy [Encourage the development of pocket parks or other small scale community gathering spaces.](#) *Specific strategies to be provided within Public Review Draft of Chapter*

**Neighborhood Residential Framework Policies**

**New Goal** [Neighborhood Residential areas are located outside of the Urban Center and consist of primarily residential uses located within areas with residential low, residential medium and residential high land use designations, they allow some non-residential uses.](#) *Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.*

New Policy [Promote the development of a range of housing options, including middle housing options, to increase accessible housing for all income ranges.](#)

- [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 multi-family code and update as needed.](#)

Policy 7.3E Ensure that Residential Low ~~Density~~ development standards, including setbacks and access standards, such as width and surfacing, are appropriate for small lot or short plat subdivisions.

- [As part of middle housing code amendments to be completed by June 30, 2025, review and adjust Residential Low standards as needed.](#)

Policy 2.2K Allow home occupations in residential areas subject to [the Zoning Code](#) requirements for such business operations [outlined in the City's Municipal Code](#). *Specific strategies to be provided within Public Review Draft of Chapter*

New Policy [Promote connections to neighborhood villages and corner stores within residential neighborhoods through complete sidewalks and trail networks.](#) *Specific strategies to be provided within Public Review Draft of Chapter*

Policy 7.3A ~~Ensure~~ [Encourage](#) that accessory dwellings that are ~~subordinate compatible~~ in size and appearance to primary residences, ~~to protect and maintain the existing neighborhood cha~~ [to enhance neighborhood character.](#)

- [Implement code amendments to allow to two Accessory Dwelling Units \(ADUs\) where single family housing is currently permitted by June 2025, as required by the state.](#)
- [Comply with state legislated ADU design guidelines.](#)

New Policy [Encourage innovative urban design and streetscapes to create placemaking opportunities in residential neighborhoods while providing safe and convenient environment for pedestrians and bicycles.](#) *Specific strategies to be provided within Public Review Draft of Chapter*

**Community Design Outside of the Urban Center**

**GOAL 7.3** Enhance the [architectural](#) character of residential areas and promote a range of well-designed housing types. *Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.*

**Housing Options and Neighborhood Character**

Policy 7.3B [Ensure density standards and development regulations allow for a variety of housing types available for a range of incomes.](#) ~~Require high-quality multifamily building and site design that fosters a sense of community, relates to the street, has unobtrusive parking arrangements, provides usable open space, and ensures compatible transitions between different types of housing.~~

- [Regularly monitor housing supply.](#)
- [Periodically review and update housing codes to ensure diverse, affordable options available in line with community needs and King County CPP needs assessment.](#)

**Neighborhood Retail and Services**

Policy 7.3C Develop [design standards and guidelines](#) for neighborhood ~~commercial centers areas,~~ [including commercial uses, to ensure compatibility with neighboring residential uses.](#) *Specific strategies to be provided within Public Review Draft of Chapter*

Policy 7.3D Develop and apply transitional [development](#) standards to neighborhood commercial development when it is adjacent to housing. *Specific strategies to be provided within Public Review Draft of Chapter*

**Access to Neighborhood Services**

Policy 2.2G	Encourage neighborhood-scale <u>commercial, retail, and service-oriented businesses on the ground floors of residential developments</u> in <del>appropriate locations outside of the Urban Center</del> <u>high density zones</u> to serve needs of residents.	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
<del>Policy 2.2H</del>	<del>Promote and incentivize developments in commercial designations with retail and service-oriented businesses on the ground floor or on the same site to serve employees, residents, and visitors.</del>	
<del>Policy 2.2I</del>	<del>Allow commercial uses that serve neighborhood needs on the ground floors of residential buildings in the high density zones.</del>	
Policy 2.2J	Promote the <u>growth of small businesses in SeaTac with a focus on those that cater to the needs of local residents.</u> <del>Encourage the development of small, "resident-oriented" businesses in SeaTac.</del>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
New Policy	<u>Adopt land use and community investment strategies that promote equitable and safe access to services within SeaTac's neighborhoods.</u>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>

**Neighborhood Planning**

<b>New Goal</b>	<u>Maintain and enhance the high quality of life in SeaTac's distinctive neighborhoods.</u>	<i>Goals do not have implementation strategies. PC has not yet reviewed implementation strategies below.</i>
New Policy	<u>Use the neighborhood area planning process to engage SeaTac's local communities to define specific values and policies for their neighborhood subareas.</u>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
New Policy	<u>Neighborhood planning shall include equitable engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low-incomes; people with disabilities; and communities with language access needs.</u>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
New Policy	<u>Periodically assess and update neighborhood subarea plans and adapt plans to changing conditions</u>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>
New Policy	<u>Ensure neighborhood subarea plans and policies are consistent with the other policies of the Comprehensive Plan.</u>	<i>Specific strategies to be provided within Public Review Draft of Chapter</i>