

**Envision SeaTac 2044 Public Review Draft
Public Hearing: 10/15/2024**

COMMENT SUMMARY & CITY STAFF RESPONSES

Comment Summary	Staff Response
PLANNING COMMISSIONER COMMENTS & QUESTIONS	
<p>Information requested on how rezoning might affect property taxes.</p>	<p>Staff Response:</p> <ul style="list-style-type: none"> • According to the City of Shoreline, which recently undertook a rezoning process, analysis from more than twenty (20) reputable studies found that property values in new developments near neighborhood centers and high-capacity transit generally rise in value, from 0% to 32%, the closer they are to transit stations or centers. • Property taxes can be increased based on increased changes in property value, but in Washington State there are property tax levy limitations that restrict the amount property taxes can be increased. • For more detailed information, please see FAQ information created for Rezone Property Owner Meeting (Oct. 2): Property Values & Property Tax FAQ
<p>Questions were asked regarding proposed Ground floor active use requirements:</p>	<p><i>Please see staff response to Commissioners’ questions about ground floor uses requirements in the section below with the following yellow highlighted title:</i></p> <p>Concerns About Proposed Rezones & Changes to Other Development Codes</p>
<p>Questions asked regarding accessory dwelling unit (ADU) allowances in higher-density zones.</p>	<p><i>Please see staff response to Commissioners’ questions about ADUs in the section below with the following yellow highlighted title:</i></p> <p>Concerns About Proposed Rezones & Changes to Other Development Codes</p>

Comment Summary	Staff Response
PUBLIC COMMENTS SUBMITTED AT HEARING	
<p>General Concerns: Concerns shared about various Envision SeaTac 2044 proposals along with preferences to not make changes to people’s neighborhoods.</p>	<p>Staff Response:</p> <ul style="list-style-type: none"> • According to the Puget Sound Regional Council, the four-county Puget Sound region is anticipated to grow by 5.8 million people by 2050. Under the state Growth Management Act, SeaTac is required to plan to accommodate forecasted growth. Through a countywide process, SeaTac was assigned the following targets to plan for by 2044: 5,900 new housing units and 14,810 new jobs. • Additionally, in 2023, state housing laws changed to require that areas with single family zoning throughout the State of Washington must allow up to two accessory dwelling units and new “middle” housing types like duplexes and townhouses by June 2025. • To help prepare the city for the forecasted and anticipated population, job, and housing increases, the Envision SeaTac 2044 project staff undertook technical analyses, shared information with the public, and received input from community members on potential changes to growth policies during a process that has been on-going for over two years. • Based on these efforts, the City is now proposing updated strategies, including proposed rezones, that focus growth over time to help create centers and villages that can provide a variety of options for housing, jobs, services, and amenities, while ensuring that future growth is supported by complete neighborhood infrastructure and services citywide. <p>Staff Recommendation:</p> <ul style="list-style-type: none"> • No changes to proposed growth vision.

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<p>Concerns Regarding Tree Canopy Policies: The Planning Commission heard public comment regarding a concern that there are not sufficient tree retention/canopy policies in the Envision proposals.</p>	<p>Staff Response: The City currently has policies that promote preserving and expanding the City’s tree canopy as follows. Only one revision is proposed to the existing policies.</p> <p><u>Ch. 2 Land Use Element</u> - <i>Proposed</i> (proposed revisions in blue, underlined text)</p> <ul style="list-style-type: none"> • Policy 2.8K (Proposed): 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 • Policy 2.8L Require site-appropriate installation of trees and other vegetation along streets. <p><u>Ch 9 Environment Element</u> - <i>Proposed</i></p> <ul style="list-style-type: none"> • Policy 9.5E: Increase natural carbon storage by increasing tree canopy on city streets and properties and protecting green belts. <p>Staff Recommendation:</p> <ul style="list-style-type: none"> • No changes to current proposals.
<p>Access to Parks with ½ Mile: Questions were asked about how the City can achieve goals related to providing parks within one-half mile walking distance of all households and concerns were shared regarding how the City will acquire new park land.</p>	<p>Staff Response: The Envision project proposes to maintain the City’s existing and long held policies to promote one-half mile access to parks, and to clarify that walkable access to parks is part of the Complete Neighborhoods growth strategies.</p> <ul style="list-style-type: none"> • One half-mile access to community or neighborhood parks is a current and long-time City policy in the Parks Recreation & Open Space Element (See <u>Policy 10.2A</u>) and PROS Plan. It is also a national park and recreation standard. The existing Parks Element and PROS Plan also note that quarter mile access to parks is an aspirational goal for the City.

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	<ul style="list-style-type: none"> The Envision project proposes revisions to maintain the intent of these policies while clarifying their role in supporting updated growth strategies. (See the updated Parks & Recreation Element policies 8.2A and 8.2B.) City practices for expanding the parks system include: <ol style="list-style-type: none"> Addressing gaps in the open space network in line with adopted policies and level of service standards, and Negotiating with willing parties. <p>Staff Recommendation:</p> <ul style="list-style-type: none"> No changes to current proposals.
<p>Bow Lake Estates Manufactured Home Park Proposed Rezone: A representative from the Bow Lake Estates Manufactured Home Park ownership read comments from a letter received by CPI Bow Lake Estates Owners, LLC. The letter includes the following statement in bold, underlined:</p> <p><i>While the Property Owner has no plans to redevelop the Property, the Property Owner is opposed to the Bow Lake Proposal for the reasons explained herein.</i></p>	<p>Staff Response:</p> <p>The City is proposing changing the current land use designations and zoning of parcels underlying the Bow Lake Estates 55+ Manufactured Home Park to better support and increase consistency with the City’s long-time housing policy goal of supporting the maintenance of existing manufactured home parks as a source of affordable housing. This goal is provided below and includes proposed revisions that promote the housing security of its residents.</p> <p><u>Ch. 5 Housing & Human Services Element</u>- Proposed (proposed revisions in blue, underlined text)</p> <ul style="list-style-type: none"> GOAL 5.6 - Support the continued maintenance of SeaTac’s existing manufactured home park as a source of affordable housing and promote the housing security of its residents. <p>The City is not proposing changes to development regulations for manufactured home parks in SMC 15.465.600.</p>

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<p><i>Bow Lake Estates Manufactured Home Park Proposed Rezone (continued)</i></p>	<p>Current Land Use Designation & Zoning The current land use designations and zones of the two parcels underlying the Bow Lake Estates Manufactured Home Park are as follows:</p> <ul style="list-style-type: none"> • Current Land Use Designations: <ul style="list-style-type: none"> • Commercial High • Residential High Mixed Use • Residential High • Current Zones: <ul style="list-style-type: none"> • Urban High-900 • Urban High-1,800 • Currently the western portion of Bow Lake Estates has zoning that does not match the area’s land use designations which have Commercial High and Residential High Mixed Use designations. These designations allow high intensity commercial and residential mixed-use development. The CB-C and UH-UCR zoning that implements these land use designations allow for developments of unlimited height and density (except for FAA and Fire code requirements). The eastern portion of Bow Lake Estates has Urban High high-density multifamily zoning that matches its Residential High land use designation. Urban High zoning allows for multifamily/apartment zoning with buildings up to 55’ in height. <p>Proposed Land Use Designation & Zoning The Envision project is proposing changes to land use designations and zones of the two parcels underlying the Bow Lake Estates Manufactured Home Park are as follows:</p> <p>Proposed Land Use Designations:</p> <ul style="list-style-type: none"> • Urban Residential Medium <p>Proposed Zone:</p> <ul style="list-style-type: none"> • Manufactured Home Park

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<p><i>Bow Lake Estates Manufactured Home Park Proposed Rezone (continued)</i></p>	<ul style="list-style-type: none"> <p>Proposed Changes Increase Consistency Between Policies and Regulations: As noted above, the City is proposing to change the land use designations and zoning of the Bow Lake Estates parcels to better support and increase consistency with the City’s long-time housing policy goal of supporting the maintenance of existing manufactured home parks as a source of affordable housing. The proposed changes also align with the following existing and new policy proposals from the draft Housing & Human Services Element: (proposed revisions in blue, underlined text)</p> <p>Policy 5.1F: Identify and use strategies to address the impacts of current local policies and regulations that may result in disparate impacts and displacement.</p> <p>Policy 5.2B: Promote a variety of housing types and options in all neighborhoods, particularly in proximity to parks, pedestrian and bicycle routes, resident-oriented services, transit, employment, and educational opportunities.</p> <p>GOAL 5.3: Strengthen the housing security and stability of SeaTac’s residents, and the continued longevity of the city’s existing residential neighborhoods..</p> <p>Policy 5.4A: Identify, maintain, and enhance the existing affordable housing stock in SeaTac, with a focus on units available for very low-, low-, moderate-, and middle-income households.</p> <p>Policy 5.4B: Use City land use and construction-related codes to encourage development and adequate supply of affordable housing for all economic segments of the forecast population.</p> <p>Comprehensive Plan Amendment Docket Process</p> <ul style="list-style-type: none"> Should property owners want to change the land use designation or zoning of the parcels in the future, they, like other members of the public, may propose amendments through the regular, biennial Comprehensive Plan Amendment Docket process that will occur in 2026-2027. <p>Staff Recommendation:</p>

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<p><i>Bow Lake Estates Manufactured Home Park Proposed Rezone (continued)</i></p>	<ul style="list-style-type: none"> No changes to current proposal.
<p>Concerns About Proposed Rezones & Changes to Other Development Codes: At the public hearing, multiple people shared concerns about the rezoning of their parcels and other proposed code changes, especially from owners of single-family homes.</p> <p>This includes commenters from the following neighborhoods:</p> <ul style="list-style-type: none"> Bow Vista, located generally between S 188th Street and the Cedarbrook Lodge: Based on addresses provided at the Public Hearing, most residents with concerns about the proposed rezones reside in the extended Bow Vista neighborhood. North City Center along S 166th Street Southwest SeaTac “RBX” Rezones, along S 208th Street, west of 24th Avenue S. <p>The most heard issues include:</p> <ul style="list-style-type: none"> Overall concerns about proposed rezones and related changes. People 	<p>Staff Response: After the public hearing, staff reviewed comments received about proposed zoning changes and reassessed those proposals regarding how they align with and help implement overall project goals including key project themes such as Increasing access to opportunity, Housing for all, and other new policy goals and proposals.</p> <p>Staff Recommendations: In light of this review, <u>staff is recommending changes to the original rezoning proposal for the following areas: Bow Vista urban village zoning and North City Center zoning.</u> Staff is also recommending <u>increasing flexibility for owners of single-family homes in all areas with proposed rezones.</u> See sections below for specific recommendations:</p> <p>1) <u>Bow Vista Area: Change the Current Rezone Proposal for Urban Village Zones</u></p> <ul style="list-style-type: none"> The Bow Vista extended neighborhood is within the City Center and Urban Center boundaries. The area is located near the YMCA on both sides of S 188th and is proposed to be developed over time into one of the four new “village nodes” proposed by the Envision project that will increase access to new neighborhood services and housing choices. While most of the area’s zoning currently allows single family homes, all of the parcels within the City Center/Urban Center boundaries have land use designations that allow higher densities than the current zoning. Current Envision Rezone Proposal: <ul style="list-style-type: none"> Urban Village Rezones: Rezone the areas near S 188th Street that are located within the City Center/Urban Center boundaries to Urban Village High (close to International Boulevard) and Urban Village Medium (farther from International Boulevard) near 36th Ave S.

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<p>expressed concerns about changing the zoning of their property and allowing different uses than currently allowed. It appeared that all commenters had parcels with single-family homes.</p> <ul style="list-style-type: none"> • Request for more flexibility. While some people were open to the proposed new zoning for their properties, there was a desire for more flexibility from the proposed zoning and other new codes than currently proposed. • Desire for accessory dwelling units: For people with existing single-family houses on their property (most/all commenters), many owners wanted the option to build accessory dwelling units, which some of the proposed zoning does not allow. • Concerns about ground floor commercial requirements. There were concerns that requirements for ground floor commercial uses in the proposed Urban Village High and Urban Village Medium zones would be barriers to the redevelopment of people’s properties. 	<ul style="list-style-type: none"> - Urban Residential Medium Rezones: Rezone areas to Urban Residential Medium to increase consistency between zoning and Comprehensive Plan. (Note: While the current land use designation is “Townhouse,” this designation is being removed and is being replaced by the very similar Urban Residential medium designation.) • Recommended Changes to Envision Rezone Proposal: Maintain Urban Village zoning, but alter as follows: <ul style="list-style-type: none"> - Bow Vista West - Urban Village Medium: Replace the Urban Village High zoning with Urban Village Medium to better recognize the single-family properties and parcel sizes in the area. - Bow Vista East/S 188th & 36th Ave S – Urban Village High: Replace the Urban Village Medium zoning with Urban Village High for the three large parcels with frontage on the west east side of 36th Ave S and south of S 186th St. <p>2) <u>North City Center: Change the Current Rezone Proposal for Lots Adjacent to S 166th Street</u></p> <ul style="list-style-type: none"> • Current Envision Rezone Proposal: Urban Village High. To help establish a north end node for the City Center area, the parcels along S 166th Street at the northern edge of the City Center boundary, are proposed to be rezoned to Urban Village High land use designations and zones. (Currently, the parcels are zoned “Urban Medium” which allows townhouse and small apartments, though there are many single-family dwellings in the area.) • Recommended Changes to Envision Rezone Proposal: Urban Village Medium. To better acknowledge that these parcels are on the edge of this urban village node, as well as topographic and parcel size issues, staff is recommending that the parcels along south of S 166th and east of 31st Ave S be rezoned to UVM.

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	<p>3) <u>Southwest SeaTac RBX Rezones: No Change Proposed</u></p> <ul style="list-style-type: none"> While no change is recommended to the rezoning of single-family parcels to match their current Regional Business Mix (RBX) commercial/industrial land use designations, staff is recommending that more flexibility be provided for owners of existing single-family homes in that area. See item #4 below. <p>4) <u>Accessory Dwelling Units: Changes Recommended to Allow Properties with Existing Single-Family Homes to Include ADUs</u></p> <ul style="list-style-type: none"> To increase flexibility and continue existing opportunities for building wealth for owners of properties that are proposed for rezones, staff is recommending that parcels with existing single-family homes be allowed to construct accessory dwelling units. The list below shows where staff recommendations for where new single family detached dwelling units and ADUS are allowed (including where no changes are proposed): <p>Urban Village High Zone</p> <ul style="list-style-type: none"> No Change: New Detached Dwelling Units not allowed <u>New Recommendation</u>: For existing single-family homes, one ADU is allowed through nonconformance code <p>Urban Village Medium Zone</p> <ul style="list-style-type: none"> No Change: New Detached Dwelling Units not allowed <u>New Recommendation</u>: For existing single-family homes, one ADU is allowed through nonconformance code <p>Neighborhood Village High</p> <ul style="list-style-type: none"> No Change: New Detached Dwelling Units not allowed <u>New Recommendation</u>: For existing single-family homes, one ADU is allowed through nonconformance code <p>Neighborhood Village Medium</p>

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	<ul style="list-style-type: none"> • No Change: New Detached Dwelling Units allowed (will be reviewed as part of middle housing code amendments next year) • No Change: Up to 2 ADUs allowed since -family is allowed (will be reviewed next year) <p>Urban Residential Medium (URM):</p> <ul style="list-style-type: none"> • No Change in City Center, <u>but new for Angle Lake and S 154th Station Areas:</u> New Detached Dwelling Units and new accessory units allowed (will be reviewed next year as part of middle housing code amendments) <p>5) <u>Ground Floor Commercial Uses for Urban Village & Neighborhood Village Zones: Changes Recommended to Increase Flexibility and Better Align Requirements with Current Codes</u></p> <p>To increase flexibility and better align requirements with other parts of the City’s development codes, staff is recommending changing requirements for ground floor commercial uses to be provided within certain village zones.</p> <ul style="list-style-type: none"> • Current Envision Proposals: Currently, the Urban Village High, Urban Village Medium, and Neighborhood Village High zones all require that new developments provide 50% of their ground floors as commercial/retail/ services uses. • Staff Recommended Changes: After hearing a desire for increased flexibility from the public, and reassessing existing City code, staff is recommending the following: <ul style="list-style-type: none"> - Remove the requirement for 50% ground floor commercial uses for all parcels with Urban Village High, Urban Village Medium, and Neighborhood Village Medium zoning. - <u>Require 50% ground floor commercial uses only in the Urban Village High and Neighborhood Village High zones located along certain streets with high visibility and higher rates of pedestrian and/or vehicle traffic.</u>

Note: Corrections provided in highlighted brown text on page 8

Comment Summary	Staff Response
	<p>Recommended Locations for 50% Ground Floor Commercial Requirements:</p> <ul style="list-style-type: none"> - Urban Village High Zones in City Center: Maintain existing ground floor commercial requirements, but add the following locations: <ul style="list-style-type: none"> ---City Center South/S 188th: Add ground floor commercial requirement to Urban Village High zoned parcel along frontage of S 188th Street between 36th Ave S and the eastern boundary of the City Center/Urban Center eastern boundary. ---City Center Central/S 170th: Add ground floor commercial requirements to parcels zoned Urban Village High and Neighborhood Village Medium on the north side of S 170th Street. ---Note: City Center proposals will be reviewed as part of the subarea plan project that will resume after the completion of the Envision SeaTac 2044 Comprehensive Plan update project. - Neighborhood Village High Zones <ul style="list-style-type: none"> ---City Hall/S 188th: Require ground floor commercial uses in parcels zoned Neighborhood Village High located on both sides of S 188th adjacent to Military Rd S. ---McMicken Heights/Military Rd S: Require ground floor commercial uses in parcels zoned Neighborhood Village High along both sides of Military Rd S.
<p>Public Comment Inadvertently Not Included in Public Hearing Packet</p> <p>Jim Greif: 21231 42ND AVE S (Parcel 1022049140)</p>	<p>Staff Response:</p> <ul style="list-style-type: none"> • Staff agrees with Mr. Greif that the property is significantly constrained because of critical areas, and that a low density residential land use designation and Residential Low zoning of his parcel are appropriate. <p>Staff Recommendation:</p>

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<p>Property owner opposes the proposal to change current single-family zoning, Urban Low 15,000, to match the existing Residential Medium land use designation because the property is severely constrained by critical areas, and therefore much of the parcel cannot be redeveloped.</p> <p>The property owner is also concerned about property tax issues regarding his critical area constrained parcel.</p>	<ul style="list-style-type: none"> • Change current land use designation, Residential Medium, to Residential Low. • Change current zone, Urban Low 15,000, to the lowest density residential zone available under the updated zoning typology: Residential Low.
<p>Master Builders Association of King and Snohomish Counties (MBAKS)</p> <p>Overall, the letter was supportive of the city’s work. Staff believe that the current proposal and its analysis on housing paired with the work next year on middle housing and ADU regulations will address any concerns expressed by MBAKS.</p> <p>MBAKS further requested that the city adopt its middle housing and ADU codes earlier than the June 30, 2025, deadline. Due to staff resources and priorities, staff does not believe we can commit to early adoption.</p>	<p>Staff Response:</p> <p>Overall, the letter was supportive of the city’s work. Staff believe that the current proposal and its analysis on housing paired with the work next year on middle housing and ADU regulations will address any concerns expressed by MBAKS.</p> <p>MBAKS further requested that the city adopt its middle housing and ADU codes earlier than the June 30, 2025, deadline. Due to staff resources and priorities, staff does not believe we can commit to early adoption.</p> <p>Staff Recommendation:</p> <ul style="list-style-type: none"> • No changes to current proposal.
INTERESTED PARTY COMMENTS	
<p>Jordan Family Comprehensive Plan Amendment and Rezone applicant</p>	<p>Staff Response:</p>

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<p>expressed concerns about mixed use requirements that would apply to their properties which are proposed to be rezoned to Neighborhood Village High.</p> <p>The four parcels are located in McMicken Heights on Military Rd S, just north of and adjacent to Scott Plaza.</p> <p>The four parcels are currently zoned single family but could be rezoned to the Urban High 900 multifamily zone. The Jordan’s original proposal requested a new Urban High 450 zone be created and applied to their properties. Their proposed new zone would maintain the current 55’ building height but allow for increased density/units.</p>	<p>After hearing comments from the Jordan Family and their consultant regarding the need for flexibility to the Neighborhood Village High Zone, staff reassessed the proposed new zone and its related code provisions.</p> <p>The Staff assessment indicated that the current Envision proposal provides increased building height and removes density restrictions compared to the Jordan Family’s current zoning.</p> <p>Since mixed use development in other locations within the city is being constructed, and commercial tenant space is being leased in those developments, including such uses as pharmacy, daycare, and pizzeria, staff believes market conditions would also allow for ground floor commercial uses to be provided as part of a new development within the Jordan Family’s four parcels.</p> <p>Staff Recommendation:</p> <ul style="list-style-type: none"> • No changes to current proposal.
<p>AGENCY COMMENTS</p>	
<p>King County Affordable Housing Committee Comments on Draft Housing and Housing-Related Policies</p> <ul style="list-style-type: none"> • In 2023, King County’s Growth Management Planning Council directed the Affordable Housing Committee to conduct a housing focused review to assess draft Comprehensive Plans for alignment with the King County Countywide Planning Policies (CPP). 	<p>Staff Response:</p> <ul style="list-style-type: none"> • The Envision project consultant is completing work on data points required by the by King County Countywide Planning Policies. <p>Staff Recommendation:</p> <ul style="list-style-type: none"> • Envision project staff will add in all data points required by the CPPs within the housing policies and/or background report as necessary to ensure full compliance with issues identified within the Affordable Housing Committee’s letter.

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<ul style="list-style-type: none"> After City staff discussions with AHC staff, in early October, the AHC sent a letter to the City with one recommendation for SeaTac’s housing-related policies, specifically, to complete the housing inventory and analysis in CPP H-3. 	
<p>Washington State Department of Fish & Wildlife Comments on Envision Proposals</p> <p>Multiple state agencies review and comment on alignment between draft Comprehensive Plans and state law.</p> <p>In early October, City staff received a letter and comments from WDFW which highlighted multiple suggestions for changes to policies that could better align with WDFW related goals and plans.</p>	<p>Staff Response:</p> <p>While most of the comments appear to already be addressed through proposals in the Environment and Land Use Elements, staff may propose some, limited, additional changes to increase alignment with state fish and wildlife plans in the final review draft of the Comprehensive Plan to be reviewed by City Council.</p> <p>Staff Recommendation:</p> <ul style="list-style-type: none"> Planning Commission may direct staff to identify changes for the Final Draft policies to increase alignment with state fish and wildlife plans as appropriate.