

NEIGHBORHOODS ELEMENT

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INTRODUCTION

SeaTac’s Vision for Neighborhoods

In 2044, SeaTac will provide complete neighborhoods for all residents, connecting them to nearby goods and services, multi-modal transportation options, affordable housing options, healthy food options, and parks and open spaces.

By 2044, some existing commercial and mixed-use areas outside of the Urban Center will have transitioned into neighborhood villages that provide moderate density housing options and daily needs type services for village residents and local communities. Housing of various types, sizes, and costs will be available so residents of all family sizes, ages, and needs, can find a place to live within villages and other neighborhoods across the city. A key feature of neighborhood villages will be central village squares where people can gather to celebrate, visit a farmer’s market, or relax with neighbors. Small corner stores will be located at a few, easy-to-access intersections in areas outside walking distance of urban and neighborhood villages.

By 2044, SeaTac neighborhoods will be walkable, high-quality places to live with a range of conveniently located destinations where all residents can gather, shop, or recreate with family or friends.

Purpose of Element

The Neighborhoods Element goals and policies guide the type, distribution, and location of land uses in neighborhoods located outside of the Urban Center. This element provides the policy context for the City’s zoning code, development regulations, and investment decisions for the further development of these areas including the creation and enhancement of neighborhood villages, corner stores, and complete neighborhoods citywide.

Role in State, Regional, and County Planning Framework

While the Neighborhoods Element is not a requirement under the Growth Management Act (GMA), the City of SeaTac has chosen to provide this element given the importance of providing equitable access to opportunity and complete neighborhood infrastructure and services across the city.

The Puget Sound Regional Council’s (PSRC) Multicounty Planning Policies and King County’s Countywide Planning Policies provide policies that support the preservation and creation of well-connected neighborhoods that provide affordable housing for all income levels, access to multi-modal transportation options, access to parks and open spaces, and access to goods and services.

Consistency with Other Elements

The Neighborhoods Element is closely connected with the Land Use, Urban Center, and Housing and Human Services Elements. This element is also coordinated with Transportation and Parks, Recreation, and Open Space Elements.

GOALS AND POLICIES

This section contains goals and policies for SeaTac’s neighborhoods, with a focus on neighborhoods outside of the Urban Center. Goals represent the City’s general objectives, while policies provide more detail about the steps needed to achieve each goal’s intent.

General Policies

Goal 4.1

Facilitate equitable access to opportunity citywide by promoting the development of complete neighborhoods throughout SeaTac that provide diverse and affordable housing types, neighborhood-oriented services, healthy food, transportation choices, and parks and open space within one-half mile walking distance of all residents.

Policy 4.1A

Allow growth outside of the Urban Center to provide a range of housing types for all income levels including higher, middle, and lower density options.

Neighborhood Center Framework Policies

The Citywide Growth Strategy described in the Land Use Element promotes the development of centers of activity that provide amenities and gathering spaces along with a range of housing, jobs, and services for communities throughout the city. For neighborhoods outside of the Urban Center, this includes the creation of neighborhood villages and corner stores located in close proximity to all residents. The framework policies below describe the City’s growth and development objectives for these neighborhood centers.

Policy 4.1B

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.

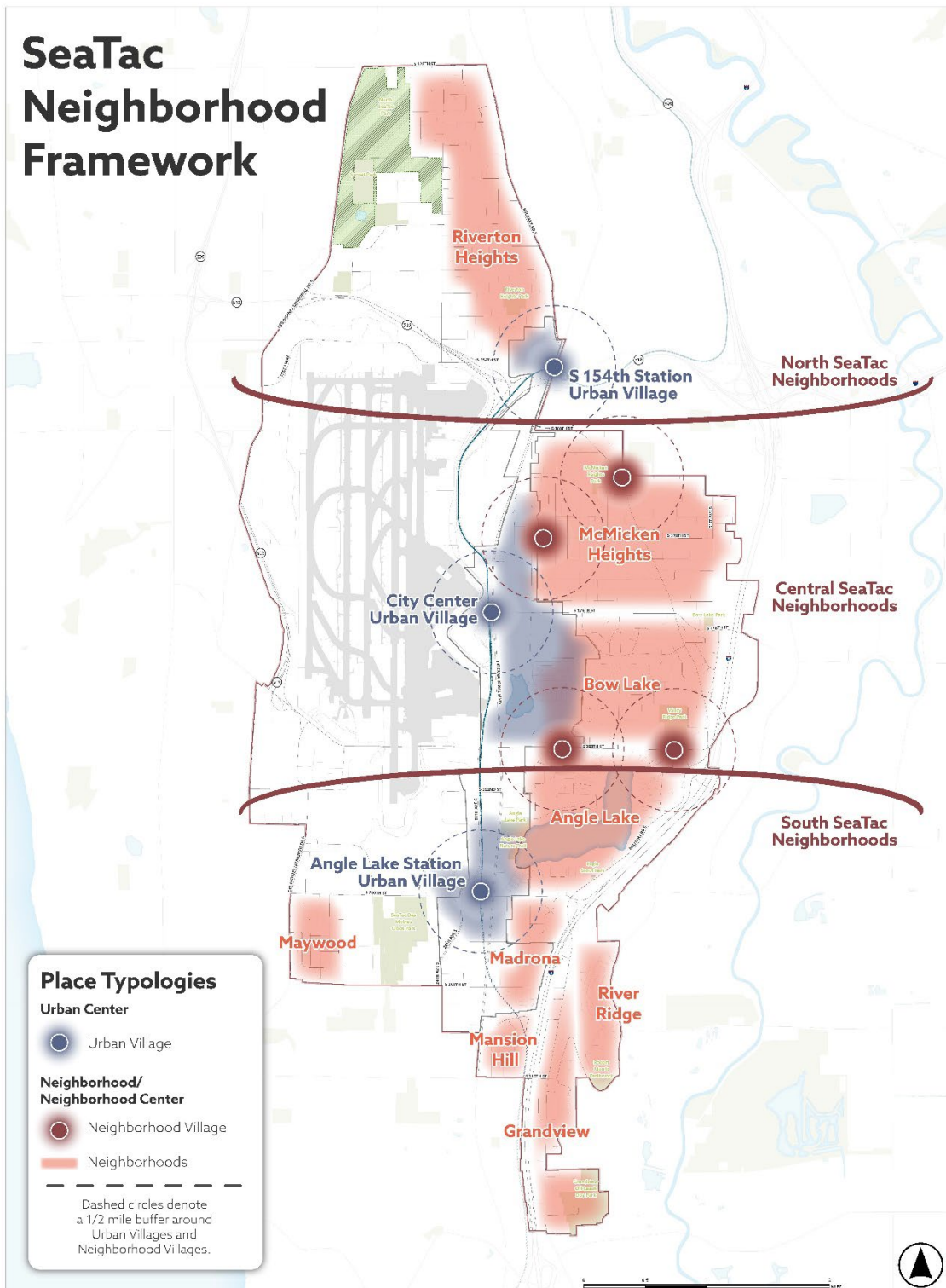


Figure 4.1. SeaTac Neighborhood Growth Framework and growth strategy place typologies (See Growth Strategy in Land Use Element)

Neighborhood Villages

Four neighborhood villages are established in the Land Use Element at locations outside of the Urban Center in locations where zoning regulations already allow clusters of businesses and moderate density housing. (See the SeaTac Neighborhood Framework map in Figure 4.1 above.) Neighborhood villages are intended to increase neighborhood services and housing choices for local residents. They fill gaps in resident-oriented services so people can easily walk, bike, or drive to nearby daily shopping or go to restaurants close to home. The villages will also provide additional housing options so existing residents can stay in their neighborhoods as their housing needs change, and new residents can have more housing choices. A key feature of neighborhood villages are central “village squares” that can be developed over time to provide a place for the community to gather for celebrations, recreation, or other events, along with other amenities that can enhance the quality of life for village residents and the greater community.

Goal 4.2

Develop Neighborhood Villages at locations outside of the Urban Center that provide access to resident-oriented goods and services to local community members and include a range of moderately scaled housing options that are compatible with adjacent Neighborhood Residential areas.

Policy 4.2A

Establish Neighborhood Villages that generally encompass the following characteristics:

- **Location:** Located on important intersection and arterial corridors.
- **Size:** Several blocks.
- **Zoning/Development Pattern:** Contains mixed use development with multi-story ~~4–8~~ story buildings, and pedestrian-oriented development pattern.
- **Transportation:** Focused on providing accessible pedestrian, bike, and transit access and connectivity to and from the greater networks.
- **Access to Infrastructure and Services:** Provides convenient opportunities to access a variety of daily needs and neighborhood-oriented public and private services, parks and gathering spaces, including a central village square, and other infrastructure and amenities that promote a high quality of life.

Zoning

Policy 4.2B

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.

Policy 4.2C

Provide zoning that allows for and promotes centralized commercial and retail support services to areas within and outside of the neighborhood village.

Mix of Uses

Policy 4.2D

Allow a range of moderate to high density housing types, and commercial and retail support services to serve a local, and citywide market.

Development Pattern

Policy 4.2E

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.

Policy 4.2F

Promote, walkable, mixed-use environments with pedestrian-friendly and human scale designs and high connectivity internally and to adjacent communities.

Complete Neighborhood Policies for Neighborhood Villages

While the Land Use Element establishes complete neighborhood policy guidance at the citywide level, complete neighborhood policies specific to neighborhood villages focus on ensuring sufficient and equitable access to infrastructure and services to support current and future neighborhood village communities.

Goal 4.3

Promote the creation of neighborhood villages as community hubs that provide access to diverse, affordable housing options, neighborhood services, healthy food, transportation choices, and parks and open space.

Access to Diverse Affordable Housing

Policy 4.3A

Provide a range of higher and moderate density housing types, including mixed use options, for households of different family sizes and ages, and at all income levels.

Policy 4.3B

Address compatibility of building types and densities in areas immediately adjacent to neighborhood villages.

Access to Neighborhood Services

Policy 4.3C

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, and encourage compatible public services.

Access to Healthy Foods

Policy 4.3D

Encourage the location of grocery stores, healthy food retail, farmers markets, community food gardens, and other healthy-food related uses to support access to healthful food for people living within and outside of neighborhood villages.

Access to Transportation Choices

Policy 4.3E

Create highly connected and walkable neighborhood villages that can be easily accessed by pedestrians, bicyclists, transit, and other transportation modes.

Policy 4.3F

Ensure convenient and direct non-motorized access to and from adjacent communities for pedestrians and bicyclists of all ages and abilities.

Access to Parks and Open Space

Policy 4.3G

Promote walkable and non-motorized access and connectivity to parks and public open space within or nearby neighborhood villages.

Policy 4.3H

Promote development of a central village square in each neighborhood village and other open spaces, or community gathering spaces as possible.

Policy 4.3I

Encourage flexibility of use for village squares, public open space, and community gathering spaces, including the ability to accommodate food trucks, pop-ups, festivals, farmers markets, and other community events.

Corner Store/Mixed Use

Corner store mixed use areas are intended to be similar to traditional small scale “corner store” development found at intersections in neighborhoods in many older cities with pre-automobile development patterns. Corner store/mixed use areas provide walkable access to daily need services, and can be small, stand-alone shops, restaurants, or offices, and they may also have a limited number of housing units upstairs. They do not include auto-oriented convenience retail or businesses, and the buildings and services must be compatible with adjacent residential neighborhoods. Corner stores should be located at key intersections that are highly visible and easy to access by foot, bike, bus, or car. Corner store/mixed use locations and development standards are anticipated to be created in 2025 and beyond.

Goal 4.4

Develop corner store/mixed use areas in locations outside of the Urban Center to provide nearby access to small scale, neighborhood-oriented services and moderate-density housing options for residential communities.

Policy 4.4A

Establish Corner Store/Mixed Use areas that generally encompass the following characteristics:

- **Location:** Located at key intersections within residential neighborhoods where there generally is a lack of walkable, one-half mile access to urban villages, neighborhood villages, or other neighborhood-oriented service businesses.
- **Size:** A few key parcels
- **Development Patterns/Zoning:** Small scale, stand-alone neighborhood-oriented services, or mixed use residential, with building heights that are compatible with adjacent residential neighborhoods.
- **Transportation:** Focused on providing pedestrian, bicycle, and transit access and connectivity to and from greater networks.
- **Access to Infrastructure and Services:** Provides convenient, but not necessarily comprehensive day to day needs.

Policy 4.4B

Design corner store mixed use development to be small neighborhood centers and living experiences outside of the Urban Center that can help fill in gaps in access to daily needs commercial services outside of Urban Villages and Neighborhood Villages.

Zoning

Policy 4.4C

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.

Mix of Uses

Policy 4.4D

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.

Development Patterns

Policy 4.4E

Ensure ground floor building design and uses within Corner Store/Mixed use development contribute to sidewalk activity.

Policy 4.4F

Design Corner Store/Mixed Use development to be compatible with adjacent residential neighborhoods.

Policy 4.4G

Encourage the adaptive reuse of single-family homes into Corner Store/Mixed Use development.

Complete Neighborhood Policies for Corner Store/Mixed Use Areas

Complete neighborhood policies specific to Corner Store/Mixed Use areas describe how these locations provide opportunities for access to neighborhood services and housing options while also highlighting the importance of connecting these small-scale centers to other public and private services and infrastructure.

Goal 4.5

Promote access to complete neighborhood services and infrastructure within and nearby Corner Store/Mixed Use areas.

Goal 4.5

Access to Diverse Affordable Housing

Policy 4.5A

Allow a range of moderate to low density housing types, including low scale middle housing and live work units to be developed within Corner Store/Mixed Use areas.

Access to Neighborhood Services

Policy 4.5B

Promote the establishment of small-scale neighborhood-oriented businesses such as, daily needs retail, sandwich shop, hair salons, and locally owned businesses.

Policy 4.5C

Encourage the use of corner stores as live-work opportunities.

Access to Healthy Foods

Policy 4.5D

Encourage the development of small-scale neighborhood markets, community gardens and other local and culturally diverse, healthy food options.

Access to Transportation Choices

Policy 4.5E

Promote convenient access to and from Corner Store/Mixed Use areas through a connected multimodal, local neighborhood network focused on pedestrians and bicyclists of all ages and abilities and accessibility to local transit where available.

Access to Parks and Open Space

Policy 4.5F

Promote walkable and non-motorized access and connectivity to parks and public open space near Corner Store/Mixed Use Areas.

Policy 4.5G

Encourage the development of pocket parks or other small scale community gathering spaces.

Neighborhood Residential Framework Policies

Goal 4.6

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.

Policy 4.6A

Promote the development of a range of housing options within neighborhood residential areas, including middle housing options, to increase accessible housing for all income ranges.

Policy 4.6B Ensure that Residential Low development standards, including setbacks and access standards, such as width and surfacing, are appropriate for small lot or short plat subdivisions.

Policy 4.6C Allow home occupations in residential areas subject to the requirements for such business operations outlined in the City's Municipal Code.

Policy 4.6D

Promote connections to neighborhood villages and corner store/mixed use areas within residential neighborhoods through complete sidewalks and trail networks.

Policy 4.6E Encourage accessory dwellings that are compatible in size and appearance to primary residences, to enhance neighborhoods.

Community Design and Placemaking Outside of the Urban Center

Goal 4.7

Enhance the built and natural environments and promote the unique identities of neighborhood villages and residential areas outside of the Urban Center.

Policy 4.7A

Encourage high quality and innovative urban design for buildings and streetscapes in neighborhood centers and residential areas to create placemaking opportunities while providing safe and convenient environments for pedestrians and bicycles.

Housing Options and Neighborhood Character

Policy 4.7B

Ensure density standards and development regulations allow for a variety of housing types available for a range of incomes.

Policy 4.7C

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.

The City should apply design standards to multifamily development to minimize the appearance of garage doors, activate the street with entries and associated patios or stoops and limited front setbacks, consider roof pitch, and limit the number of units in any one row to maintain small block sizes.

- *Site design should include landscaped parking areas, common space, especially with play areas, and pedestrian walkways separated from vehicular areas.*
- *All multifamily complexes should provide an integrated mix of one, two and three-plus bedroom apartment types in order to accommodate various household sizes.*
- *Principles of “crime prevention through environmental design,” such as the provision of adequate lighting, centrally placed activity areas, visible pathways and entries, and the placement of windows and balconies that create “eyes on the street” can contribute to a sense of community, ownership, and personal safety.*
- *The development’s edges should respect neighboring housing with glare-free lighting, landscaped perimeters, and appropriately located and designed refuse and storage areas.*

Neighborhood Retail and Services

Neighborhood-oriented commercial services should carefully consider the location and screening of parking, loading, and refuse areas, lighting, facade treatment (especially the sides facing residential), roof form, and signage to enhance neighborhood character.

Policy 4.7F

Encourage neighborhood-scale commercial, retail, and service-oriented businesses on the ground floors of residential developments in high density and mixed use zones to serve needs of residents.

Policy 4.7G

Promote the growth of small businesses in SeaTac with a focus on those that cater to the needs of local residents.

Policy 4.7H

Develop standards and guidelines for neighborhood commercial areas.

Design standards and guidelines tailored to neighborhood retail and dealing with elements such as setbacks, signage, vegetated LID BMPs (low impact development best management practices), and landscaping can create smaller-scale commercial areas that fit comfortably within a neighborhood.

Policy 4.7I

Develop and apply transitional development standards to neighborhood commercial development when it is adjacent to housing.

Landscaping and street furniture are transitional elements that provide a complementary environment for adjacent commercial and residential development.

Neighborhood Planning

Goal 4.8

Maintain and enhance the high quality of life in SeaTac's distinctive neighborhoods.

Policy 4.8A

Use a neighborhood area planning process to engage SeaTac's local communities to define specific values and policies for their neighborhoods.

Policy 4.8B

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.

Policy 4.8C

Periodically assess and update neighborhood plans and adapt plans to changing conditions.

Policy 4.8D

Ensure neighborhood plans and policies are consistent with the other policies of the Comprehensive Plan.

RECOMMENDED IMPLEMENTATION STRATEGIES

This section identifies the specific steps, or implementation strategies, that achieve this Element’s policies. It also identifies the group(s) with primary responsibility for carrying out each strategy and the expected time frame within which the strategy should be addressed. Policy summaries are included in the table for reference.

Not all policies require an implementation strategy. In those cases those policies are not reflected in the tables that follow.

As the Primary Responsibility column indicates, many of the implementation strategies will be initially undertaken by a specified board or commission. In most cases, the City Council will analyze the specific board/commission recommendation and make the final decision about how to proceed.

The time frame categories are defined as follows:

- Short-Termone to five years
- Medium-Termsix to 10 years
- Long-Term11 to 20 years
- Ongoingthe strategy will be implemented on a continual basis

The time frames are target dates set regularly when the City Council adopts amendments to the Comprehensive Plan.

The list of proposed implementation strategies is a minimum set of action steps and is not intended to limit the City from undertaking other strategies not included in this list.

Many implementation strategies identified in the Land Use Element are applicable to the Neighborhoods Element, and accomplish the goals and objectives identified in this Element. The following implementation strategies are in addition to those strategies identified in the Land Use Element, and are specific to goals and objectives of the Neighborhoods Element.

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
4.1 General Policies			
Policy 4.1A Allow growth outside of the Urban Center to provide a range of housing types for all income levels including higher, middle and lower density options.	Review and update development codes to ensure residential low, medium, and high density housing of different building types are allowed outside the Urban Center.	Staff, Planning Commission, City Council	Ongoing, Short-Term
	Update development codes by June 2025, to implement recent middle housing (HB 1110) and	Staff, Planning Commission, City Council	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
	accessory dwelling unit (HB1337) legislation.		
Neighborhood Center Framework Policies			
<p>Policy 4.1B 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.</p>	Review and update regulations as appropriate to support the creation of neighborhood villages and corner store/mixed use development.	Staff, Planning Commission, City Council	Short-Term
4.2 Neighborhood Villages			
<p>Policy 4.2A Establish Neighborhood Villages that generally encompass the following characteristics:</p> <ul style="list-style-type: none"> • Location: Located on important intersection and arterial corridors • Size: Several blocks. • Zoning/Development Pattern: Contains mixed use development with ~4–8 story buildings, and pedestrian-oriented development pattern. • Transportation: Focused on providing accessible pedestrian, bike, and transit access and connectivity to and from the greater networks. • Access to Infrastructure and Services: Provides convenient opportunities to access a variety of daily needs and neighborhood-oriented public and private services, parks and gathering spaces, including a central village square, and other infrastructure and amenities that promote a high quality of life. 	See strategy for Policy 4.1B.		
<i>Zoning</i>			
<p>Policy 4.2B Provide zoning that can accommodate a concentration of moderate to high density residential uses, including mixed use</p>	See strategy for Policy 4.1B.		

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
development, that can increase housing types and affordability levels in neighborhoods throughout the city, and support daily needs commercial and retail services.			
<p>Policy 4.2C Provide zoning that allows for and promotes centralized commercial and retail support services to areas within and outside of the neighborhood village.</p>	See strategy for Policy 4.1B.		
<i>Mix of Uses</i>			
<p>Policy 4.2D Allow a range of moderate to high density housing types, and commercial and retail support services to serve a local, and citywide market.</p>	See strategy for Policy 4.1B.		
<i>Development Pattern</i>			
<p>Policy 4.2E 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>	See strategy for Policy 4.1B.		
<p>Policy 4.2F Promote, walkable, mixed-use environments with pedestrian-friendly and human scale designs and high connectivity internally and to adjacent communities.</p>	Coordinate City programs and budgets to promote and implement improvements that facilitate neighborhood village development.	Staff, City Council	Ongoing
4.3 Complete Neighborhood Policies for Neighborhood Villages			
<i>Access to Diverse Affordable Housing</i>			
<p>Policy 4.3A Provide a range of higher and moderate density housing types, including mixed use options, for households of different family sizes and ages, and at all income levels.</p>	See strategy for Policy 4.1B.		
<p>Policy 4.3B Address compatibility of building types and densities in areas immediately adjacent to neighborhood villages.</p>	See strategy for Policy 4.1B.		
<i>Access to Neighborhood Services</i>			

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
<p>Policy 4.3C 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, and encourage compatible public services.</p>	See strategy for Policy 4.1B.		
<i>Access to Healthy Foods</i>			
<p>Policy 4.3D Encourage the location of grocery stores, healthy food retail, farmers markets, community food gardens, and other healthy-food related uses to support access to healthful food for people living within and outside of neighborhood villages.</p>	See strategy for Policy 4.1B.		
<i>Access to Transportation Choices</i>			
<p>Policy 4.3E Create highly connected and walkable neighborhood villages that can be easily accessed by pedestrians, bicyclists, transit, and other transportation modes.</p>	See strategies in Land Use Element, Transportation Element and Transportation Master Plan.		
<p>Policy 4.3F Ensure convenient and direct non-motorized access to and from adjacent communities for pedestrians and bicyclists of all ages and abilities.</p>	See strategies in Land Use Element, Transportation Element and Transportation Master Plan.		
<i>Access to Parks and Open Space</i>			
<p>Policy 4.3G Promote walkable and non-motorized access and connectivity to parks and public open space within or nearby neighborhood villages.</p>	See strategies in Land Use Element, Transportation Element and Transportation Master Plan.		
<p>Policy 4.3H Promote development of a central village square in each neighborhood village and other open spaces, or community gathering spaces as possible.</p>	Incorporate goals and implementation strategies for village squares within future update of SeaTac Parks, Recreation, and Open Space Plan.	Staff, City Council	Short Term
<p>Policy 4.3I Encourage flexibility of use for village squares, public open space, and community gathering spaces, including the ability to</p>	See strategy for Policy 4.1B.		

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
accommodate food trucks, pop-ups, festivals, farmers markets, and other community events.			
4.4 Corner Store/Mixed Use			
<p>Policy 4.4A Establish Corner Store/Mixed Use areas that generally encompass the following characteristics:</p> <ul style="list-style-type: none"> • Location: Located at key intersections within residential neighborhoods where there generally is a lack of walkable, one-half mile access to urban villages, neighborhood villages, or other neighborhood-oriented service businesses. • Size: A few key parcels • Development Patterns/Zoning: Small scale, stand-alone neighborhood-oriented services, or mixed use residential, with 2-4 story buildings. • Transportation: Focused on providing pedestrian, bicycle, and transit access and connectivity to and from greater networks. • Access to Infrastructure and Services: Provides convenient, but not necessarily comprehensive day to day needs. 	See strategy for Policy 4.1B.		
<p>Policy 4.4B Design corner store mixed use development to be small neighborhood centers and living experiences outside of the Urban Center that can help fill in gaps in access to daily needs commercial services outside of Urban Villages and Neighborhood Villages.</p>	See strategy for Policy 4.1B.		
<i>Zoning</i>			
<p>Policy 4.4C 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.</p>	See strategy for Policy 4.1B.		

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
<i>Mix of Uses</i>			
<p>Policy 4.4D 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.</p>	See strategy for Policy 4.1B.		
<i>Development Pattern</i>			
<p>Policy 4.4E Ensure ground floor building design and uses within Corner Store/Mixed use development contribute to sidewalk activity.</p>	See strategy for Policy 4.1B.		
<p>Policy 4.4F Design Corner Store/Mixed Use development to be compatible with adjacent residential neighborhoods.</p>	See strategy for Policy 4.1B.		
<p>Policy 4.4G Encourage the adaptive reuse of single-family homes into Corner Store/Mixed Use development.</p>	See strategy for Policy 4.1B.		
4.5 Complete Neighborhood Policies for Corner Store/Mixed Use Areas			
<i>Access to Diverse Affordable Housing</i>			
<p>Policy 4.5A Allow a range of moderate to low density housing types, including low scale middle housing and live work units to be developed within Corner Store/Mixed Use Areas.</p>	See strategy for Policy 4.1B.		
<i>Access to Neighborhood Services</i>			
<p>Policy 4.5B Promote the establishment of small-scale neighborhood-oriented businesses such as, daily needs retail, sandwich shop, hair salons, and locally owned businesses.</p>	See strategy for Policy 4.1B.		
<p>Policy 4.5C Encourage the use of corner stores as live-work opportunities.</p>	See strategy for Policy 4.1B.		
<i>Access to Healthy Foods</i>			
<p>Policy 4.5D Encourage the development of small-scale neighborhood markets, community gardens</p>	See strategy for Policy 4.1B.		

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
and other local and culturally diverse, healthy food options.			
<i>Access to Transportation Choices</i>			
<p>Policy 4.5E Promote convenient access to and from Corner Store/Mixed Use areas through a connected multimodal, local neighborhood network focused on pedestrians and bicyclists of all ages and abilities and accessibility to local transit where available.</p>	See strategies in Land Use Element, Transportation Element and Transportation Master Plan.		
<i>Access to Parks and Open Space</i>			
<p>Policy 4.5F Promote walkable and non-motorized access and connectivity to parks and public open space near Corner Store/Mixed Use Areas.</p>	See strategies in Land Use Element, Transportation Element and Transportation Master Plan.		
4.6 Neighborhood Residential Framework Policies			
<p>Policy 4.6A Promote the development of a range of housing options within neighborhood residential areas, including middle housing options, to increase accessible housing for all income ranges.</p>	Review and update development codes to ensure residential low, medium, and high-density housing of different building types are allowed within Neighborhood Residential areas.	Staff, Planning Commission, City Council	Short-Term
	Update development codes by June 2025, to implement recent middle housing (HB 1110) and accessory dwelling unit (HB1337) legislation.	Staff, Planning Commission, City Council	Short-Term
<p>Policy 4.6B Ensure that Residential Low development standards, including setbacks and access standards, such as width and surfacing, are appropriate for small lot or short plat subdivisions.</p>	Review the “short plat” development standards, in accordance with the Housing and Land Use Element’s strategies.	City Council, Planning Commission, Staff	Short-Term
<p>Policy 4.6C Allow home occupations in residential areas subject to the requirements for such business operations outlined in the City’s Municipal Code.</p>	Review and update development code as necessary to continue to allow home occupations as appropriate.	Staff	Short-Term
<p>Policy 4.6D Promote connections to neighborhood villages and corner store/mixed use areas within residential neighborhoods through complete sidewalks and trail networks.</p>	See strategies in Land Use Element, Transportation Element and Transportation Master Plan.		

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
<p>Policy 4.6E Encourage accessory dwellings that are compatible in size and appearance to primary residences, to enhance neighborhoods.</p>	<p>Update development standards for accessory dwellings to meet the requirements of recent state legislation in HB1337..</p>	<p>Staff, Planning Commission, City Council</p>	<p>Short-Term</p>
<p>4.7 Community Design and Placemaking Outside of the Urban Center</p>			
<p>Policy 4.7A Encourage high quality and innovative urban design for buildings and streetscapes in neighborhood centers and residential areas to create placemaking opportunities while providing safe and convenient environment for pedestrians and bicycles.</p>	<p>Review and update development codes as necessary and prioritize placemaking strategies in department work.</p>	<p>Staff,</p>	<p>Ongoing</p>
<p><i>Housing Options and Neighborhood Character</i></p>			
<p>Policy 4.7B Ensure density standards and development regulations allow for a variety of housing types available for a range of incomes.</p>	<p>See strategy for Policy 4.1A.</p>		
<p>Policy 4.7C 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.</p>	<p>Update the Zoning Code as appropriate with multifamily design standards that consider:</p> <ul style="list-style-type: none"> ▪ Relationship to street, ▪ Orientation to and provision of open space, ▪ Public to private space transitions, ▪ Refuse containers, storage areas, bicycle parking, and garages integration in overall design, ▪ Parking area location and landscaping provisions, ▪ Crime Prevention through Environmental Design, ▪ Height limitations for multifamily buildings adjacent to single family detached housing to maintain privacy, ▪ Setbacks at transitions between zones, ▪ Trees and landscaping use where privacy buffers are needed, 	<p>Planning Commission, City Council</p>	<p>Short-Term</p>

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
	<ul style="list-style-type: none"> ▪ Prohibition of unsightly storage areas near or adjacent to neighboring residential areas, and ▪ Pedestrian-scale and nontrespassing lighting. 		
<i>Neighborhood Retail and Services</i>			
<p>Policy 4.7F Encourage neighborhood-scale commercial, retail, and service-oriented businesses on the ground floors of residential developments in high density and mixed use zones to serve needs of residents.</p>	Ensure that zoning allows neighborhood-serving commercial uses on the ground floors of residential buildings in high density zones.	Staff, Planning Commission, City Council	Short-Term
<p>Policy 4.7G Promote the growth of small businesses in SeaTac with a focus on those that cater to the needs of local residents.</p>	Identify types of resident-oriented businesses and potential locations and actively recruit them, working with other agencies (e.g., Soundside Alliance, Chamber.)	Staff	Ongoing
	Explicitly list the resident-oriented types of businesses identified by the City in the implementation strategy listed above as “permitted uses” in the zoning code.	Staff, Planning Commission, City Council	Short-Term
	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).	Staff	Ongoing
	Investigate program to offer grants or culturally appropriate loans to small businesses serving neighborhoods.	Staff	Medium Term
<p>Policy 4.7H Develop standards and guidelines for neighborhood commercial areas.</p>	Update the Zoning Code standards and guidelines to create smaller scale commercial areas that fit comfortably within a neighborhood.	Staff, Planning Commission, City Council	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
	Provide incentives for the inclusion of desired public amenities.	Planning Commission, City Council	Short-Term
<p>Policy 4.7I Develop and apply transitional development standards to neighborhood commercial development when it is adjacent to housing.</p>	Review and update development code’s transition standards as necessary.	Staff, Planning Commission, City Council	Short-Term
<p>4.8 Neighborhood Planning</p>			
<p>Policy 4.8A Use the neighborhood area planning process to engage SeaTac’s local communities to define specific values and policies for their neighborhoods.</p>	Develop neighborhood planning process criteria and implement the creation of neighborhood plans as appropriate.	Staff, Planning Commission, City Council	Short Term
<p>Policy 4.8B 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.</p>	See strategy for Policy 4.8A.		
<p>Policy 4.8C Periodically assess and update neighborhood plans and adapt plans to changing conditions</p>	See strategy for Policy 4.8A.		
<p>Policy 4.8D Ensure neighborhood plans and policies are consistent with the other policies of the Comprehensive Plan.</p>	See strategy for Policy 4.8A.		