

LAND USE GROWTH TARGETS

The growth targets used for planning by the City are allocations of regional and subregional growth estimates. The growth targets are not growth quotas (commitments to produce population and jobs) but are estimates of potential future growth for which the City must plan to accommodate. This section describes the sources of SeaTac’s future growth targets, and analyzes the City’s ability to accommodate that growth.

The horizon year for SeaTac’s Comprehensive Plan is 2035, representing 20 years from the Plan’s 2015 amendment. Both the employment and household growth targets are consistent with the regional growth forecast used in the Puget Sound Regional Council’s (PSRC) Vision 2040 and Transportation 2040 plans; and are consistent with the King County Growth Management Planning Council’s (GMPC) adopted growth targets for 2031. (SeaTac’s 2031 Targets were extended to 2035 by the straight line method-used by many King County Cities, annualizing the 2006 to 2031 growth target, and adding 4 years of that growth to the 2031 target.)

Employment: Existing and Target

The City of SeaTac employment target was developed from data prepared by the PSRC at the subregional level, and allocated to cities through a collaborative process of City and County staff working as the GMPC’s Buildable Lands and Targets subcommittee. SeaTac’s employment growth target is 29,348 additional jobs in the City by 2035, more than doubling the 2012 (covered) jobs estimate of 27,010.

Households: Existing and Target

The City of SeaTac household target was developed from the Washington Office of Financial Management’s growth projection for King County as a whole, and allocated to cities through a collaborative process of City and County staff working as the GMPC’s Buildable Lands and Targets subcommittee. SeaTac’s household growth target is 6,153 additional households, which, when added to the 2012 household baseline of 9,680 would bring SeaTac’s total households to an estimated 15,833 by 2035.

Table BR2.3 below shows the employment and household growth targets for the year 2035 in the context of the 2012 employment and household estimates.

Table BR2.3 Net New Growth for the Year 2035			
	2012*	2035+	GROWTH TARGET+
Employment	27,010	56,358	29,348
Households	9,680	15,833	6,153

* Sources: *Employment Baseline: PSRC figures derived from analysis of geocoded Washington Employment Security Department (ESD) 2012 data. Washington ESD only reports “covered” employment. Covered employment refers to the employees covered under the State’s unemployment insurance program, and excludes self-employed*

workers, proprietors, CEOs, and other non-insured workers. Total employment in SeaTac is estimated to be 28,350.

Households Baseline: Washington Office of Financial Management (OFM) estimate, based on U.S. Census of Population and Housing, 2010 and annual surveys of City building permit data for 2011 and 2012.

+ Sources: *Employment and Household Growth Targets: The King County GMPC used Countywide projections of population (from Washington OFM) and forecasts of employment (from PSRC) and allocated these to cities through a collaborative process. Distribution of growth targets to cities was based partly on an estimate of land capacity that each City developed as part of the King County Buildable Lands Report.*

LAND USE CAPACITY ESTIMATES

In support of the 2014 King County Buildable Lands Report, City staff has researched the number of available acres that are zoned for development but are currently vacant. Additionally, the City's land capacity analysis identified parcels considered to have redevelopment potential.

Opportunities for commercial redevelopment were assumed for those parcels where the existing density was less than 25% of the intensity assumed for the applicable zone (using floor area ratio (FAR) as the measure). That is, where redevelopment on the site would be 4 times more intense than the existing development.

The single family redevelopment potential figure includes those parcels that are underutilized based on the minimum lot size allowed by zoning.

Potential for multi-family redevelopment was estimated by examining the gap between existing densities of development and the maximum densities allowed under current zoning. For each parcel a ratio of existing density to maximum allowed density was calculated. Parcels were considered redevelopable when that ratio fell below 0.5. That is, where redevelopment on the site would be 2 times the density of the existing development.

Publicly owned parcels (Federal, State, County, City, school district, utility district) that were not considered to have any potential to accommodate future household or employment growth were removed from the analysis. Some city-owned parcels that are not used for City operations were assumed to be available for development and were included in the analysis, as were Port-owned parcels designated for Aviation Commercial uses.

Parcels suitable for development or redevelopment were analyzed for sensitive areas using GIS data. Deductions were made for the area of each parcel occupied by steep slopes, wetlands, water bodies, habitat areas, and buffers associated with these sensitive areas. Further deductions were

made for rights-of-way and public purpose lands, as a percentage of the gross acreage. A portion of the resulting net acreage was deducted to account for land unavailable due to market factors and other unknown property owner considerations, yielding the amount of land available for further development.

The process used is consistent with the King County Buildable Lands Report methodology, was developed by staff from King County and cities within King County, and is used by the County and those cities to estimate the land capacity for the 2014 Buildable lands Report.

When SeaTac’s development capacity is translated into jobs and household numbers and compared with the 2035 employment and household targets, it is clear that there is more than enough land capacity to accommodate the City’s residential (Table BR2.4) and employment (Table BR2.5) growth targets through 2035.

The City’s 2014 Buildable Lands analysis showed a residential capacity surplus of 364 units and an employment capacity surplus of 3,387 jobs relative to the City’s growth targets.

Tables BR2.4 and BR2.5 below illustrate the household and employment capacity represented by the vacant and redevelopable land in SeaTac, and show the City’s capacity to accommodate the household and employment growth targets forecast for the year 2022, which is the SeaTac Comprehensive Plan’s time horizon.

Table BR2.4					
New Residential Growth Capacity Estimates – Year 2035					
LAND USE	WITHIN URBAN CENTER		OUTSIDE URBAN CENTER		TOTAL CAPACITY
	Land Available	Capacity in Housing Units	Land Available	Capacity in Housing Units	
Single Family Residential	0 acres	0	310 acres	815	815 Housing Units
Multi-Family Residential	85 acres	3,103	43 acres	975	4,078 Housing Units
Mixed Use (Residential)*	178 acres	1,507	10 acres	117	1,624 Housing Units
Total Residential Capacity	4,610		1,907		6,517 Housing Units
Housing Unit Growth Target	6,153				
Surplus/Deficit	364				

* These estimates represent total acreage for parcels designated for mixed use. The number of units represents the residential component of future mixed use projects.

Table BR2.5					
New Employment Growth Capacity Estimates – Year 2035					
LAND USE	WITHIN URBAN CENTER		OUTSIDE URBAN CENTER	TOTAL CAPACITY	
	Land Available	Capacity in Jobs	Land Available	Capacity in Jobs	
Commercial	0 acres	0	2 acres	126	126 jobs
Industrial	26 acres	779	134 acres	3,512	4,291 jobs
Mixed Use (Jobs)*	178 acres	26,363	10 acres	1,955	28,318 jobs
Total Employment Capacity	27,142 jobs		5,593 jobs	32,735	
Employment Growth Target	29,348				
Surplus/Deficit	3,387				

* These estimates represent total acreage for parcels designated for mixed use. The number of employees represents the commercial capacity of future mixed use projects.

Source for Tables BR2.4 and BR2.5: City of SeaTac Department of Community and Economic Development, 2014 Buildable Lands Report.

Assumed Future Densities

As explained above, City staff identified land that was vacant or likely to redevelop during the 20-year planning time frame. Depending on the zoning of the vacant or redevelopable land, estimates of the number of dwelling units or jobs (the “land capacity”) represented by that land were developed. The assumed future densities are based on recent development in this city or in similar areas of other local cities.

For residential uses and the residential components of mixed-use areas, the densities are given in dwelling units per acre (DU/Ac.)

For commercial uses or the commercial components of mixed use areas, and for industrial areas the square footage of buildings is estimated for each vacant or redevelopable parcel using a floor area ratio (FAR). FAR is a measure of how intensely a piece of land is developed. For example, if a building covered an entire site at one story, the FAR would be 1. If a building covered ½ of a site at one story, the FAR would be 0.5. A building that covered half of a site at 4 stories would have an FAR of 2. When an assumed FAR is applied to a site where the size of the site is known, the result represents an estimated size of the future building. In the case of mixed use areas, assumptions are also made regarding the proportions of the site that will be in residential and non-residential uses.

SeaTac used local examples of existing development to determine existing densities and FARs. Where there weren’t local examples of some expected future development types, staff referred to existing

examples in other local cities for those types of developments. Recommended examples were compiled by King County staff and others.

Table BR2.6 below shows the assumptions that were used for the City's estimates of land capacity to accommodate the growth targets.

Table BR2.6			
Assumed Future Densities			
ZONE	ASSUMED DU/AC	ASSUMED FAR	ASSUMED RESIDENTIAL/NON-RESIDENTIAL SPLIT
UL-5000	6.86	N/A	100% Res.
UL-7200	4.77	N/A	100% Res.
UL-9600	4.04	N/A	100% Res.
UL-15000	2.15	N/A	100% Res.
UM-3600	13.29	N/A	100% Res.
UM-2400	15	N/A	100% Res.
UH-1800	26	N/A	100% Res.
UH-900	55	N/A	100% Res.
UH-UCR	70	N/A	100% Res.
Townhouse (in Urban Center)	22	N/A	100% Res.
Townhouse (outside Urban Center)	15	N/A	100% Res.
O/C/MU	30	0.6	66% Res./34% Non-res.
O/CM	45	0.6	66% Res./34% Non-res.
CB	100	3.0	10% Res./90% Non-res.
RBX (North of SR 509 ext.	75	2.5	20% Res./80% Non-res.

Table BR2.6			
Assumed Future Densities			
ZONE	ASSUMED DU/AC	ASSUMED FAR	ASSUMED RESIDENTIAL/NON-RESIDENTIAL SPLIT
RBX (South of SR 509 ext.)	0	0.4	100% Non-res.
Ind	0	0.35	100% Non-res.
Former BP (1)	0	0.33	100% Non-res.
AVC (outside Urban Center)	0	0.35	100% Non-res.
AVC (in Urban Center)	0	0.45	100% Non-res.

(1) NOTE: The BP Zone was eliminated in 2017 with the parcels reclassified as Industrial or Regional Business Mix.

Land Use Growth Forecasts

The preceding sections address the King County GMPC growth targets and the City’s ability to accommodate them. The level of residential growth that SeaTac has actually experienced is much less than the growth represented by the growth target, though. If the residential growth target is annualized, it would represent an increase of 307 dwelling units each year for the next 20 years; SeaTac has actually grown by only an average of 62 housing units per year since 1992. Based on this, the City does not expect the growth represented by the growth target to occur.

This section addresses SeaTac’s need for locally relevant growth forecasts; City staff has developed forecasts using land capacity estimates developed as part of the 2014 Buildable Lands work, and local knowledge of development trends and conditions. SeaTac’s forecast for households and employment is shown in Table BR2.7, below.

Note that the adopted growth targets are the basis for the transportation model and the resulting analysis described in the Transportation Master Plan. Thus, the Land Use and Transportation elements are internally consistent and consistent with regional plans.

Table BR2.7 Forecasts of Households and Employment Growth Through 2035			
LAND USE	IN URBAN CENTER	OUTSIDE URBAN CENTER	TOTAL GROWTH
Housing			
Single Family	0	404	404
Multi-family	1,642	310	1,952
Mixed Use	621	16	637
Housing Growth	2,262	731	2,993
Employment			
Commercial	0	12	12
Industrial	438	1,398	1,836
Mixed Use	9,678	72	9,750
Employment Growth	10,116	1,481	11,597

LAND USE PLAN

The comprehensive planning process provides the opportunity to identify an overall vision for future community development that encompasses all major facets of City life including land use, transportation, housing, and capital facilities, to name just a few.

The assumed forecast year for SeaTac's Comprehensive Plan is 2035, consistent with PRSC's regional Vision 2040, the Regional Transit System Plan and other major project planning (for example, the SR 509 Extension project) in the SeaTac area. Thus, a forecast period of 20 years is provided. This two-decade period allows a wide range of changes to occur in the physical character of the City. Whether the changes incorporated in the plan actually occur in a given year is not as important as establishing a clear direction for the City of SeaTac to achieve its agreed-upon goals and objectives.

The future land use plan for the City of SeaTac is depicted on the Comprehensive Plan Map, Map 2.2 of this Comprehensive Plan. SeaTac's future land use along International Boulevard would be characterized by three clusters, or "nodes," of intensive development, each serving the needs of adjacent mixed use development as well as nearby residential neighborhoods. Sound Transit's LINK light rail system connects the three nodes, each of which is served by a light rail transit station: Tukwila International Boulevard Station (S. 154th Street and International Boulevard), SeaTac/Airport Station (S. 176th Street and International Boulevard) and Angle Lake Station (S. 200th Street and International Boulevard).

DESCRIPTION OF LAND USE ALTERNATIVES

An Environmental Impact Statement (EIS) was prepared for the Comprehensive Plan in 1994, in accordance with the requirements of the State Environmental Policy Act (SEPA). As part of the EIS process, different growth alternatives for SeaTac were developed, and their impacts analyzed. The three land use alternatives are identified below. In addition, a fourth option that briefly considered, but then rejected as an alternative, the "Dispersed Growth" Alternative.

- "Current Plan," or No Action, Alternative
- "City Center" Alternative
- "Urban Villages" Alternative

Detailed descriptions and analyses of the three major land use alternatives may be found in the August 26, 1994 Comprehensive Plan's Environmental Impact Statement. The adopted Comprehensive Plan is based on a refinement of the Urban Villages alternative.