



City Center Plan Update Phase 2

# Project Briefing: SeaTac City Center/ Airport District Subarea Plan Project

## Deep Dive Discussion: Complete Communities

Planning Commission  
June 20, 2023



# PRESENTATION OVERVIEW

## PURPOSE OF PRESENTATION

- **Provide Project Status Update**
- **Deep Dive Discussion: Complete Communities**
  - What are they?
  - Why are they a project goal?
  - What is current policy guidance?
  - What do Commissioners think of current policies?
- **Closing Thoughts?**

## WHY IS THIS PROJECT IMPORTANT?

1. To keep Planning Commission up to date on project activities and get Commissioners' input on key issues.
2. To help prepare Commissioners for upcoming community engagement activities focused on developing complete communities goals for the City Center/Airport District.



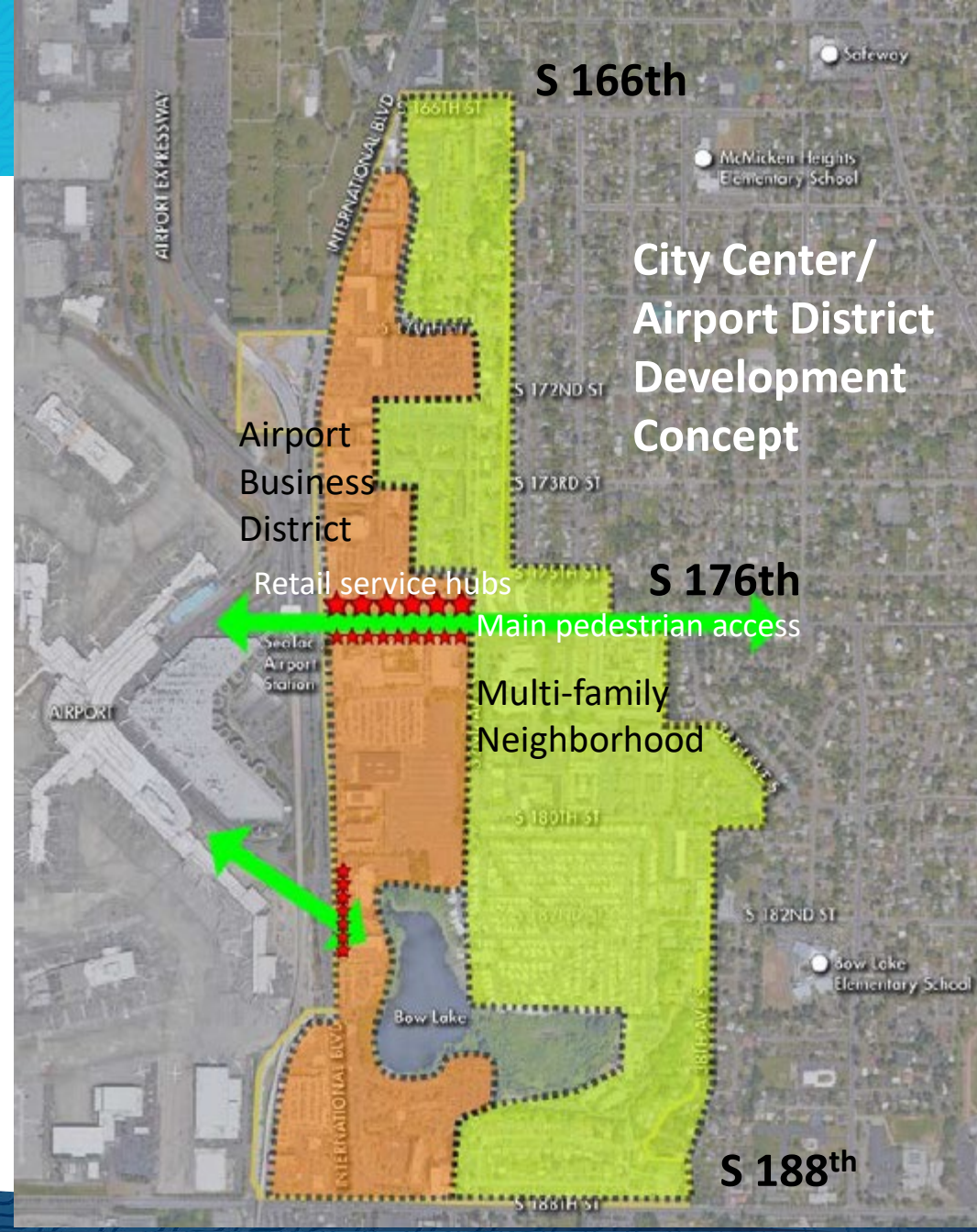
# PLANNING COMMISSION ACTION REQUESTED

## NO ACTION REQUESTED

- This briefing is informational.

## REVIEWS TO DATE

- A&F: 5/12/2022, 9/8/2022
- Council Study Session: 3/8/2022
- Regular Council Meeting: 5/24/2022, 9/27/2022
- PC: 3/15/2022, 3/7/2023, 5/2/2023





# PROJECT STATUS & WHY DISCUSSING COMPLETE COMMUNITIES TODAY

★ July engagement activities will focus on complete communities concepts for district.

- Mid-July Community Design Workshops (dates to be announced soon)

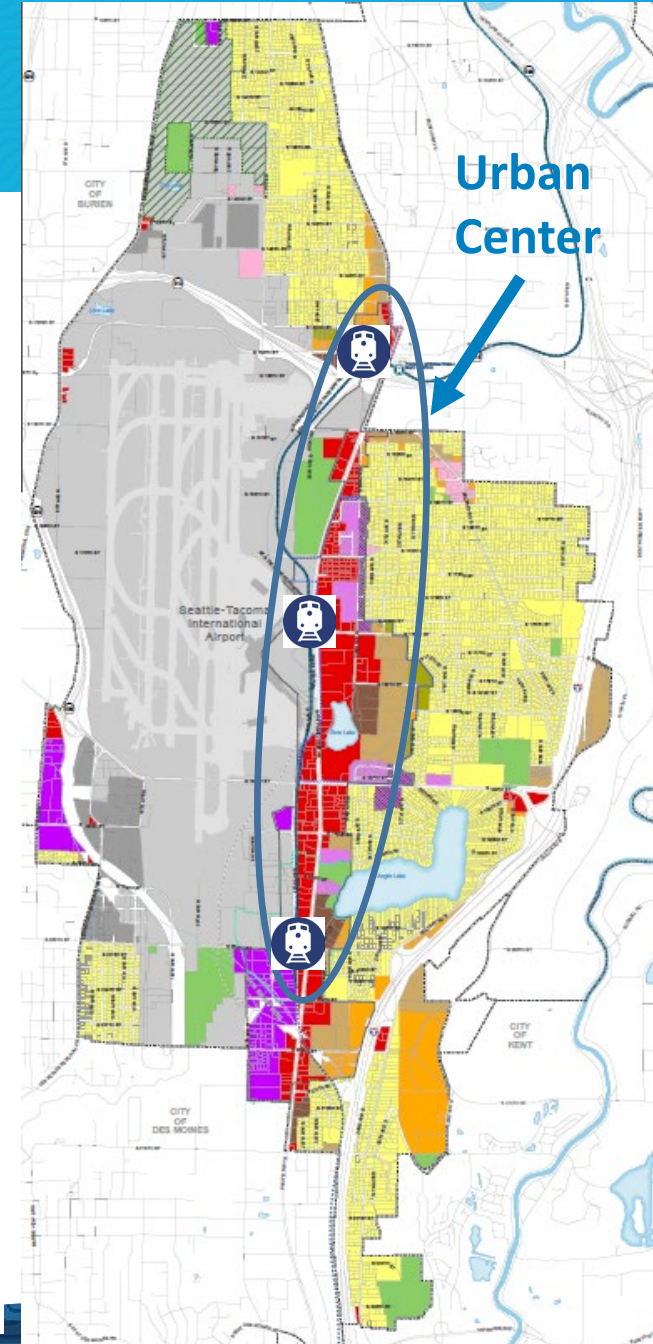


# BACKGROUND ON COMPLETE COMMUNITIES GOALS

## CURRENT GROWTH & DEVELOPMENT FRAMEWORK

### SeaTac Comprehensive Plan

- **Urban Center:** Focus new housing & jobs in the Urban Center (also called “Regional Growth Center”).
  - **Urban Village Strategy:** Focus most of this growth within three “urban villages” adjacent to light rail stations.
- **Complete Communities:** Ensure urban villages and all neighborhoods citywide are healthy, equitable, connected “complete communities” with supportive infrastructure and amenities.



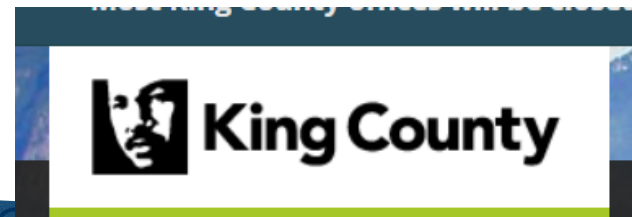
# COMPLETE COMMUNITIES BACKGROUND: STATE & REGIONAL GROWTH FRAMEWORK

## STATE GROWTH MANAGEMENT ACT (GMA)

- **Concurrent provision of public facilities and services to serve growth.**

## PSRC VISION 2050 & KING COUNTY COUNTWIDE PLANNING POLICIES (CPPs)

- Emphasis on focusing growth near transit with supportive infrastructure.
- Ensure equitable access to opportunity i.e., jobs, housing, services, infrastructure, amenities.





# COMPLETE COMMUNITIES BACKGROUND: PSRC GROWING TRANSIT COMMUNITIES

## 2013 GROWING TRANSIT COMMUNITIES (GTC) COMPACT

### Endorsed by SeaTac City Council Resolution

- **Background:** PSRC-led effort to leverage regional transit investments to create thriving and equitable transit communities around light rail and other high-capacity transit stations.
- **Goals:** To facilitate growth of equitable transit communities that are mixed-use, transit-served neighborhoods that provide housing and transportation choices, and greater social and economic opportunity for current and future residents.
- **Locations:** 1/2 mile walking distance around high-capacity transit stations

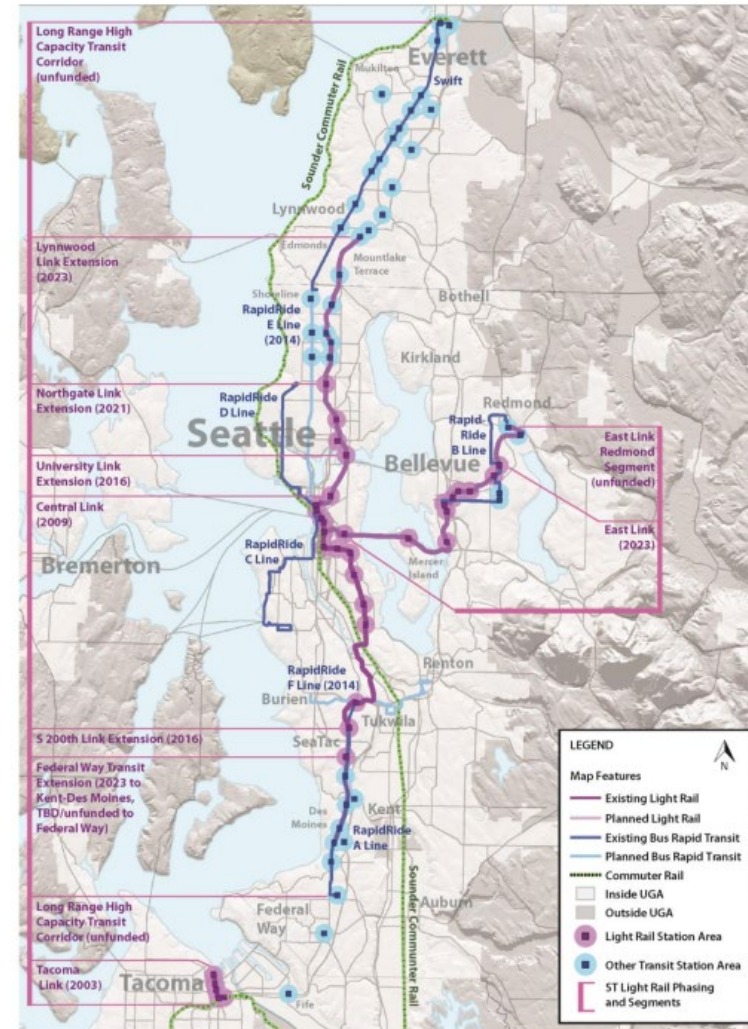


Figure 2: Growing Transit Communities Study Area Map with Regional Transit Investments

# COMPLETE COMMUNITIES BACKGROUND: PSRC GROWING TRANSIT COMMUNITIES (cont.)

## GTC Strategies

**Equitable transit communities promote local community and economic development by providing safe, walkable neighborhoods with:**

- Housing types at a range of densities and affordability levels.
  - Commercial and retail spaces.
  - Community services and other amenities.
- 
- **GTC Definition of Equity** : All people can attain the resources and opportunities that improve their quality of life and enable them to reach their full potential.





# COMPLETE COMMUNITIES BACKGROUND: INTEGRATION INTO COMPREHENSIVE PLAN

## 2015 MAJOR COMPREHENSIVE PLAN UPDATE

(Incorporated GTC concepts and state and regional guidance)

### Ch. 2 Land Use Element

#### Healthy, Equitable, Connected Communities

- **Goal 2.2:** Create walkable, compact, transit-oriented communities with a range of transportation, employment, housing, recreation, goods, and service choices for residents of all income levels.
- **Policies**
  - Access to Transportation Choices
  - Access To Healthy Foods
  - Access to Housing
  - Access to Neighborhood Services
  - Access to Community or Neighborhood Park (*from Ch. 10 Parks & Recreation*)



# COMPLETE COMMUNITIES BACKGROUND: INTEGRATION INTO COMPREHENSIVE PLAN

## 2021 SEATAC HOUSING ACTION PLAN (HAP)

### **HAP Objective #1: Create complete communities**

- Strengthen neighborhoods by tying housing production to improved infrastructure, resources, amenities, and people-oriented design.

### **HAP Strategy #1: Strengthen “complete community” policies.**

- The City could explore a Comprehensive Plan amendment process to clarify and strengthen SeaTac-specific “complete community” policies so they provide clearer policy guidance on infrastructure investments and other City actions that can support neighborhoods and help enhance residents’ quality of life.

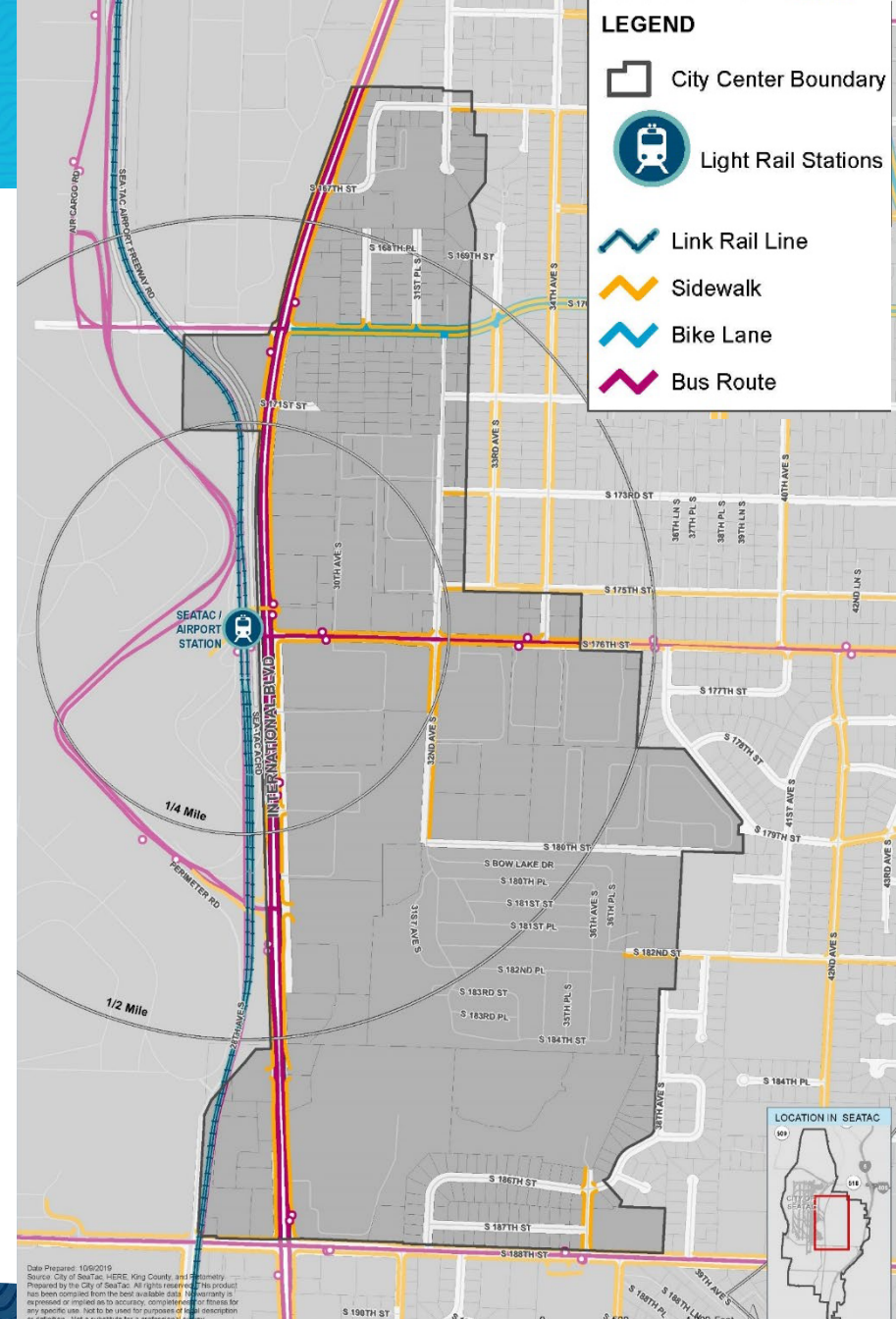


Angle Lake Station Area Plan illustration depicting elements needed to create complete communities

## ACCESS TO TRANSPORTATION CHOICES

- ## Thought Question:

- Does current land use pattern promote walking to transit?
  - SeaTac/Airport Station
  - Bus stops





# CURRENT COMPLETE COMMUNITIES POLICIES

## ACCESS TO TRANSPORTATION CHOICES

### Thought Question:

- Does current land use pattern promote walking to:
  - Goods, services, education, employment, and recreation?
- Is “walkable” ¼ mile (5”) or ½ mile (10”)?
- How walkable are “mega-blocks” (especially when you can’t cut through)?



# CURRENT COMPLETE COMMUNITIES POLICIES








## ACCESS TO TRANSPORTATION CHOICES

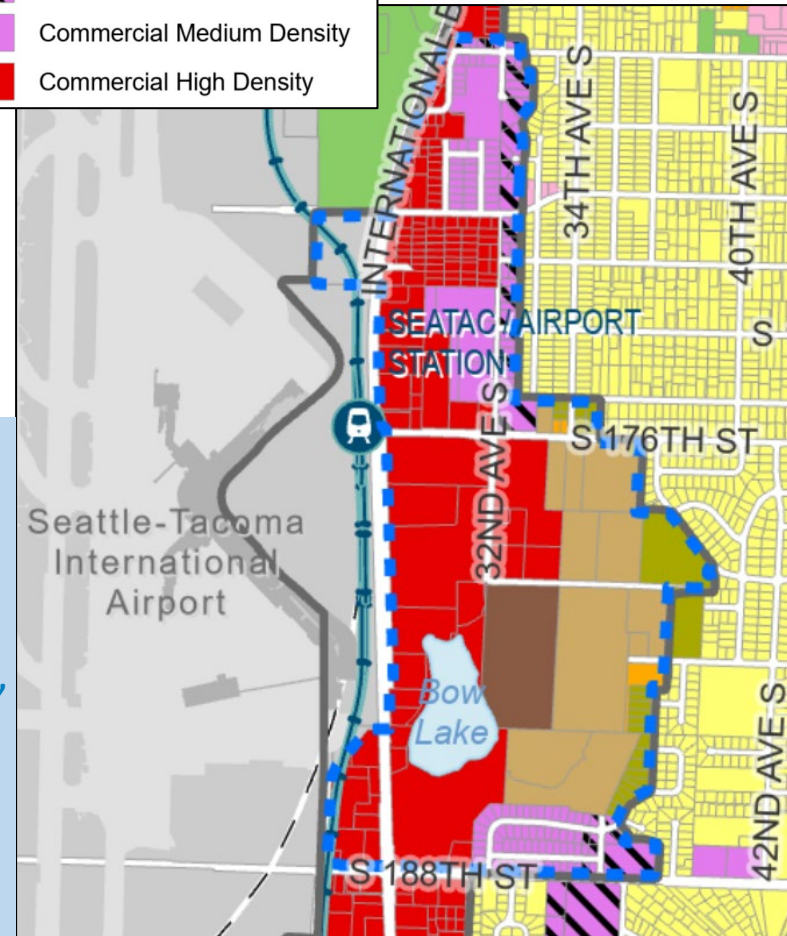
- **Policy 2.2B** Promote dense residential and employment uses in transit communities to provide current and future residents with greater access to transportation, housing, and economic opportunities.

## ACCESS TO HOUSING

- **Policy 2.2F** Foster high quality, diverse, and affordable housing.

### Land Use Classification

	Residential Low Density
	Townhouse
	Residential Medium Density
	Residential High Density
	Residential High Mixed Use
	Commercial Low Density
	Office/Commercial/Mixed Use
	Commercial Medium Density
	Commercial High Density



## Thought Question:

- Does current Comprehensive Plan sufficiently promote dense jobs and diverse, affordable housing in district?
  - **Jobs:** (Airport), hotels, park & fly, office, restaurant, convenience retail, others
  - **Housing:** Housing types allowed include: mixed use, multi-family, townhouse (mobile home park allowed as “legal non-conforming use”)



# CURRENT COMPLETE COMMUNITIES POLICIES

## ACCESS TO HOUSING (cont.)

### Thought Question:

- If you or a close relative lived in the district, what type of housing options would you prefer?
  - Apartment?
  - Condo?
  - Townhouse?
  - Mobile Home?
  - Market rate?
  - Restricted/subsidized income?
  - Other?





# CURRENT COMPLETE COMMUNITIES POLICIES

## ACCESS TO HEALTHY FOODS

- **Policy 2.2C** Incorporate consideration of physical health and well-being into local decision-making by locating, designing, and operating public facilities and services in a manner that supports creation of community gardens on public open space in accessible locations.
- **Policy 2.2D** Support policy, systems, and environmental changes that result in increased access to healthy foods.
- **Policy 2.2E** Provide opportunities for shops, services, recreation, and access to healthy food sources within walking or bicycling distance of homes, work places, and other gathering places.

## Current Healthy Food Sources in District

- ❖ **3 convenience stores**
  - 7-Eleven
  - Gas station stores (across street from each other)
- ❖ **2 small grocery/sundries**
  - Tom's Finer Foods
  - Dukem Market #2 (next door to Tom's)
- ❖ **No public community garden**

# CURRENT COMPLETE COMMUNITIES POLICIES

## ACCESS TO NEIGHBORHOOD SERVICES

- **Policy 2.2H 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.**
  - A mixed use building/site has a mix of different uses within one structure or a given site, such as retail uses on the first floor with office and/or residential on the upper floors.
  - This type of development promotes a more pedestrian-friendly environment and might encourage more resident oriented businesses to locate in SeaTac.
  - Ground floor activities should serve the daily needs of employees, residents, and visitors to provide the opportunity for a car-free lifestyle. These may include convenience shopping, specialty shops, and restaurants.

WallyPark Garage in district is an example of “mixed use” development



# CURRENT COMPLETE COMMUNITIES POLICIES

## ACCESS TO NEIGHBORHOOD SERVICES

- **Policy 2.21 Allow commercial uses that serve neighborhood needs on the ground floors of residential buildings in the high density zones.**

Examples of neighborhood-serving ground floor commercial uses include small grocery markets, hardware stores, bakeries, day care centers, dry cleaning, doctor's offices, hair salons, and coffee shops.

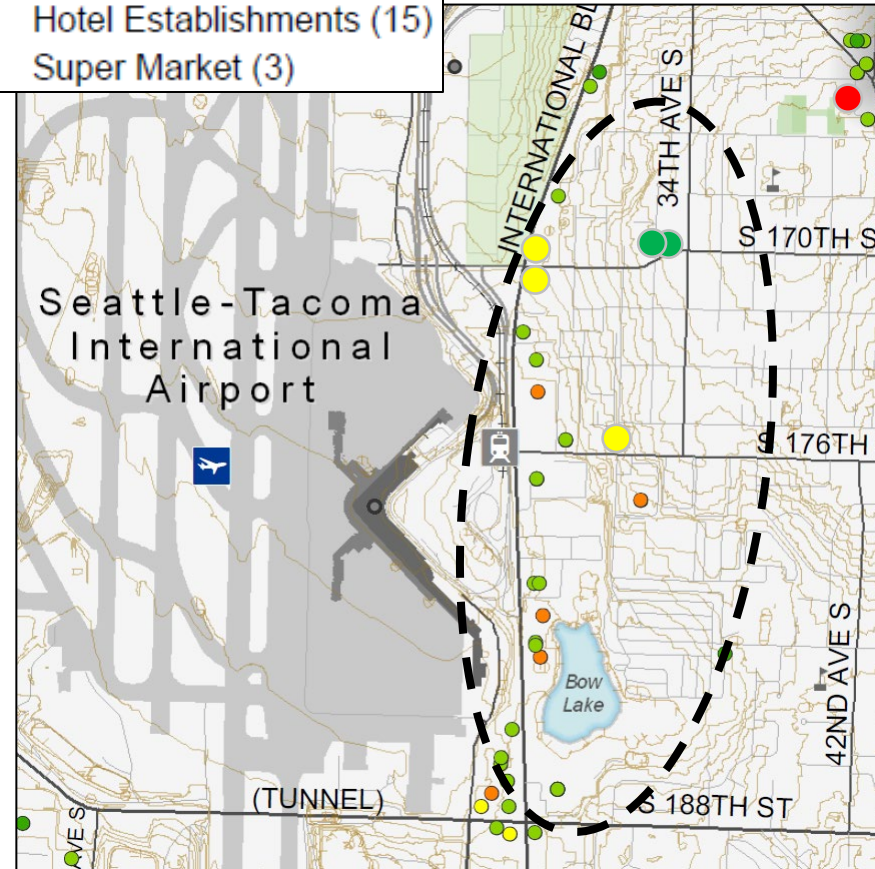
### Thought Questions:

- Are sufficient healthy food options available?

## LEGEND

### Corner Stores (6/6/2011)

- Small Grocery (36)
- Restaurants (82)
- Convenience Stores (19)
- Hotel Establishments (15)
- Super Market (3)





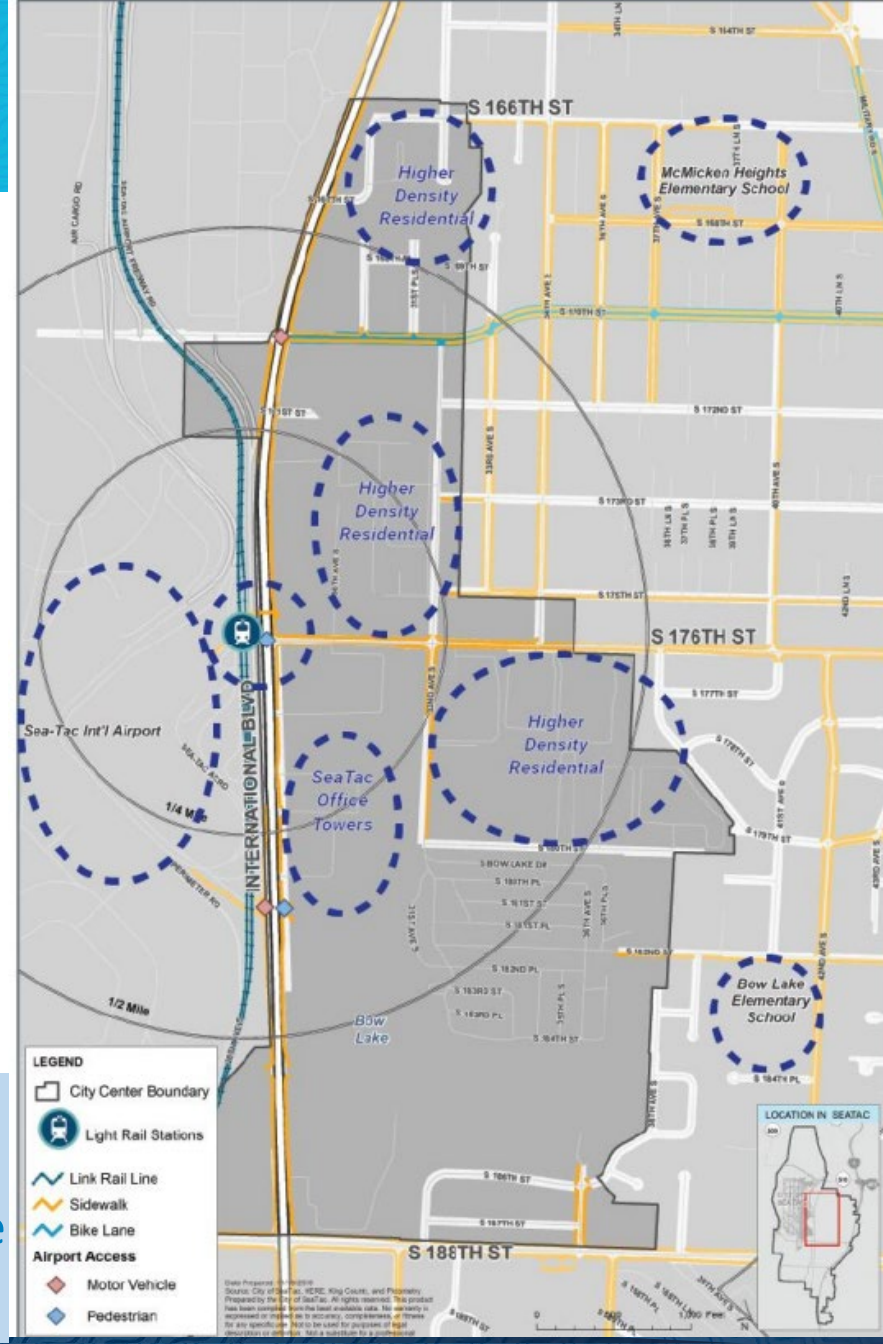
# CURRENT COMPLETE COMMUNITIES POLICIES

## ACCESS TO NEIGHBORHOOD SERVICES (cont.)

- **Policy 2.2J** Encourage the development of small, “resident-oriented” businesses in SeaTac.
- While there is a large number of commercial businesses in SeaTac, many provide services that are primarily oriented to Airport-related visitors and daytime employees.
- The City should encourage businesses that cater to residents’ needs such as hardware stores, bakeries, small grocery markets, bookstores, day care centers, restaurants, and cafes.
- These types of services also help to make the City more livable for families.

## Thought Question:

- What kind of “resident-oriented/daily needs” services do you think a complete community should provide nearby?



# CURRENT COMPLETE COMMUNITIES POLICIES

## ACCESS TO COMMUNITY OR NEIGHBORHOOD PARK

- **Policy 10.2A** Continue City efforts to expand the PROS (*parks, recreation, open space*) system so that **all residents live within 1/2 mile of a community or neighborhood park.**

Park facilities with opportunities for active and passive recreation are essential for a thriving community. Facilities within a half mile provide for a walkable system. Special Use parks in the Urban Center may be counted as community or neighborhood parks.

- **PROS Plan Guidance for High Density Areas** (including Urban Center, City Center & Station Areas)
- **1/4 mile is considered a walkable distance in an urban area** where facilities serve populations living higher density neighborhoods.

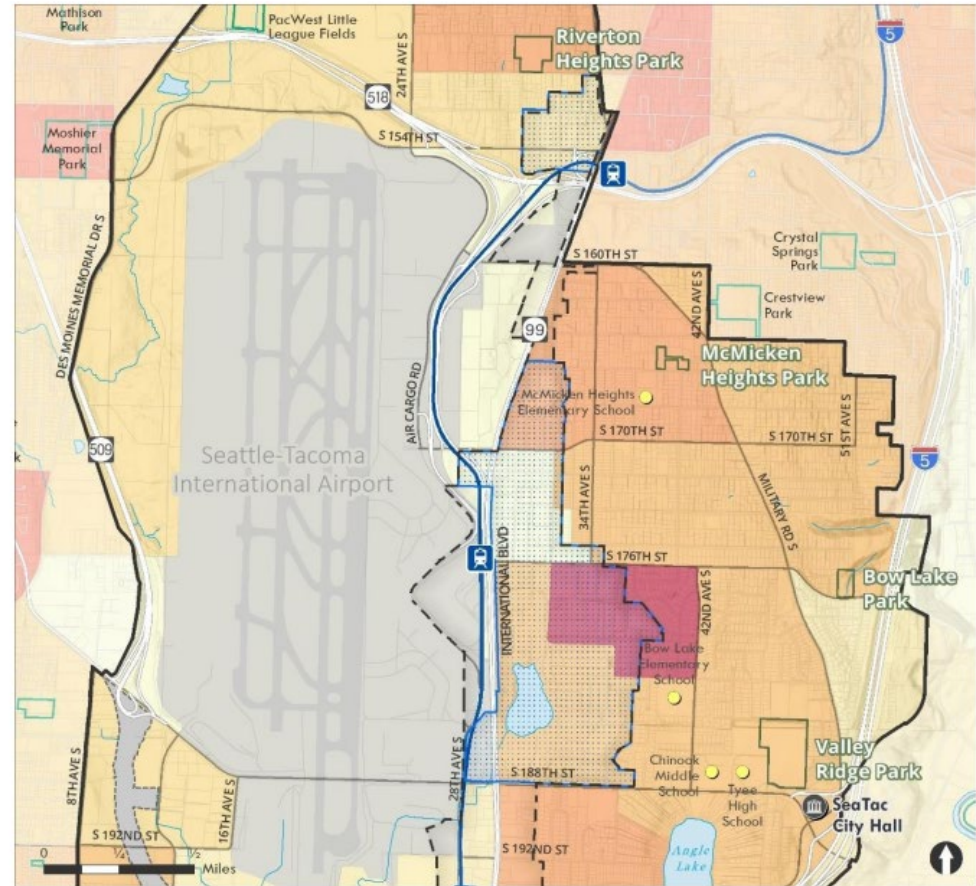
- **“Special Use Parks within the Urban Center”** may be used to fill in community/neighborhood park gaps
  - Located in denser areas or transit cores, may provide plazas and urban community gathering and special event spaces, or other facilities.

# CURRENT COMPLETE COMMUNITIES POLICIES

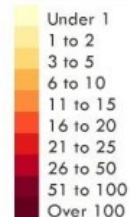
## ACCESS TO COMMUNITY OR NEIGHBORHOOD PARK (cont.)

### Population Density in Central SeaTac

Exhibit 23. Current Population Density and Planned Station Areas and Urban Centers: Central



Population Density (People per Acre):



- SeaTac Parks
- Non SeaTac Parks
- Schools
- SeaTac City Limits
- Urban Center Boundary
- Station Areas
- Parcel Outlines

- Light Rail Station
- Link Light Rail
- SR509 Future Right-of-Way
- Waterbodies

Map Date: 8/19/2020  
Map Creator: BERK Consulting  
Data Sources: City of SeaTac, 2020;  
King County GIS, 2020; WSDOT, 2020





## ACCESS TO COMMUNITY OR NEIGHBORHOOD PARK (cont.)

## Thought Questions:

- What type of parks do you think would serve district residents, workers and visitors?
- Do you have ideas about where new parks could/should be located?

## SeaTac Full Amenity Parks and Gaps



# CLOSING THOUGHTS AND NEXT STEPS

## COMPLETE COMMUNITIES =

## PROVIDING INFRASTRUCTURE & SERVICES TO SUPPORT GROWTH

- **Consistent with long time state, regional, and City growth strategies.**
- Complete Communities approach can help:
  - Assess gaps in the distribution of infrastructure and services, and pedestrian connectivity
  - Understand access to opportunity and equitable distribution of City services and facilities.
- Specific elements of what makes a “complete community” should be tailored to interests of residents and to support visitors and workers.
- Complete community strategies must align with City resources, or they will not be implemented.

## NEXT STEPS

- **Get public input on current Complete Communities policies and potential refinements for district.**
- Community Design Workshops will be held in mid-July (dates & times provided soon)