



# Envision SeaTac 2044 Project Update

Planning & Economic Development (PED)  
Committee Meeting  
August 15, 2024



# PRESENTATION OVERVIEW

## PURPOSE

To brief PED Committee on:

- **Proposed zoning changes including rezones that support the new growth strategies,**
- **Recent and upcoming community engagement activities, and**
- **Envision SeaTac 2044 project schedule and state required reviews and adoption date.**

## WHY ARE THESE ISSUES IMPORTANT?

1. The Envision SeaTac 2044 project is proposing updates to the City's growth strategies to address:
  - The incorporation of state-mandated changes that allow middle housing uses in single family areas,
  - Increasing access to economic and social opportunities throughout the city, and
  - Other community priorities.
2. Project briefings are essential to keep the PED Committee apprised of project activities.



# POTENTIAL COMMITTEE ACTION

**ACTION REQUESTED: None.** This is an informational briefing.

## REVIEWS TO DATE:

- **Envision SeaTac 2044-Major Comprehensive Plan Update Project**
  - **2023:** 2/23/2023, 8/17/2023, 10/19/2023, 11/30/2023
  - **2024:** 2/15/2024, 3/21/2024, 5/16/2024, 6/26/2024, 7/18/2024



# ENVISION SEATAC 2044 PROJECT: PHASES & TIMELINE

Phase	Topics & Comprehensive Plan Elements Under Review	Timeline
Phase 1	<b>Community Vision and Priorities for SeaTac's Future</b> (Under review: Introduction & Framework Chapter)S	Fall 2023
Phase 2	<b>Where and How Will SeaTac Grow Over Next 20 Years: Urban Villages and Complete Neighborhoods</b> (Under review: Land Use, <i>new</i> Urban Center, <i>new</i> Neighborhoods)	Fall 2023 & Winter/ Spring 2024
Phase 3	<b>Housing, Human Services, and Economic Development to Support SeaTac's Future</b> (Under review: Housing & Human Services, Economic Vitality)	Winter/Spring/ Summer 2024
Phase 4	<b>SeaTac's Future Transportation and Parks &amp; Recreation Systems</b> (Under review: Transportation & Parks, Recreation & Open Space)	Spring/ Summer 2024
Phase 5	<b>Resilient Built and Natural Environments for SeaTac's Future</b> (Under review: Environment, Utilities & Capital Facilities)	Spring/ Summer 2024
<i>Policy Implementation Tasks</i>	<b>Envision Project Code Amendments &amp; Proposed Rezoning</b> (Under review)	Spring/ Summer 2024
Phase 6	<b>Draft and Final SeaTac 2044 Plan Reviews</b> <b>State requires adoption by December 31, 2024</b>	<b>Summer/Fall 2024</b>

# Proposed Zoning Changes & Citywide Rezones



# PROPOSED: ZONING CHANGES TO SUPPORT CITY VISION

## WHY IS ENVISION PROJECT PROPOSING ZONING CHANGES?

**Citywide rezones were identified in 2024 Comprehensive Plan Final Docket of Envision project proposals adopted by City Council in January 2024.**

- Zoning changes are needed to implement new City vision and growth strategies.
- State Growth Management Act (GMA) requires zoning to be consistent with Comprehensive Plans.

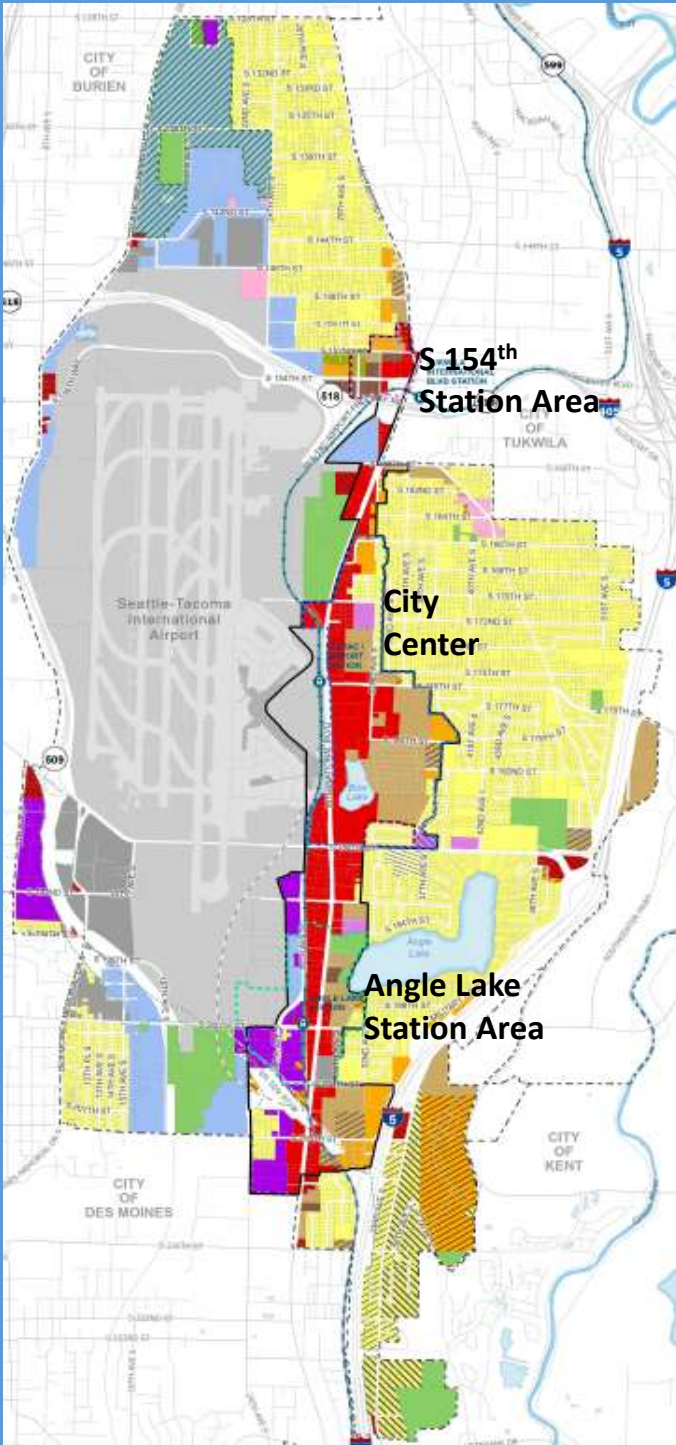
## WHAT CHANGES ARE PROPOSED?

- **New zones and zone names that:**
  - Support the creation of Urban Villages and Neighborhood Villages.
  - Help accommodate middle housing types in single family areas as required per recent state legislation. (Note: Proposed changes DO NOT include all middle housing code amendments required by June 2025.)
- **Citywide rezones that change the zoning of parcels to match land use designations on the Comprehensive Plan Land Use Map.**
  - Currently, around 440 parcels do not match the Comprehensive Plan Land Use Map.
  - Thirty parcels owned by the Port of Seattle will be changed to Airport zoning per the Inter-Local Agreement (ILA).
- **Other changes to increase consistency between policies and zoning.**



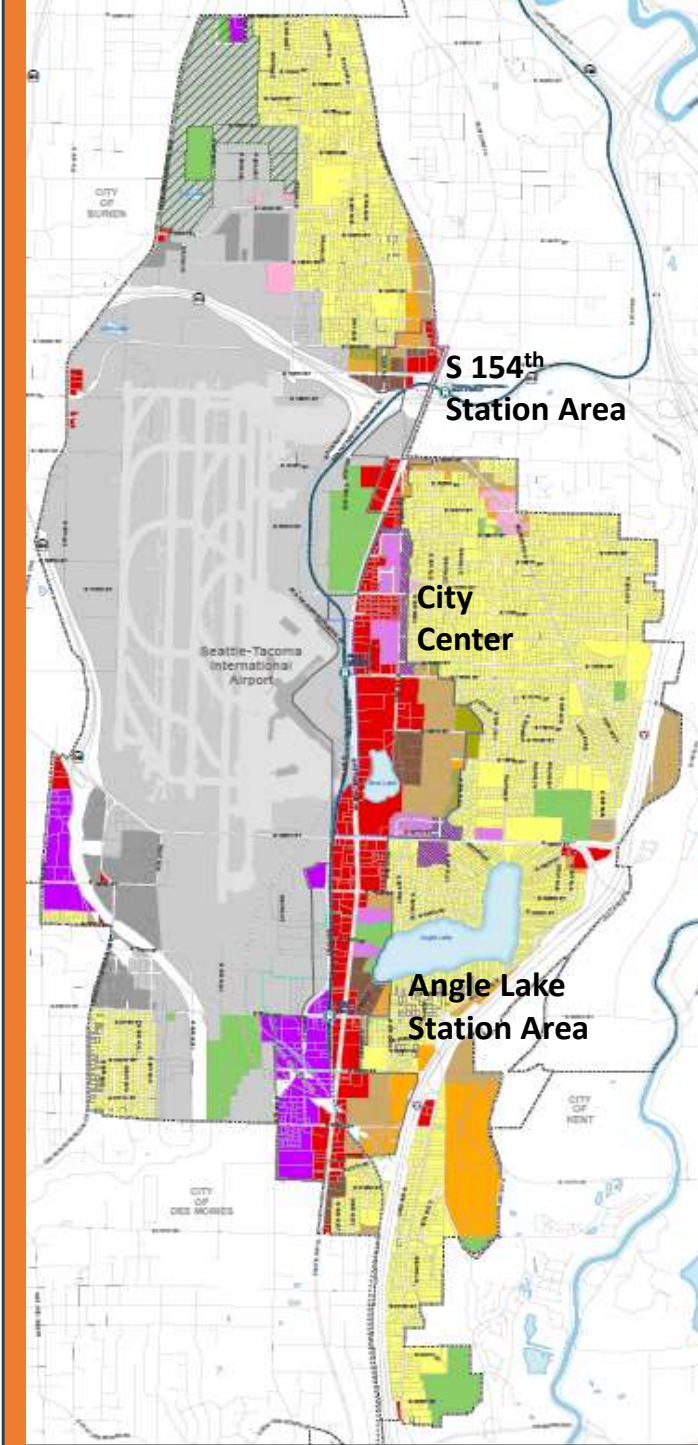
# CURRENT ZONING MAP

Currently,  
zoning of some  
parcels  
does not match  
the land use  
designations  
in the  
Comprehensive  
Plan Map



# CURRENT COMPRE- HENSIVE PLAN LAND USE MAP

State law  
requires  
zoning to be  
consistent  
with  
Comprehen-  
sive Plan



# PROPOSED

## CHANGES TO ZONES & ZONE NAMES:

- **Black:** No change
- **Green:** Revision
- ~~Red:~~ Removed

## NO CHANGES:

- Community Business
- Community Business in Urban Center
- Regional Business Mix
- Industrial
- AVC/AVO Airport zones
- Park zone

### ZONES OUTSIDE URBAN CENTER

#### Residential Low (RL)

~~Urban Low 15,000~~  
~~Urban Low 9,600~~  
~~Urban Low 7,200~~

#### **Townhouse**

*(combined with Residential Medium)*

#### Residential Medium (RM)

~~Urban Medium 3,600~~  
~~Urban Medium 2,400~~

#### Manufactured ~~Mobile~~ Home Park (MHP)

#### Residential High (RH)

~~Urban High 1,800~~  
~~Urban High 900~~

#### ~~Urban High Urban Center Residential~~ *(combined with Community Business)*

#### Commercial Low

~~Neighborhood Business~~

#### Neighborhood Village Medium (NVM)

~~Office/Commercial/Mixed Use~~

#### Neighborhood Village High (NVH)

~~Office/Commercial~~

### ZONES WITHIN URBAN CENTER

N/A

#### **Townhouse**

*(combined with Residential Medium)*

#### Urban Medium (RM)

~~Urban Medium 3,600~~  
~~Urban Medium 2,400~~

#### Manufactured ~~Mobile~~ Home Park (MHP)

#### Urban High (RH)

~~Urban High 1,800~~  
~~Urban High 900~~

#### Urban High Urban Center Residential (UH-UCR)

N/A

#### Urban Village Medium (UVM)

~~Office/Commercial/Mixed Use~~

#### Urban Village High (UVH)

~~Office/Commercial~~



## PROPOSED: CHANGES TO SINGLE-FAMILY ZONES

## CURRENTLY

**SeaTac has three zones for single-family homes.** The number attached to each zone establishes the minimum lot size (square feet) for parcels created through subdivisions.

- Urban Low 7,200
- Urban Low 9,600
- Urban Low 15,000

# PROPOSED

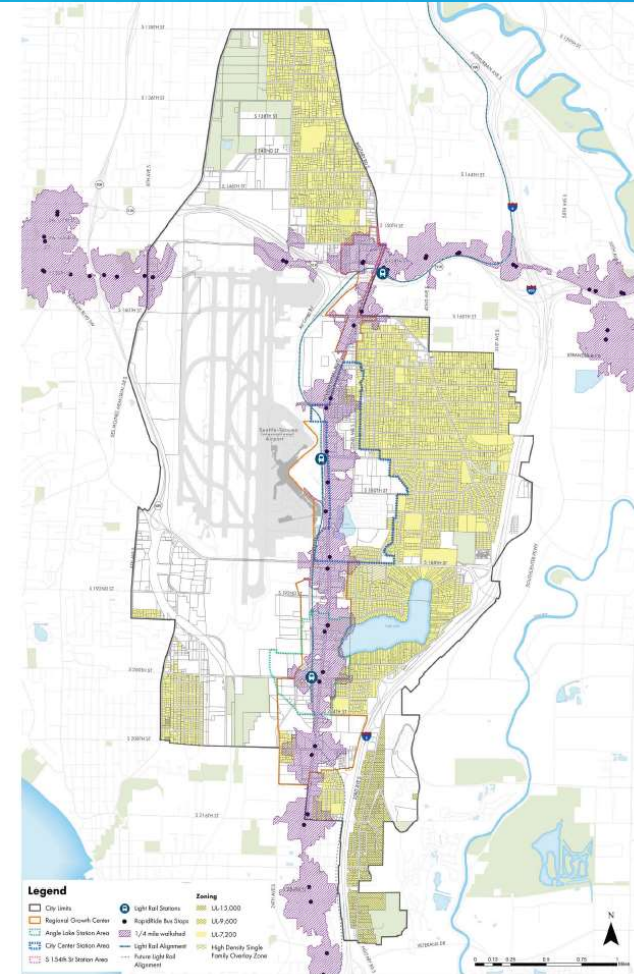
To comply with state law that requires cities to allow middle density housing types where single-family houses are allowed, one residential zone is proposed to replace the three current single-family zones.

- **Residential Low Zone (RL)**

## WHAT WILL BE ALLOWED IN RESIDENTIAL LOW ZONE

Single-family and middle density housing such as duplexes, townhouses, multiplexes, and cottage housing may be allowed in the RL zone.

*Middle housing will not be allowed on parcels that lack sewer or other basic infrastructure.*



## By June 2025:

- 2 middle housing units allowed on (*yellow*) Residential Low lots
- 4 middle housing units allowed on Residential Low (*purple*) lots

# PROPOSED: ZONE CHANGES TO IMPLEMENT NEW GROWTH STRATEGIES

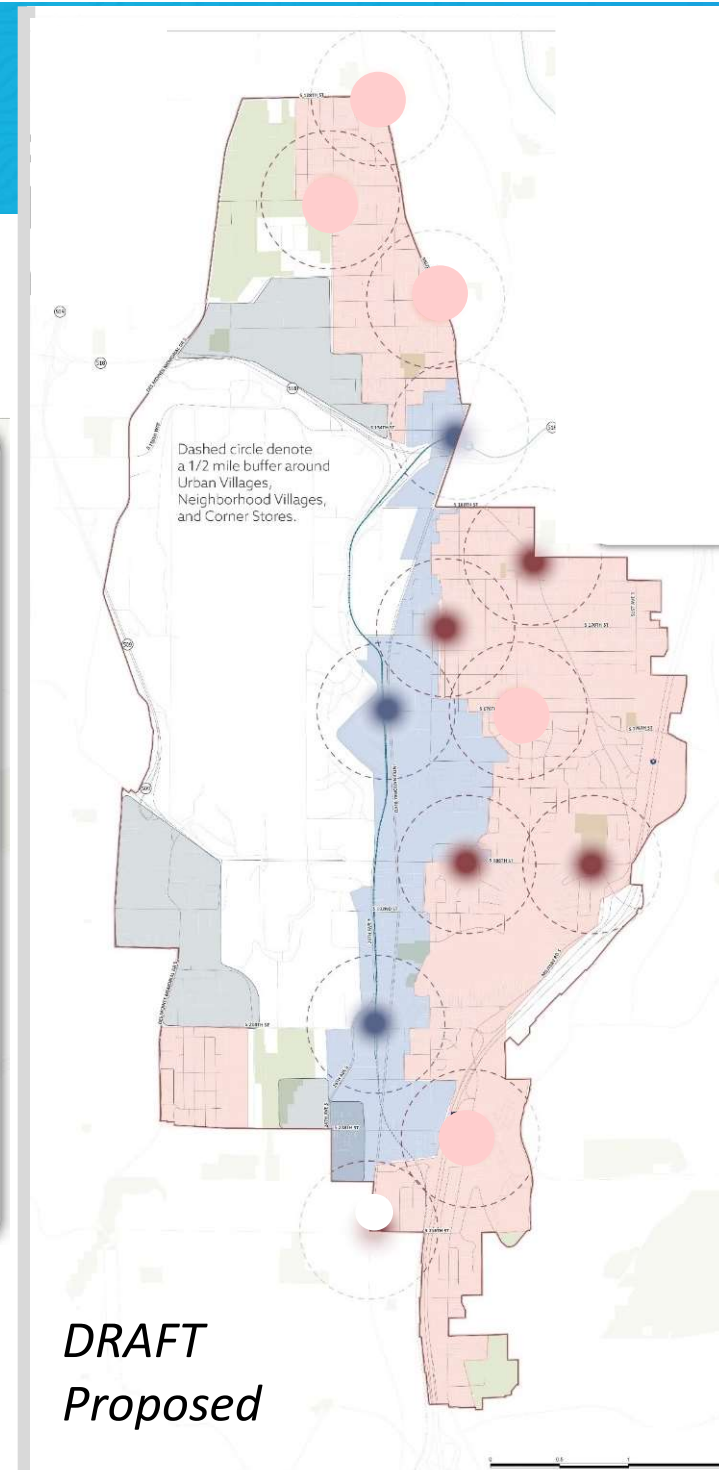
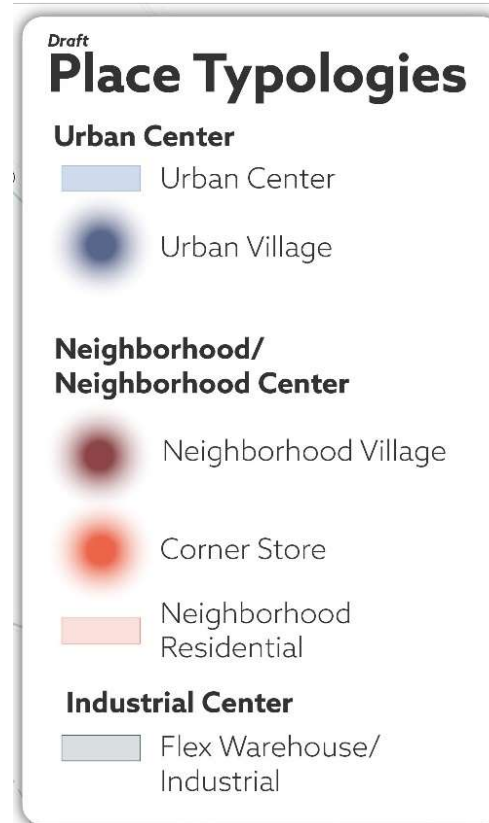
## CURRENTLY

**Zones and Zoning Map support current growth policies by:**

- Clustering most high intensity and mixed-use zoning Urban Center within Urban Villages.

## PROPOSED

- **Change current zoning to promote the creation of mixed-use centers within and outside of the Urban Center, specifically:**
  - *Urban Villages* in the Urban Center
  - *Neighborhood Villages* outside of the Urban Center
- *Corner Store/Mixed Use* locations will not be included on Place Typology or Zoning maps until additional community input received in 2025.



# PROPOSED: ZONING MAP CHANGES TO SUPPORT GROWTH STRATEGIES

Changes to promote the development of Urban Villages & Neighborhood Villages

## PROPOSED

- **Revise existing mixed-use zones:**
  - Office/Commercial, and Office/Commercial Mixed Use
- **Replace with:**
  - ★ **Urban Village zones**  
(Medium and High)
  - ◻ **Neighborhood Village zones**  
(Medium and High)
- **Establish sufficient Urban Village and Neighborhood Village zoning** to support desired mixed-use development

### Proposed Zoning - Inside Urban Center Boundary

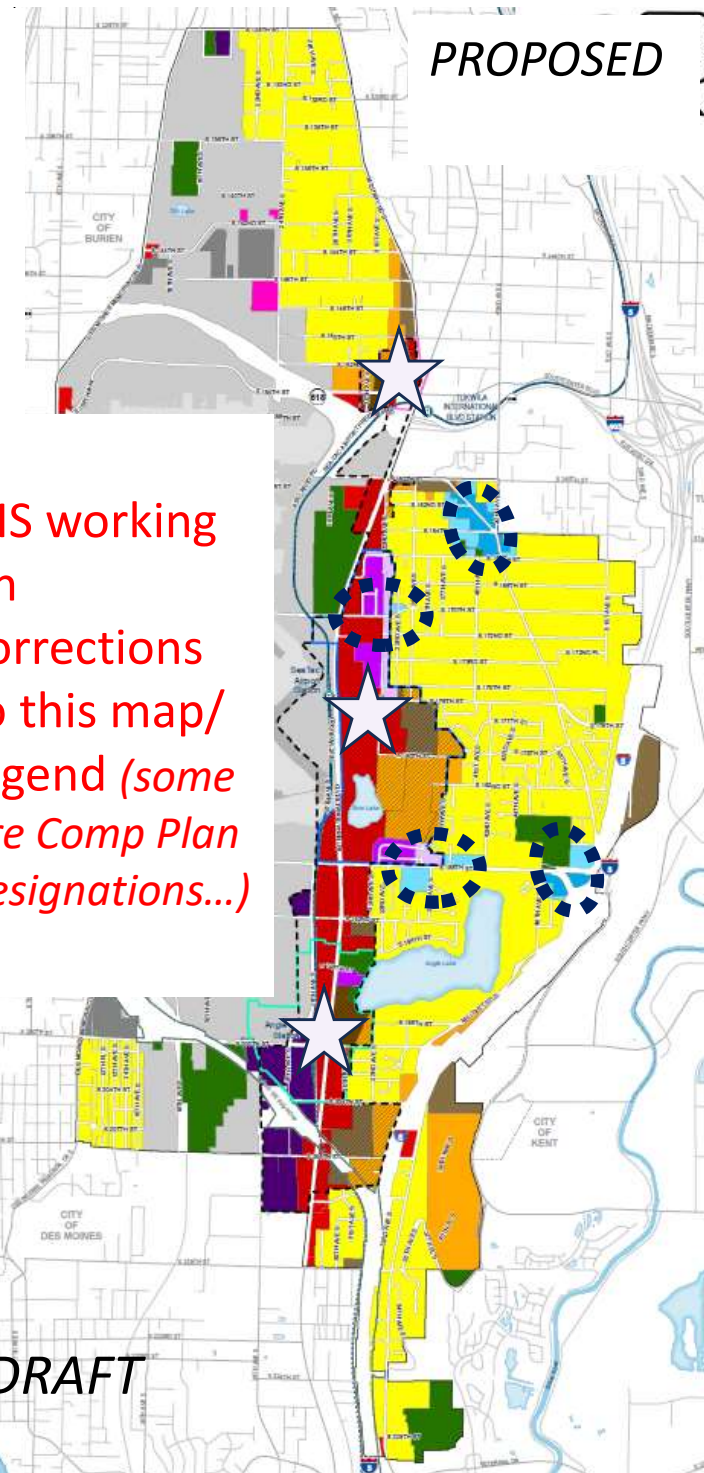
- Urban Residential Medium
- Urban Residential High
- Urban Residential High-Mixed Use
- Urban Village Medium
- Urban Village High
- Community Business In The Urban Center

### Proposed Zoning - Outside Urban Center Boundary

- Residential Low
- Residential Medium
- Residential High
- Residential High Mixed Use
- Neighborhood Village Medium
- Neighborhood Village High
- Commercial Low
- Community Business

### Proposed Zoning - Citywide

- Regional Business Mix
- Industrial
- Airport
- Park
- Tukwila Station Boundary
- Angle Lake Station Boundary
- City Center Boundary
- Urban Center Boundary





# PROPOSED: CITYWIDE REZONING TO INCREASE CONSISTENCY WITH COMPREHENSIVE PLAN

## PROPOSED

- **Rezoning “over” and “under” zoned parcels:** The Envision project is proposing to rezone around 440 parcels so their zones match their Comprehensive Plan land use designations.
- **Rezoning of Port of Seattle Properties:** Port of Seattle properties in SeaTac are required to have Airport-specific land use designations and zones. Per the City-Port of Seattle Inter-local Agreement (ILA), and a recent Letter of Agreement, thirty Port-owned parcels will be rezoned to Airport designations through the Envision project.
- **Other proposed changes to increase consistency with Comprehensive Plan**
  - **Urban High-Urban Center Residential (UH-UCR) parcels located outside of Urban Center:** Change to “CB” commercial high zone because parcels not in Urban Center.
  - **Office/Commercial Medium parcel north of Angle Lake:** Change to CB-C commercial high in Urban Center zone to make consistent with other adjacent parcels along International Blvd.
  - **Riverton Heights Park:** Change from Urban Low single-family zoning to “Park.”
  - **Bow Lake Estates Manufactured Home Park:** Currently has high intensity current and potential zoned parcels. Changes are proposed to support preservation of manufactured home park development consistent with existing (and proposed) policies.

## REZONE PARCELS WITH MANUFACTURED HOME PARK LAND USES

TO INCREASE CONSISTENCY  
WITH HOUSING POLICIES

# CURRENT

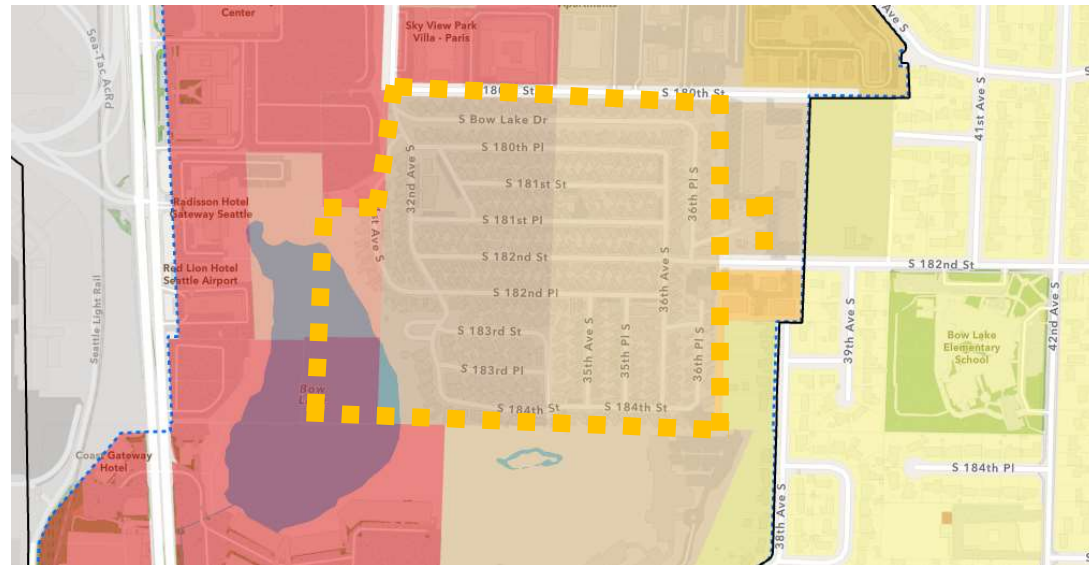
## Comprehensive Plan Map

### Land Use Classification



## Bow Lake Estates Manufactured Home Park Parcels

- Current Land Use Designations (maximum zoning allowed)
  - **Commercial High**
  - **Residential High Mixed Use**
  - **Residential High**



**PROPOSED:** Change land use designations and zones to implement City’s long-time goals and policies that support the maintenance of existing manufactured home parks as a source of affordable housing and promoting the housing security of its residents.

- Bow Lake Estates Parcels - *Proposed*:
  - *Proposed Land Use Designation*: Residential Medium
  - *Proposed Zone*: Manufactured Home Park



# BACKGROUND: MANUFACTURED HOME PARKS POLICIES

## HOUSING AND HUMAN SERVICES ELEMENT

### Proposed Revisions Reviewed by PED Committee on 6/26/2024

#### Manufactured Mobile Home Parks

**GOAL 3.68:** Support the continued maintenance of SeaTac's existing manufactured mobile-home parks as a source of affordable housing and promote the housing security of its residents.

- **Policy 3.68A:** Encourage cooperation between the State, County, City, and other groups concerned with manufactured mobile-home issues to increase opportunities for tenant ownership of manufactured mobile-home parks.
- **Policy 3.68B:** Encourage essential safety upgrades for older manufactured mobile-homes.
- **Policy 3.68C:** Where owners meet low-income guidelines, utilize City resources to upgrade existing manufactured mobile-homes to meet minimum building standards.

#### Maintenance / Mobile Home Relocation

~~GOAL 3.9: Minimize the impacts of mobile manufactured home relocation on low and moderate income residents.~~

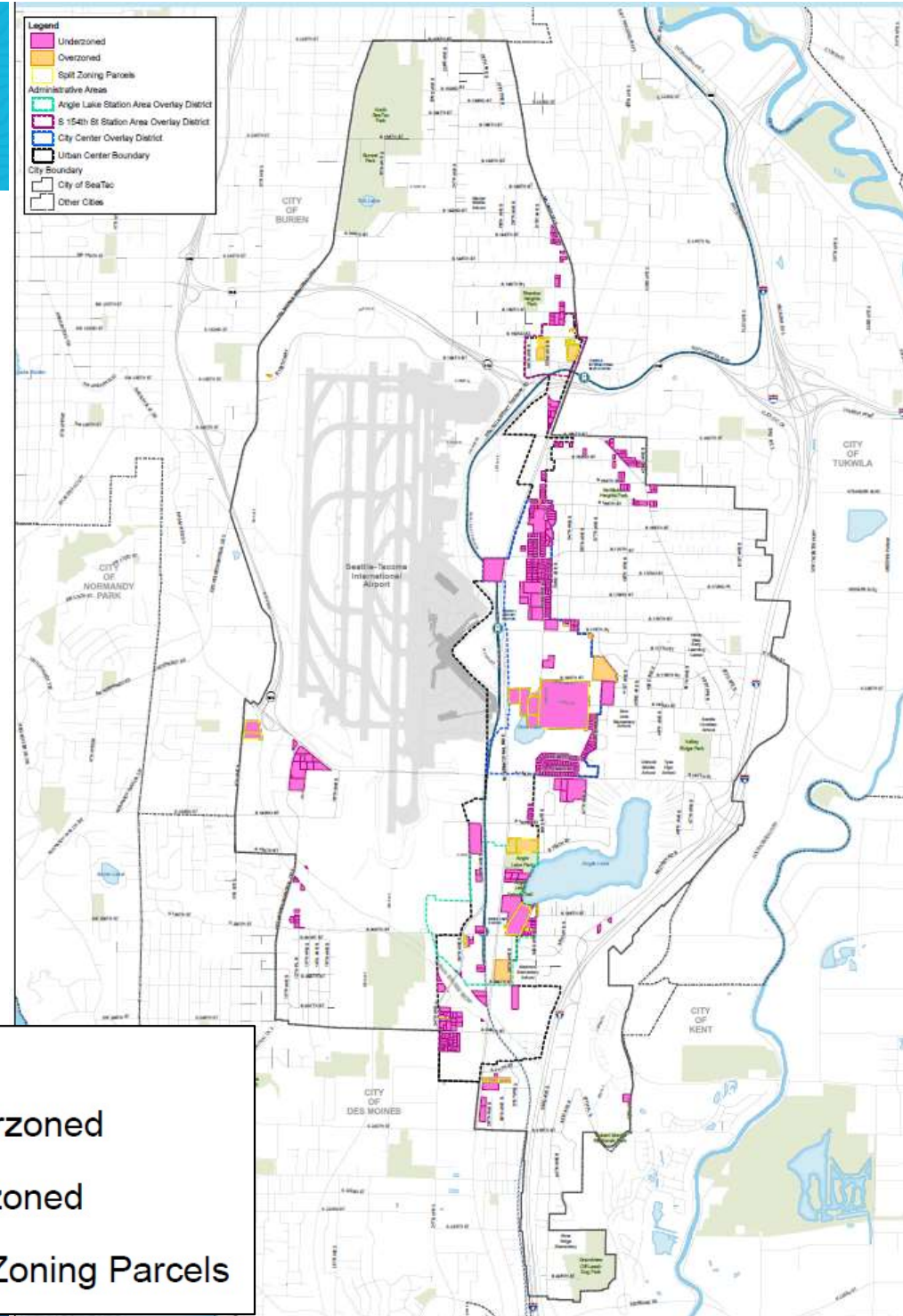
- **Policy 3.6D9A:** Assist with identifying relocation options for manufactured mobile home park tenants forced to move due to manufactured mobile-home park closure.
- **Policy 3.6E9B:** Ensure that sufficient relocation plans are in place prior to the closure of any manufactured mobile-home park.

# PROPOSED: REZONES TO INCREASE CONSISTENCY WITH COMPREHENSIVE PLAN

## PARCELS WITH ZONING THAT DOESN'T MATCH CURRENT LAND USE DESIGNATION

Around 440 parcels (out of almost 7,000 parcels in the city) have zoning inconsistent with their land use designation.

- **“Under” zoned parcels**: Parcels with zoning that allows lower intensity/density development than current land use designation.
- **“Over” zoned parcels**: Parcels with zoning that allows higher intensity/density development than current land use designation.
- **Split Zoned Parcels**: Same parcel has two or more zones.

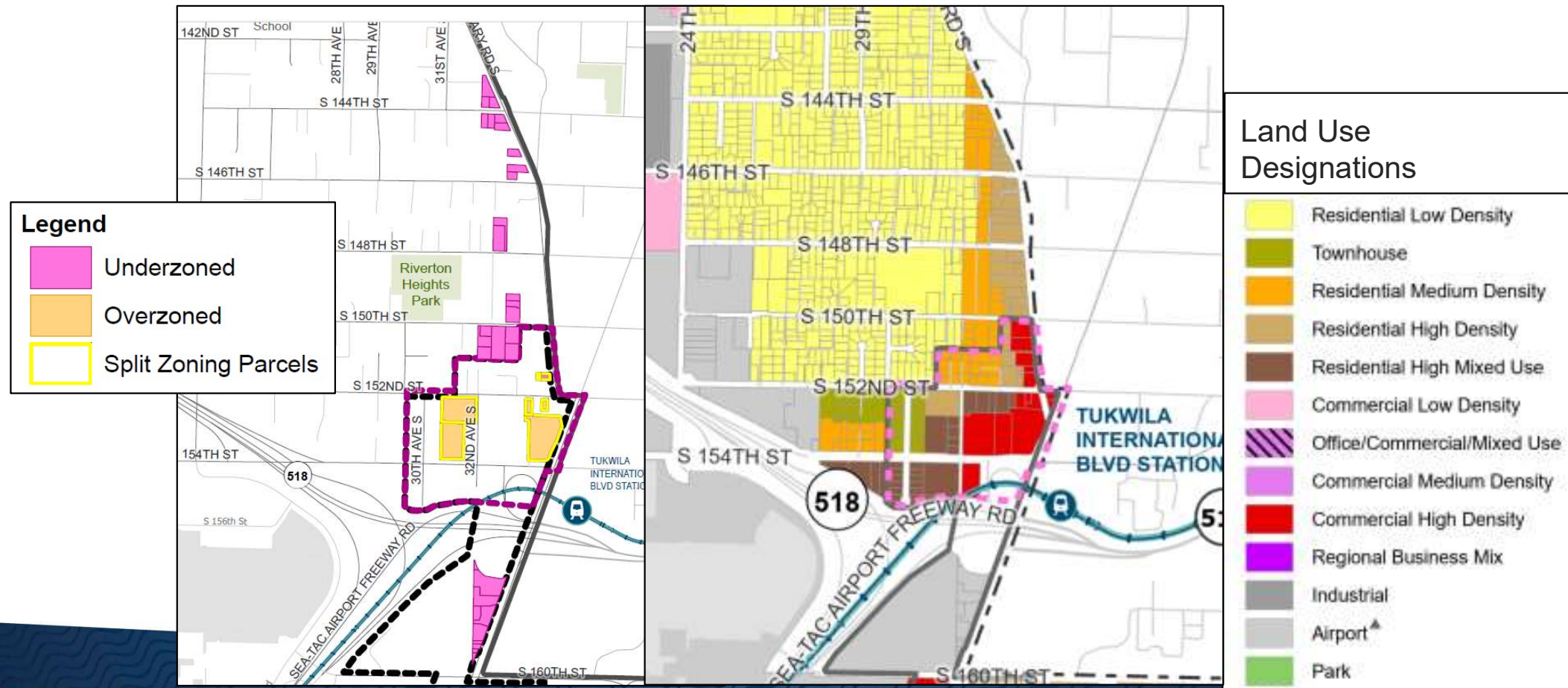


# ZONING INCONSISTENT WITH COMPREHENSIVE PLAN

## NORTH SEATAC

Zoning of pink and orange parcels inconsistent with CURRENT Comprehensive Plan Land Use Map

### CURRENT COMPREHENSIVE PLAN LAND USE MAP





# ZONING INCONSISTENT WITH COMPREHENSIVE PLAN

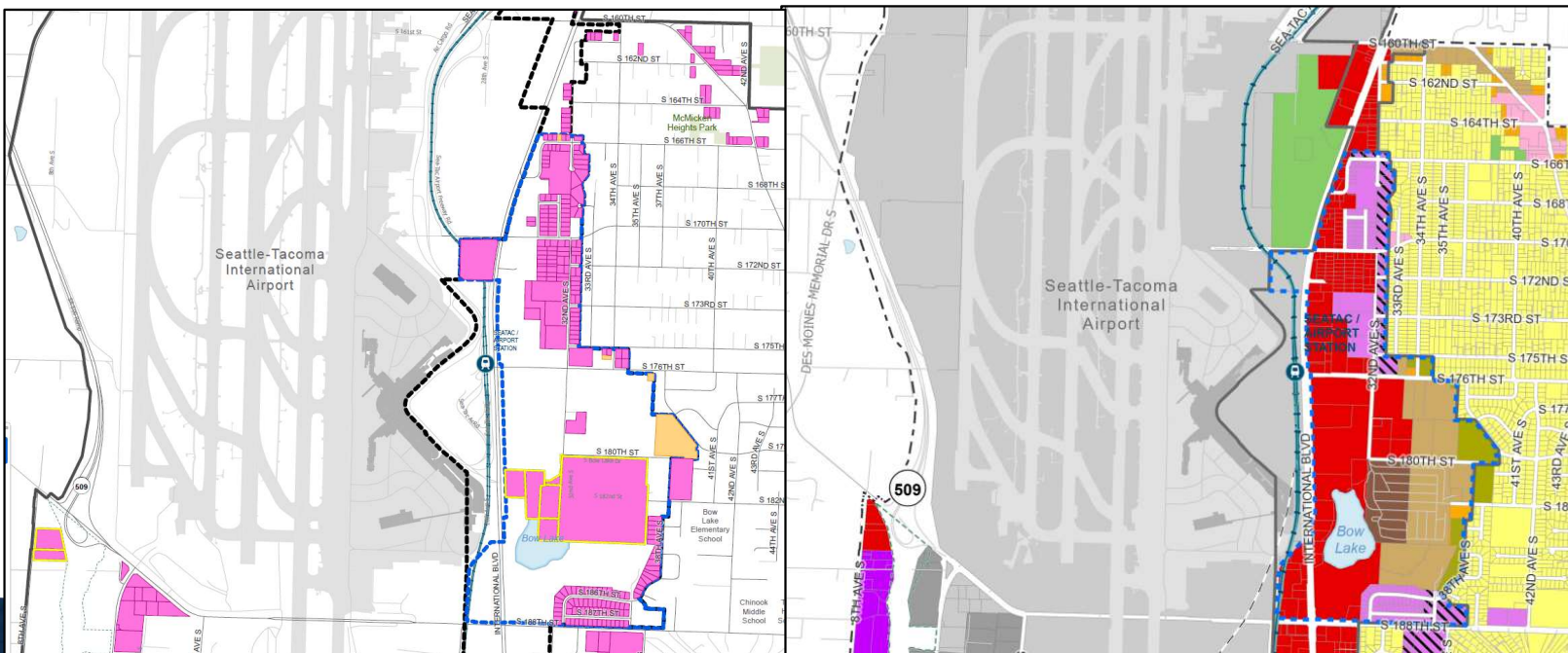
## CENTRAL SEATAC

Zoning of pink and orange parcels inconsistent with CURRENT Comprehensive Plan Land Use Map

### CURRENT COMPREHENSIVE PLAN LAND USE MAP

#### Land Use Designations

	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
	Regional Business Mix
	Industrial
	Airport
	Park

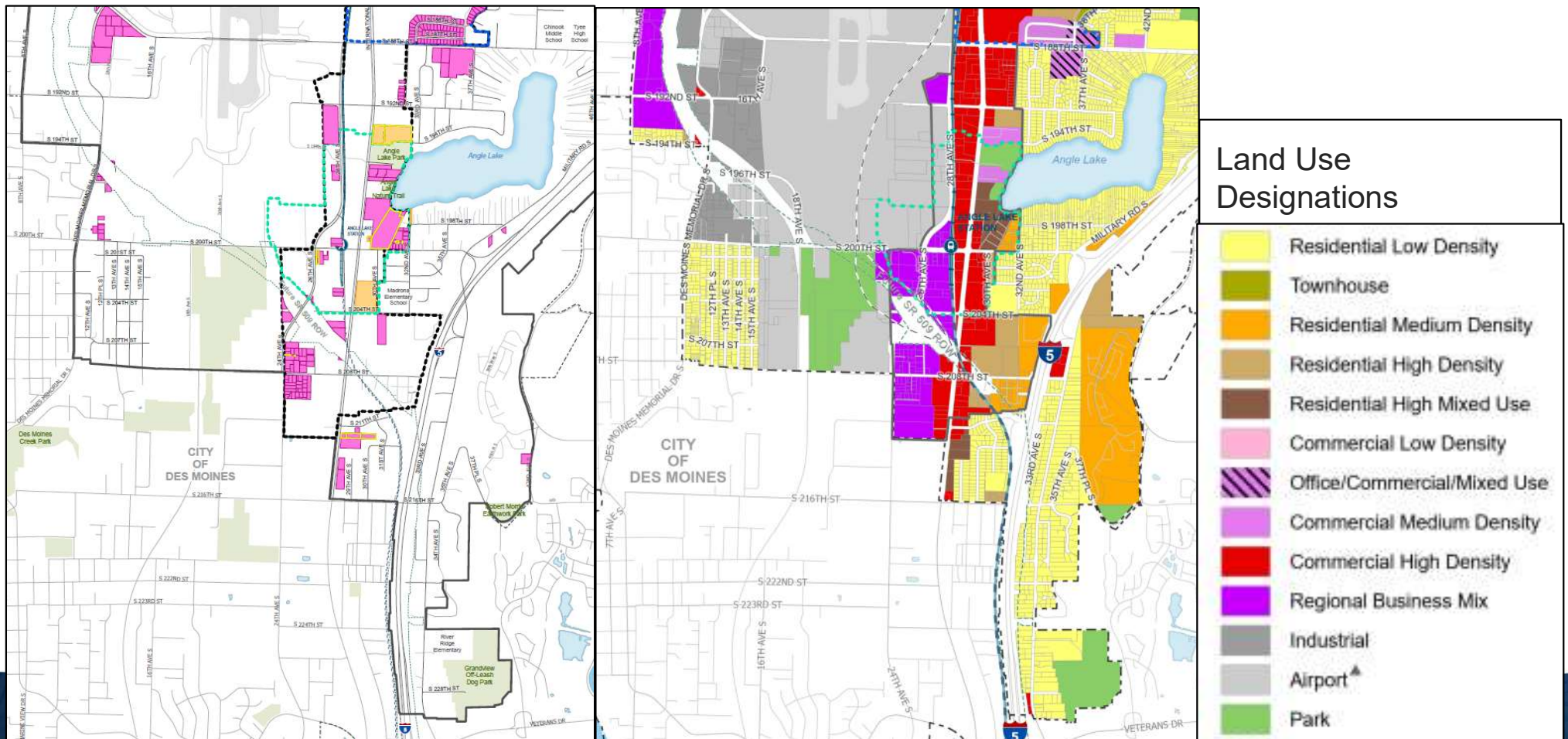


# ZONING INCONSISTENT WITH COMPREHENSIVE PLAN

## SOUTH SEATAC

Zoning of pink and orange parcels inconsistent with CURRENT Comprehensive Plan Land Use Map

### CURRENT COMPREHENSIVE PLAN LAND USE MAP





# Community Engagement Update



# RECENT & UPCOMING COMMUNITY MEETINGS

## GOAL:

Share project information and get community input on proposed growth strategies.

- 8/7: South Neighborhoods
- 8/14: Central Neighborhoods
- 8/21: North Neighborhoods



## Come to a Community Planning Meeting in August!

Drop in at an open house—will include brief presentations at 6:15pm and 7:15pm.

Same information will be provided at all meetings with a focus on neighborhoods near event locations.

\* Interpretation services available at all meetings: Amharic, Somali, Spanish.



**AUGUST 7, 6-8 PM**  
South SeaTac Neighborhoods  
Madrona Elementary School  
20301 32nd Ave S

**AUGUST 14, 6-8 PM**  
Central SeaTac Neighborhoods  
McMicken Heights Elementary School  
3708 S 168th St

**AUGUST 21, 6-8 PM**  
North SeaTac Neighborhoods  
SeaTac Community Center  
North SeaTac Park, 13735 24th Ave S

**Tell us what you think about changes the City is proposing for how SeaTac should grow in the future!**

Housing, zoning, transportation, parks—what's your opinion?

Gift cards will be raffled at each open house!

Kids' activities will be provided... snacks too!

Learn more at  
[www.seatacwa.gov/seatac2044](http://www.seatacwa.gov/seatac2044)

OR  
Scan the QR code for more information.

ለበለጠ ወረዳ የQR ኮድን ይቃኙ።  
Iskaan garee koodhka QR-ka si aad u hesho macluumaad dheeraad ah.  
Escanee el código QR para obtener más información.  
Quét mã QR để biết thêm thông tin.



Planning Our City Together  
**Envision SeaTac 2044 & Transportation Master Plan Update**



# ADDITIONAL OUTREACH

## GOAL:

Raise awareness of Envision proposals and get input from community members “missing” from large public meetings, and from the public throughout the Fall.

### **Targeted Engagement**

- Focus groups/small community conversations with renter and hard-to-reach communities.
  - *Currently working to engage Community Liaisons to assist with holding up to three focus groups with renter communities in different areas of the city.*
- Property owner notification regarding proposed rezoning of property.

### **Public Review Draft Open House and Public Hearing**

- *Mid-September:* Open house at City Hall will be held to share information and gather feedback on all proposed changes to Comprehensive Plan, Transportation Master Plan, code amendments, rezones.
- *Public Hearing:* October 1, 2024.

### **Online Information Sharing and Outreach**

- [Envision project website](#), [TMP project website](#), City blog articles and social media to raise awareness and highlight key proposals

# Envision Project Schedule & Key Milestones





# ENVISION SEATAC 2044 MILESTONES & SCHEDULE

AUGUST	DATE
<b>South Neighborhoods Community Meeting</b> <ul style="list-style-type: none"><li>▪ Madrona Elementary School</li></ul>	August 7, 6-8pm
<b>Central Neighborhoods Community Meeting</b> <ul style="list-style-type: none"><li>▪ McMicken Heights Elementary School</li></ul>	August 14, 6-8pm
<b>PED Committee</b> – Briefing on Proposed zoning changes	August 15
<b>Planning Commission</b> – Final Review of Draft Comprehensive Plan chapters, Transportation Master Plan & code amendments	August 20
<b>North Neighborhoods Community Meeting</b> <ul style="list-style-type: none"><li>▪ SeaTac Community Center</li></ul>	August 21, 6-8pm





# ENVISION SEATAC 2044 MILESTONES & SCHEDULE

SEPTEMBER	DATE
<b>Targeted Outreach &amp; Rezoning Notifications</b> <ul style="list-style-type: none"><li>- Renter &amp; hard-to-reach communities focus groups/interviews</li><li>- Outreach to property owners with proposed rezones</li></ul>	TBD
<b>PSRC &amp; State Review Processes</b> <ul style="list-style-type: none"><li>- SEPA Environmental Review</li><li>- Commerce Department Review</li></ul>	September/Ongoing
<b>Public Review Draft Available</b> <ul style="list-style-type: none"><li>- On project website: <a href="http://www.seatacwa.gov/seatac2044">www.seatacwa.gov/seatac2044</a></li></ul>	September 16
<b>Planning Commission</b> <ul style="list-style-type: none"><li>- Public Review Draft and focused discussion (TBD)</li></ul>	September 17



# ENVISION SEATAC 2044 MILESTONES & SCHEDULE

OCTOBER	DATE
<b>Public Review Draft Open House</b> <ul style="list-style-type: none"><li>▪ City Hall, Council Chambers</li></ul>	Late Sept/Early Oct
<b>Public Hearing</b> <ul style="list-style-type: none"><li>▪ Run by Planning Commission</li></ul>	October 1, 5:30 pm
<b>Planning Commission</b> <ul style="list-style-type: none"><li>• Action/recommendation to City Council</li></ul>	October 15, 5:30 pm
<b>SEPA Environmental Review</b> <ul style="list-style-type: none"><li>▪ Appeal period ends</li></ul>	Mid-October
<b>King County Affordable Housing Committee (AHC)</b> <ul style="list-style-type: none"><li>• AHC letter anticipated on proposed Housing policy/strategy alignment with Countywide Planning Policies (CPPs)</li></ul>	TBD



# ENVISION SEATAC 2044 MILESTONES & SCHEDULE

NOVEMBER	DATE
City Council Study Session	November 19

DECEMBER	DATE
Regular City Council Meeting/Council Action ▪ Adoption Date	December 10
	<i>*Adoption due by state: 12/31/2024</i>



# POTENTIAL COMMITTEE ACTION

**ACTION REQUESTED: None.** This is an informational briefing.

## REVIEWS TO DATE:

- **Envision SeaTac 2044-Major Comprehensive Plan Update Project**
  - **2023:** 2/23/2023, 8/17/2023, 10/19/2023, 11/30/2023
  - **2024:** 2/15/2024, 3/21/2024, 5/16/2024, 6/26/2024, 7/18/2024

