Envision SeaTac 2044 & Transportation Master Plan Update
Community Planning Meetings, August 2024
September 26, 2024

Summary of Public Comments

Introduction

The Envision SeaTac 2044 and Transportation Master Plan Update projects held three community planning meetings in August 2024. The main goals of these meetings were to:

- Inform and get feedback from the community on proposed updates to the City vision and growth strategies in the Comprehensive Plan,
- Share information about recent state housing legislation that allows new housing types in single-family neighborhoods throughout the State of Washington by June 2025 (specifically: HB 1110 regarding middle housing, and HB 1337 regarding accessory dwelling units), and
- Raise awareness of the citywide rezoning proposed to ensure regulatory alignment and consistency with the updated growth vision and strategies.

The three meetings were held in the north, central, and southern sectors of the city to support community accessibility.. The South SeaTac neighborhoods' meeting was held on Wednesday August 7th, 2024, at Madrona Elementary School. The second community meeting, which focused on Central SeaTac neighborhoods, was held on Wednesday August 14th, 2024, at McMicken Heights Elementary School. The third and final community meeting for North SeaTac neighborhoods was held on Wednesday August 21st, 2024, at the SeaTac Community Center. Combined, there were more than 100 attendees at the community meetings.

This summary provides an overview of key themes from comments received and discussions that took place at the community meetings among participants and with project staff. Various stations were set up around the room, and after a general presentation was given, participants were encouraged to visit the stations, ask questions, and share comments with staff present at each station. Comment forms also were provided for those who wanted to provide written comments. Participants also were encouraged to put post-it note comments on the boards in each station.

South SeaTac: August 7th, 2024

Dots placed on the South SeaTac Neighborhoods Map indicated that many attendees lived in the Maywood, Madrona, Mansion Hill, and River Ridge neighborhoods.

Sentiments of curiosity and excitement were shared about the proposed Urban Villages. A comment left behind expressed that they would love for SeaTac to look like the Urban Village rendering displayed at the meeting.

A repeated comment left by several residents was the need of more sidewalks and pedestrian safety. There were also concerns shared in sticky notes left on multiple presentation boards regarding parking. A few comments left behind asked how the City will have enough parking to accommodate the projected growth, especially in neighborhood village areas with corner stores and other uses. Another concern shared by residents was the need for an increase of police and security as SeaTac becomes more populated.

South SeaTac Comment Forms:

A group of residents shared that they would like for "202nd to be left alone" and do not want a sidewalk to be developed there.

Another comment form received indicated the importance of considering the quality of life for existing residents and for the City to analyze and address how a development may negatively impact those already in the vicinity of the project/in SeaTac before agreeing to a project.

Another comment expressed an interest for more senior services for older adults and cited the City of Renton as an example.

Central SeaTac: August 14th, 2024

Dots placed on the Central SeaTac Neighborhoods Map indicated that many attendees live in the Angle Lake, Bow Lake, and McMicken Heights neighborhoods.

For the Urban Center and Urban Villages Proposed Policy board, several comments expressed excitement towards the creation of urban villages and the arrival of "more quality" stores/shops throughout the city. Several comments also expressed excitement for the proposed neighborhood villages and corner stores concepts, bringing more neighborhood-oriented services, shops, and uses.

One comment was hopeful that the corner stores will "help address some fresh food needs".

A concerned resident expressed that SeaTac already has many ground floor/corner store vacancies and is skeptical as to how the corner stores and other ground floor active use spaces will be replaced and utilized.

The Central SeaTac Complete Neighborhoods Map received a lot more interaction from attendees compared to the other two community meetings. A few comments expressed the need for more corner stores, small grocery stores, and restaurants at a walkable distance.

Concerning walkability, a couple of comments indicated an interest in more sidewalks that are safer, better connected, and well lit.

Another comment expressed the need for more playgrounds for children that are fenced and with turf flooring.

Similarl to the concerns raised at the South SeaTac meeting, it was expressed that residents would like more police presence as the City becomes more populated.

Central SeaTac Comment Forms:

A resident suggested that Accessory Dwelling Units (ADUs) become easier for homeowners to build. They encouraged the City to host and run workshops on how to recruit and manage renters.

The need for more traffic calming measures was expressed to make the streets safer for both pedestrians and cyclists.

It was expressed that another grocery store is needed specifically where the 200th block building burned and hopes that underground parking can be created there as well.

A resident expressed their annoyance with not having a say in how much the City is projected to grow.

A comment also indicated that it would be nice to have more public art across SeaTac created by SeaTac residents, more fresh food and farmer's markets would be appreciated, and more leisure bike/running/hiking trails that are safe and accessible.

Another resident expressed accessibility concern on 180th Street, stating that the street needs to have more direct access to other streets because the current apartment buildings do not have access to the main roads and could be potentially dangerous "in case of disaster".

Another person stated concerns about changing residentially zoned areas to commercial zones as they fear that their property taxes will increase and become unaffordable.

To "help facilitate a more urban center" a resident shared that the City should consider adding more pedestrian bridges over International Boulevard.

North SeaTac: August 21st, 2024

Dots posted on the North SeaTac Neighborhoods Map indicated that many attendees live in the northern part of McMicken Heights, Riverton Heights, and other northern SeaTac Neighborhoods.

The previous Visioning Survey results garnered a couple of comments asking for more green spaces and trees.

On the Proposed City Vision Statement board, a comment shared that many corner stores are often too expensive and that they would appreciate it if the City allowed more informal businesses such as food carts/trucks, especially if brick and mortar stores are too expensive or simply not feasible.

For the Neighborhood Villages and Corner Stores board, a resident shared that they would like to see more locally owned, culturally relevant stores, as well as "businesses that are more interested in the wellbeing of the community."

Multiple comments were excited for the changes in ADU policy stating that the detached ADU model was a "win-win" for the community.

A couple of comments left by residents for Complete Neighborhoods policies expressed enthusiasm for Complete Neighborhoods with one comment suggesting that cultural access spaces be included in the Complete Neighborhoods design and that these spaces can be conducive to building communal identity. The north SeaTac Complete Neighborhoods comments also indicated the need for public safety facilities located at every link station, more protected bike lanes, better accessibility across the City for all ages, event spaces, more ground level business activation, and consistency across parking regulations as well as building setbacks.

North SeaTac Comment Forms:

A comment form left by a resident expressed that the City ensure that they are including their senior citizen population as a part of the "diverse population" of SeaTac and strongly encourages the City to support and consider "aging in place."

Another resident shared that they would like the City's welcome signs to be changed into something "more welcoming".

Another comment expressed that a free bus service would be appreciated.

Another comment requested more traffic calming measures be installed for increased safety.

Another comment expressed concern for adequate neighborhood parking and would like the City to provide enough neighborhood parking for its residents.

Summary:

Overall, the community shared many overlapping questions, concerns, and excitement for the future of SeaTac. There was shared curiosity for the eventual introduction of Urban Villages, Neighborhood Villages, and Corner Stores into the community as part of the City's new growth strategy. Participants were interested in how these districts and hubs can benefit the community as well as tap into the community's cultural history and diversity.

Residents are eager for more green spaces, parks, and increased accessibility across SeaTac for all modes of transportation and for all age groups.

The most shared concerns across the community meetings were that of parking and the need to enhance overall safety. Residents shared that they would like to see safety measures increased as the population grows and expressed concerns for the availability of parking for residents as neighborhoods continue to grow and change.

Display Boards

from

Community Planning Meetings

Welcome to the Community Planning Open House

Envision SeaTac 2044 & Transportation Master Plan

Do you need interpretation services?

We can help with Amharic, Somali, and Spanish interpretation services - please ask City staff and we will assist you.

Tonight's Agenda

Open House

Feel free to walk around, learn about the City's proposals, share your opinions, and leave at any time.

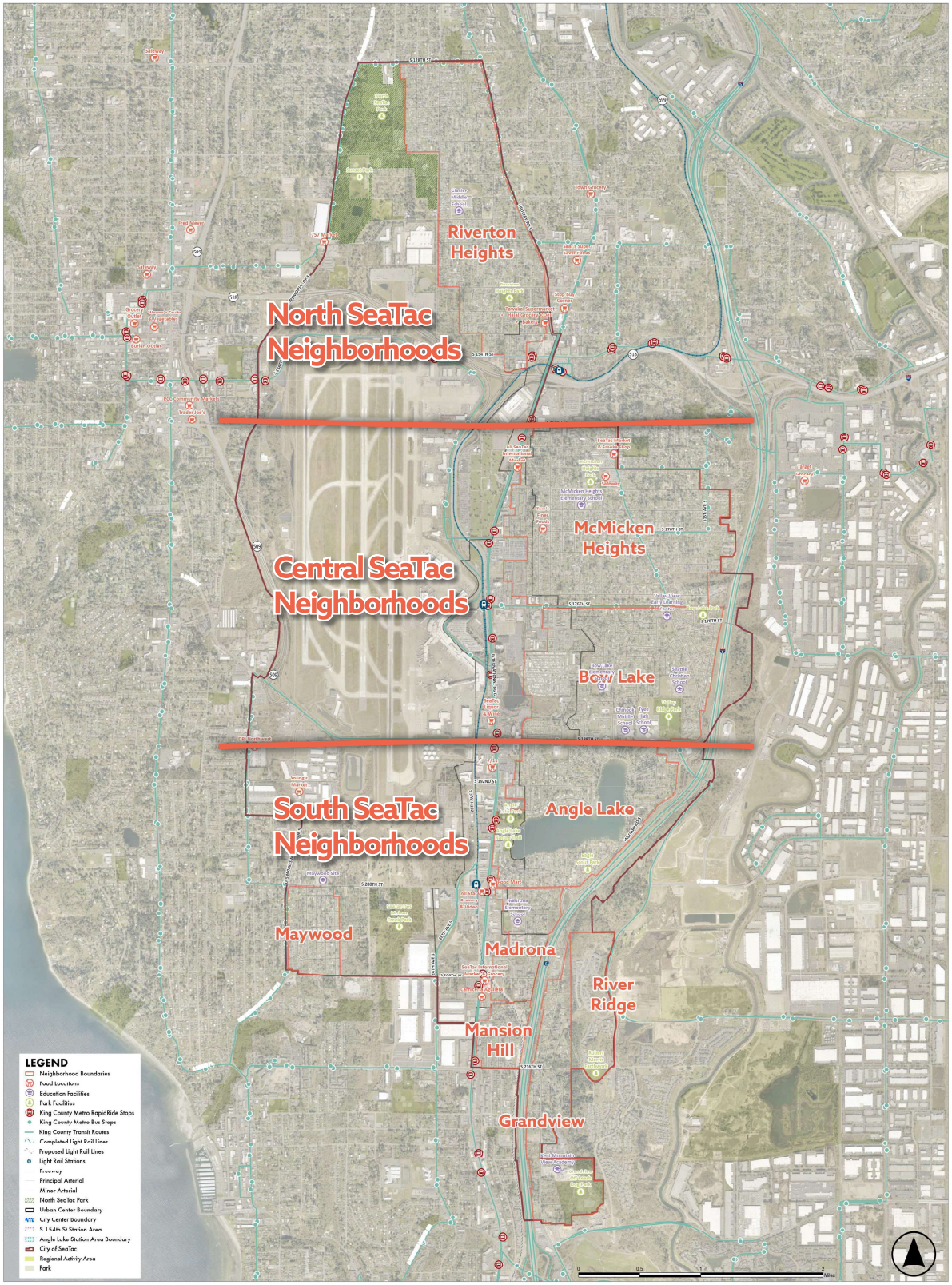
Two Brief Presentations

Two short presentations about Envision and Transportation Master Plan Projects (with the same information) will be given at:

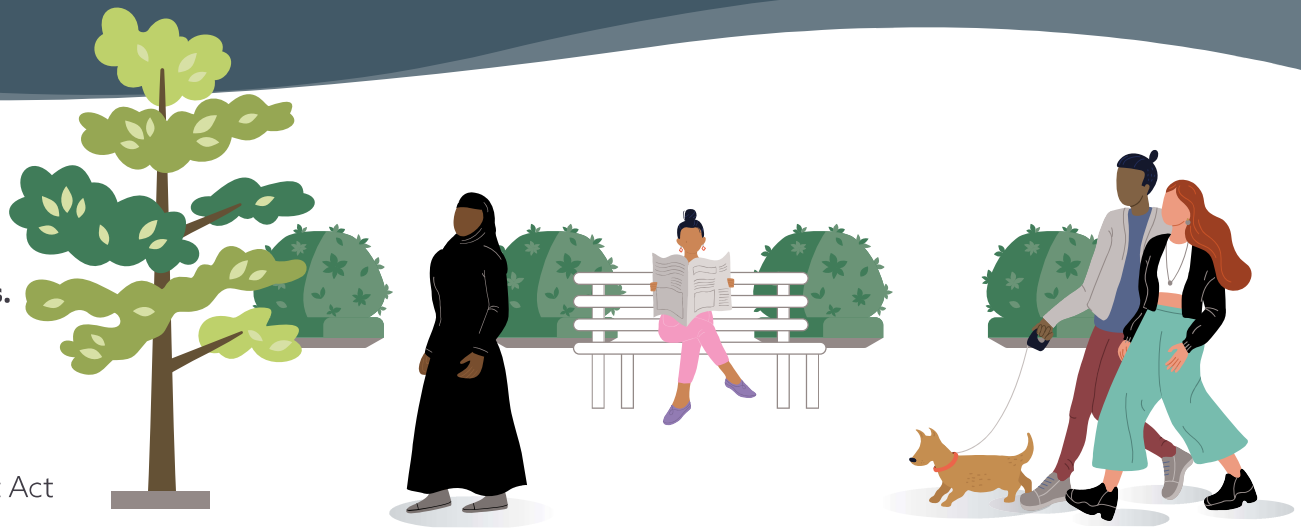
- 6:15-6:25pm
- 7:15-7:25pm

SeaTac Complete Neighborhoods

SeaTac Neighborhoods



About Envision SeaTac 2044 Project



Goal

Update growth and development policies in the City's Comprehensive Plan for the next 20 years.

Why?

- Update required by state Growth Management Act for years 2024 - 2044
- Allows new City priorities and information to be included since last major update in 2015.
- Cities in the Puget Sound region must align with new state, regional, and county growth policies **by the end of 2024.**

Key Themes & Objectives for Policy Updates

- Increase Wellbeing and Access to Opportunity
- Grow Urban Villages near Light Rail
- Healthy, Equitable, Connected, & Complete Neighborhoods
- Connected, Multimodal Transportation
- Housing for All
- Economic Opportunity and Vitality
- Resilient Built and Natural Environments

Project Schedule & Anticipated Next Steps

2023

- **Fall - Winter:** Project Kick-off and City Vision Poll

2024

- **Winter - Summer:** Policy development with Planning Commission and input from other projects
- **Summer:** Community Planning Meetings
- **Fall:** Public Review Draft of all proposals available
  - **October:** Public Hearing
  - **November:** City Council reviews.
  - **December:** City Council adoption process.

Envision Project Background: What is the Comprehensive Plan?

SeaTac's Comprehensive Plan Manages the City's Growth.

The Washington State Growth Management Act requires cities to adopt Comprehensive Plans to manage population growth and development over a 20-year period.

- Major updates of the Plan are required every ten years.
- SeaTac must complete this major update by December 2024.

It is the City's roadmap for how we will grow and develop.

Goals and policies are implemented through budgets, regulations, programs, and projects.

How much growth is coming to SeaTac by 2044?

TARGETS FOR ENVISION 2044 PROJECT TO ADDRESS (2019 - 2044)	2019 (approx.)	2044 (approx.)	GROWTH TARGET (jobs / housing needed to achieve target)
Jobs	36,523	51,333	+14,810
Housing Units	10,855	16,755	+5,900

Comprehensive Plan Chapters & Proposed Re-Organization

Ch. 1 Introduction: City Vision & Planning Framework
Ch. 2 Land Use Element
Ch. 3 Urban Center *(new chapter)*
Ch. 4 Neighborhoods *(new chapter)*
Ch. 5 Housing & Human Services
Ch. 6 Transportation Element
Ch. 7 Economic Vitality Element
Ch. 8 Parks, Recreation & Open Space (PROS) Element
Ch. 9 Environment Element
Ch. 10 Utilities Element
Ch. 11 Capital Facilities Element

To see the current Comprehensive Plan, go to: **www.seatacwa.gov/compplan**

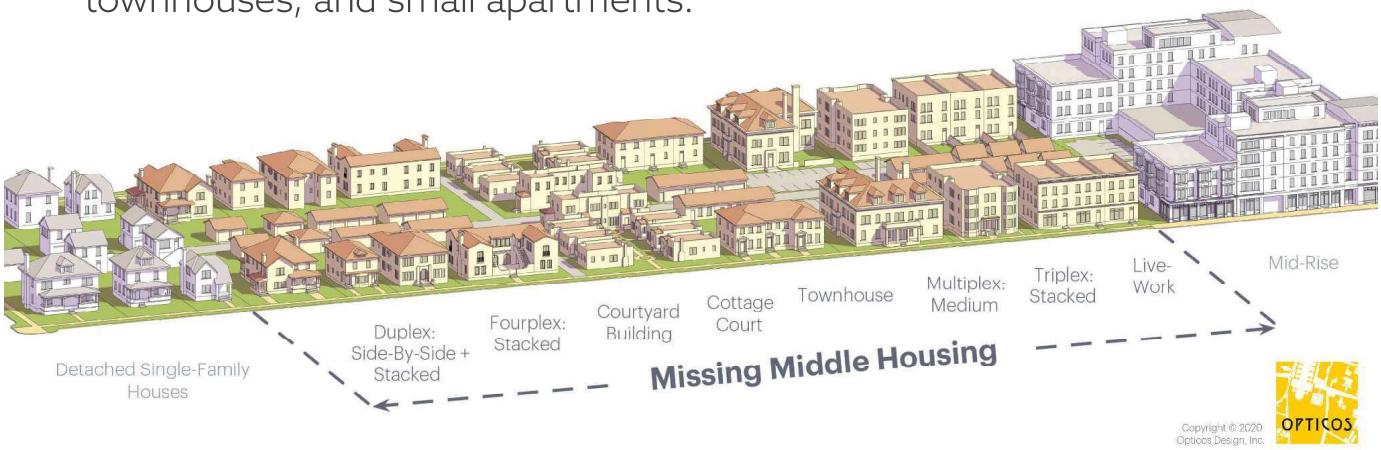
Envision Project Background: We are Planning for Expanded Housing Choices

State of Washington has Changed Housing Laws for Single-Family Areas

In 2023, the State legislature changed housing laws across Washington to allow new housing types in single-family residential areas by June 2025.

HOUSE BILL 1110: Allows "Middle Housing" Types in Single-Family Areas

- **What is middle housing?** Moderate density residential buildings similar in scale to single-family homes like duplexes, multiplexes, townhouses, and small apartments.



HOUSE BILL 1337: Allows Up to Two Accessory Dwelling Units (ADU) on Single-Family Lots

- **What are accessory dwelling units?** Small housing units, sometimes called "mother-in-laws," allowed on single-family lots, attached or detached from the main house.

Envision Project is Incorporating New Middle Housing and ADU Laws into Updated Growth Policies

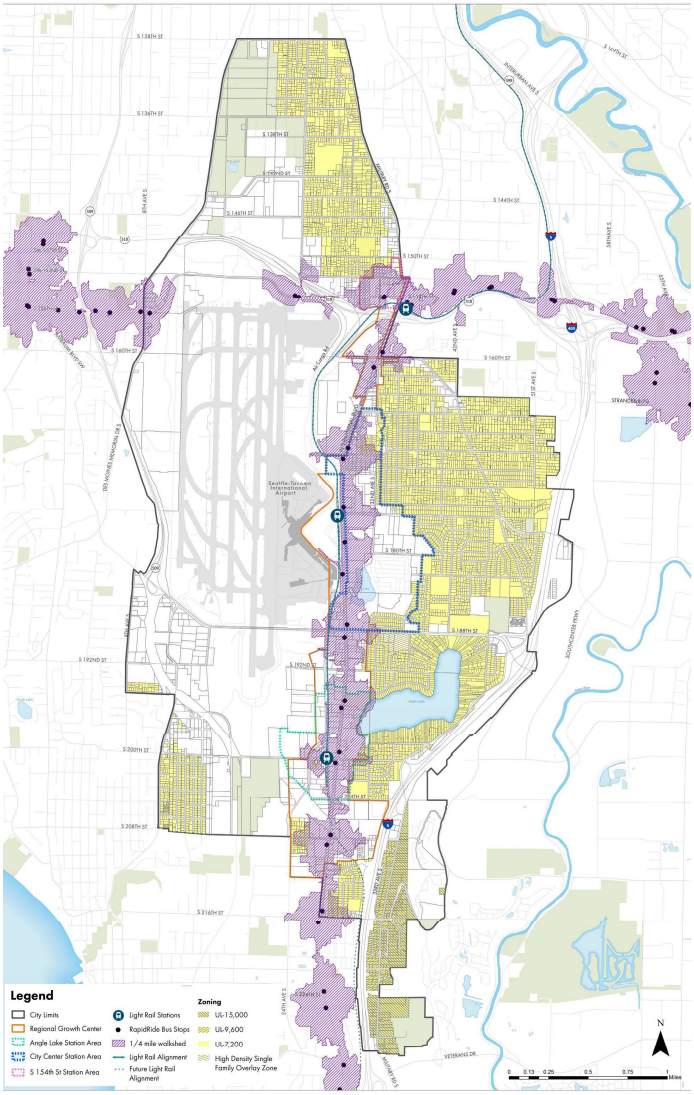
City codes will be updated to allow these new housing types in single-family areas **by June 30, 2025.**

HB 1110 Middle Housing Law:
What Will Change in SeaTac?

Key Changes for Single-Family Areas

2 - 4 middle housing units will be allowed on single-family lots depending on location and the affordability level of units. (Lots must have sewer and other basic infrastructure.)

2 middle housing units are allowed on all single-family lots as shown in the yellow areas on the map.



Up to 4 units allowed on lots near frequent transit.

(Areas shown in purple on map.)

4 units allowed when certain affordability levels are met:

- ***Units that are rented:*** Renter households with income that is 60% of the Area Median Income.
- ***Units that are owned:*** Owner households with income that is 80% of the Area Median Income.

Up to 4 units allowed on lots when 1 of 4 units is affordable.

(Areas shown in yellow on map)

4 units allowed when certain affordability levels are met:

- ***Units that are rented:*** Renter households with income that is 60% of the Area Median Income.
- ***Units that are owned:*** Owner households with income that is 80% of the Area Median Income.

HB 1337 Accessory Dwelling Unit Law:
What Will Change in SeaTac?

Key Changes for Single-Family Areas

Up to 2 Accessory Dwelling Units (ADUs) will be allowed on single-family lots.
One units can be attached to the house, and one unit can be "detached" or separate from the house.

- *Currently:* Only 1 ADU is allowed per lot, either attched or detached.

Property owner does not have to live on site.

- *Currently:* Property owner must live on site.

Maximum size of ADU can be up to 1,000 square feet.

- *Currently:* ADUs can be up to 800 square feet.

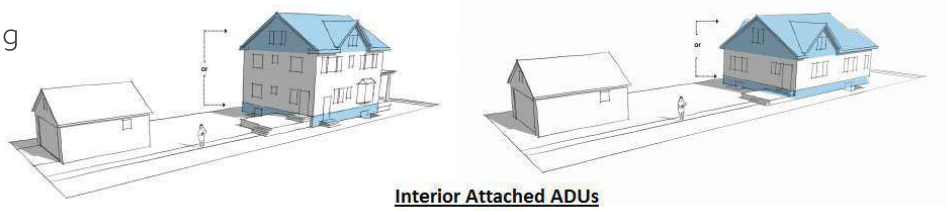
ADUs can be sold separately from the main house.

- *Currently:* ADUs cannot be sold separately from the main house.

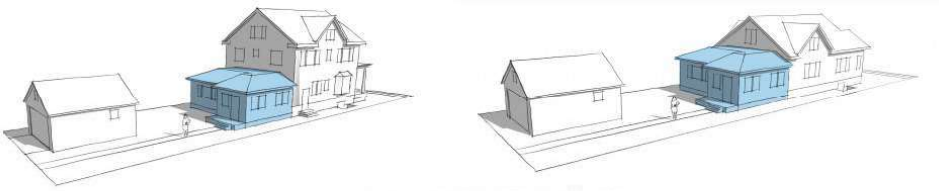
There are two basic types of accessory dwelling units:

Attached ADU (AADU)

A self-contained unit located within an existing primary residential structure (for example, conversion of an existing basement, attic, or attached garage); or a new structural addition to an existing residence.



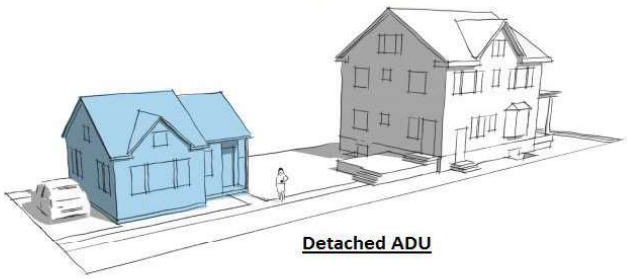
Interior Attached ADUs



Attached ADU (via Addition)

Detached ADU (DADU)

An existing detached structure that has been converted to a residential unit (such as the conversion of a detached garage); or a newly constructed detached housing unit on the same lot that is smaller than the primary residence.



Detached ADU

An ADU has all the basic faciltiies needed for day-to-day living independent of the primary residence, such as a kitchen, bathroom, and sleeping area.

Proposed City Vision Statement

The vision statement describes overall community goals for what SeaTac should be like in 20 years.

Envision SeaTac 2044

The City of SeaTac will be a people-oriented, multicultural place with well-connected, complete neighborhoods. Economically vibrant, environmentally sensitive, visually pleasing, socially diverse, SeaTac will convey a positive identity and strong sense of place, as a livable, equitable, and sustainable city of the future.

There will be expanded access to opportunities for all people living, working, and doing business in the community, as well as those who come to visit. The strength of SeaTac's collective spirit will be found in those who call SeaTac home and within the entrepreneurs working hard to support thriving businesses and start new ones.

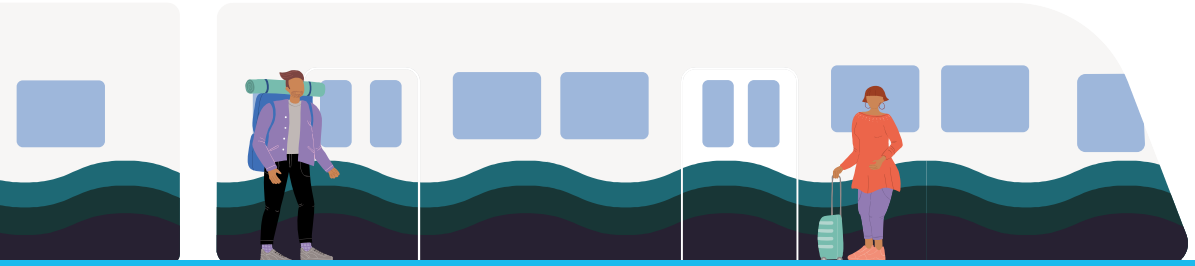
As an international hub of hospitality, visitors traveling through SeaTac International Airport will enjoy premier destination opportunities. Residents and visitors alike will enjoy great parks and recreation activities.

SeaTac's transportation network, park and recreation facilities, utility systems and other public and private facilities, as well as the natural environmental setting will be designed and maintained to enhance the quality of life and enrich the spirit of this strong community.

By 2044,

- **Urban villages** along the International Boulevard corridor, will anchor SeaTac's Urban Center and provide vibrant, higher density business and residential districts adjacent to the light rail stations where most job and housing growth will be concentrated and there are a variety of amenities and activities.
- **Neighborhood villages** will emerge outside of the Urban Center as important community hubs where people can easily walk to work, schools, parks, and daily services.
- **Corner stores** will provide new opportunities for entrepreneurship and local businesses, while providing access to daily goods and services in walking distance of people's homes.
- **Flexible, warehouse, industrial districts** will provide new jobs and economic opportunities that support the airport and other regional commerce activities.

The City of SeaTac will be known as a place where all are welcome to grow and thrive.



Visioning Survey Results

The Process

In the summer of 2023, the Envision Project released the City Vision Poll to get input on community priorities for SeaTac's future.

In total, 251 responses were collected.

Things people like about SeaTac Today:

- The central location of the city
- Accessibility to daily needs and proximity to other cities
- Quality of the community

What one or two words best describe the City of SeaTac today?

What one or two words best describe the community vision for the City of SeaTac 20 years from now?

What kind of transportation options do people want to use in the future?

- The majority of respondents stated they intend to continue to use their personal vehicles to get around SeaTac and the surrounding area.
- A large number of individuals stated that they would like to be able to walk to local destinations more in the future.
- Others want to use public transit as their main mode of transportation.

Things people want to see in their neighborhoods:

- Farmers Markets / Local food options
- Small-scale restaurants
- Walking and/or biking trails
- Greener streets
- Parks and recreational opportunities
- Nearby groceries and daily shopping needs
- Quality schools

Visioning Survey Key Concerns & Future Priorities

Community environmental concerns:

- Loss of greenery
- Increasing the tree coverage in the city
- Climate change adaption
- Recycling and waste management
- Air, water, and noise pollution
- Emergency preparedness
- Greenhouse gas reduction and public health

Community transportation concerns:

- Safe walking paths that are separated from the road
- Safety and security presence on or near public transit
- Additional frequency to bus routes
- More direct transit routes

What were people's vision about the future of SeaTac?

Many respondents stressed the importance of security, family-friendliness, local food options, diversity, and the cleanliness of SeaTac.

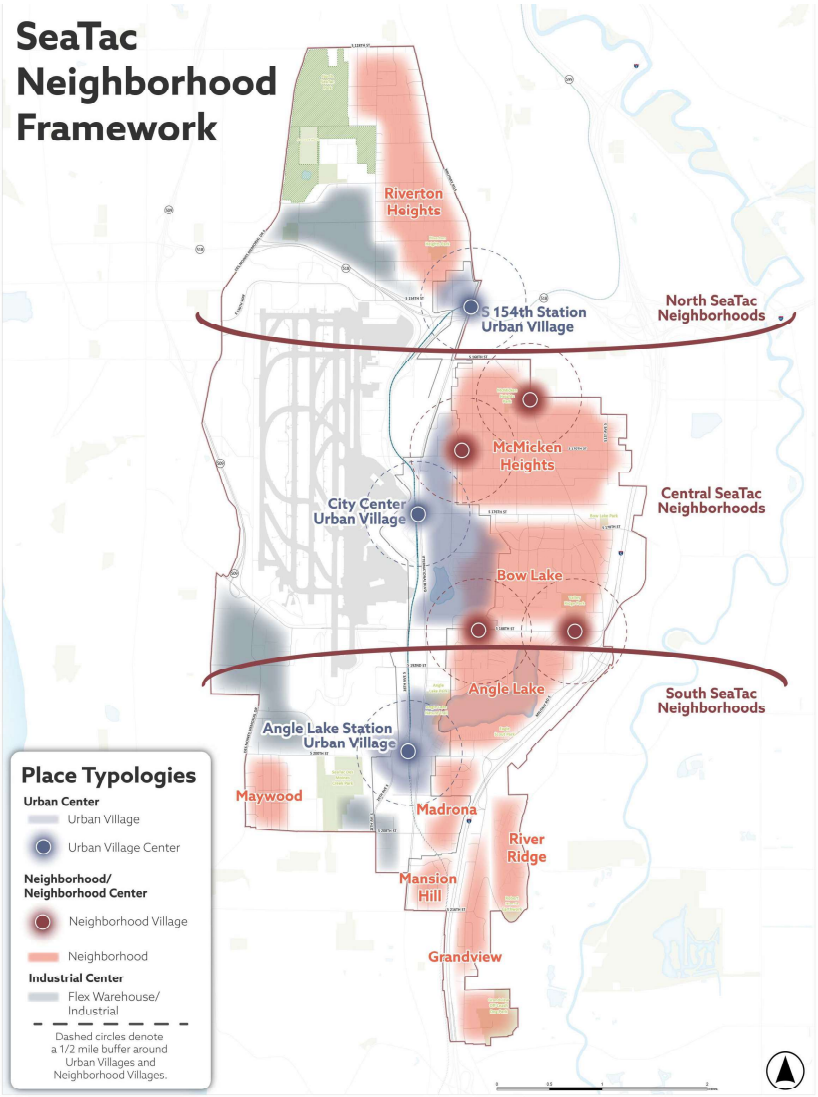
The most common responses to this question included:

- **Safety**
- **Building a sense of community**
- **Encouraging the City to make environmentally sound decisions that will make positive impacts for SeaTac**

Proposed Growth Strategies 2024 - 2044

New Growth Strategies to help the City:

- Achieve the updated City Vision, and
- Meet state and regional growth requirements.



GROWTH STRATEGY MAP

This map shows how SeaTac's neighborhoods will grow within and around new and existing "centers."

Centers include: Urban Villages, Neighborhood Villages, and Flex / Warehouse Areas.

In the future, after getting more community input, "Corner Store" areas will be identified on the map.

Two Key Strategies:

1. Focus Growth in Centers

Use population and job growth to create centers for local communities and businesses that provide increased opportunities for jobs, housing, services, and amenities: Urban Villages, Neighborhood Villages, Corner Stores, and Flex Warehouse/Industrial Areas.

2. Create Complete Neighborhoods

Support new growth with complete neighborhood infrastructure and services to ensure a high quality of life for residents and an attractive economic environment for businesses.

Urban Center & Urban Villages Proposed Policy Updates

CURRENT POLICIES: "Urban Village Strategy"

Focus most housing and job growth in SeaTac's Urban Center, near International Blvd, within three Urban Villages located adjacent to the light rail stations:

- **S 154th Station Urban Village** (by TIB Station)
- **City Center Urban Village** (by Airport Station)
- **Angle Lake Station Urban Village** (by Angle Lake Station)

PROPOSED: Promote the creation of urban villages by redefining and strengthening current policies and development codes.

Develop Urban Villages that:

- **Are great places to live, work, play and visit.**
- Provide safe, attractive, walkable, higher density communities with apartment and townhouse living options for all income levels.
- Grow jobs and economic activity by encouraging regional and local business services like hotels, offices, restaurants, and daily needs shops.
- Are "mini-downtowns" with a variety of services and attractions easily accessed by foot, bike, transit, or vehicles.
- Include a central "village square" where people can gather for celebrations, recreation, and relaxation, and other green spaces, art, and cultural amenities.

What do you think about Urban Villages?

What could make the Angle Lake Station Urban Village your town center?

What should Village Squares look like?

Neighborhood Centers:
Neighborhood Villages & Corner Stores

CURRENT POLICIES: The City has no specific policies for developing neighborhood centers that focus on the needs of residential communities outside the Urban Center.

PROPOSED: Promote the creation of Neighborhood Villages and Corner Stores outside of the Urban Center by updating policies and codes.

- Support the development of four new Neighborhood Villages at locations where zoning already allows businesses and moderate density housing.
- Create policies that help create small corner stores in neighborhoods.

What do you think about Neighborhood Villages?

What stypes of businesses should Neighborhood Villages have?

Develop Neighborhood Villages that:

- **Fill gaps in services so people can easily walk, bike, or drive to their daily shopping or go to restaurants close to home.**
- Create new housing options, so existing residents can stay in their neighborhoods as their housing needs change, and new residents can have more housing choices.
- Include a "village square" for community celebrations and recreation, and other amenities to enhance quality of life.

What about Corner Stores?

CURRENT POLICIES: The City has no specific policies for Corner Store type development.

PROPOSED: Update policies to support the creation of Corner Stores at locations over ½ mile from other centers.

- The City will get more community input before proposing Corner Store locations and code amendments that allow this type of development.

What are Corner Stores?

- **Small buildings with shops, restaurants or offices on the ground floor.**
- They could have one or two housing units upstairs.
- **They do not include larger convenience stores like 7-Eleven.**
- They would be designed to be compatible with adjacent single-family/middle housing communities.

Corner Store Locations

- **They should be located at key intersections within residential neighborhoods that are highly visible and easily accessed by foot, bike, bus, or car.**

What do you think about Corner Stores?

Would you want one in your neighborhood?

Where do you think they could be located?

Complete Neighborhoods

Proposed: Clarify and strengthen existing Complete Neighborhoods policies

Ensure new housing and job growth is supported by sufficient infrastructure and services.

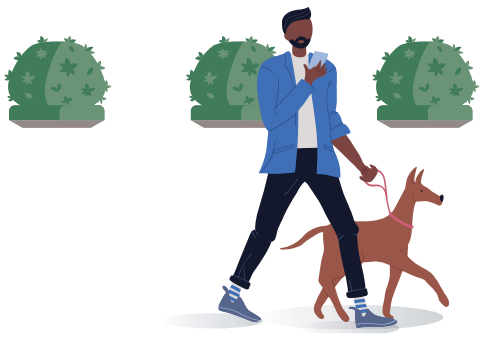
- Create healthy, equitable, connected, and complete neighborhoods.
- Maintain a high quality of life for current and future city residents.

Develop Complete Neighborhoods that provide 1/2 mile walkable access to:

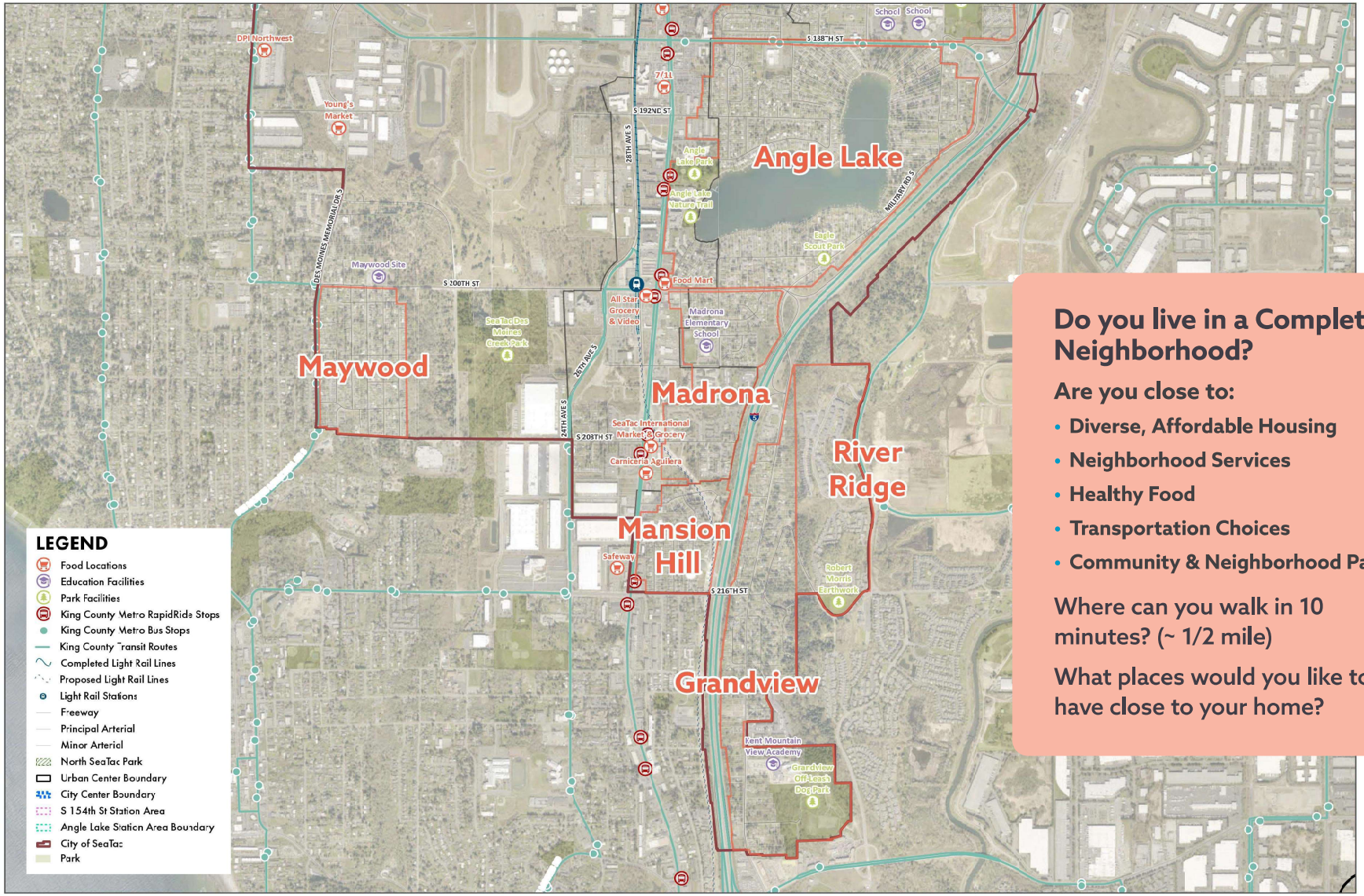
- **Diverse, Affordable Housing:** Varied housing types attainable for residents of all income levels.
- **Neighborhood Services:** Resident-oriented businesses and daily needs services.
- **Healthy Food:** Grocery stores, healthy food shops, farmers markets, community gardens.
- **Community & Neighborhood Parks:** Multi-purpose parks for all ages and abilities.
- **Transportation Choices:** Connected street networks and walking, bicycling, and transit.

In Urban villages & higher density residential areas, provide 1/4 mile access as possible to serve larger, denser populations

What do you think of the Complete Neighborhood policies?



South SeaTac Complete Neighborhoods



Do you live in a Complete Neighborhood?

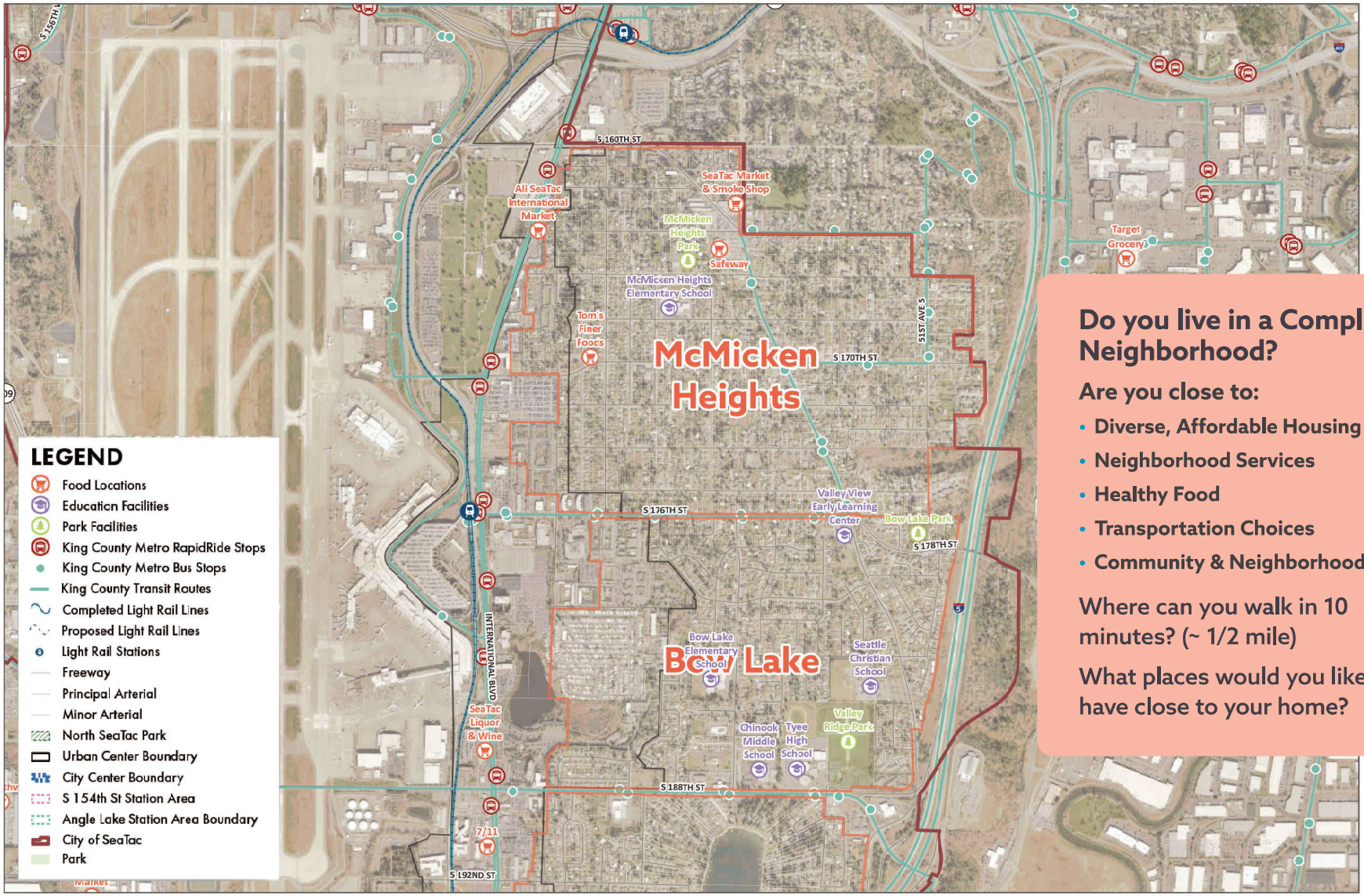
Are you close to:

- Diverse, Affordable Housing
- Neighborhood Services
- Healthy Food
- Transportation Choices
- Community & Neighborhood Parks

Where can you walk in 10 minutes? (~ 1/2 mile)

What places would you like to have close to your home?

Central SeaTac Complete Neighborhoods



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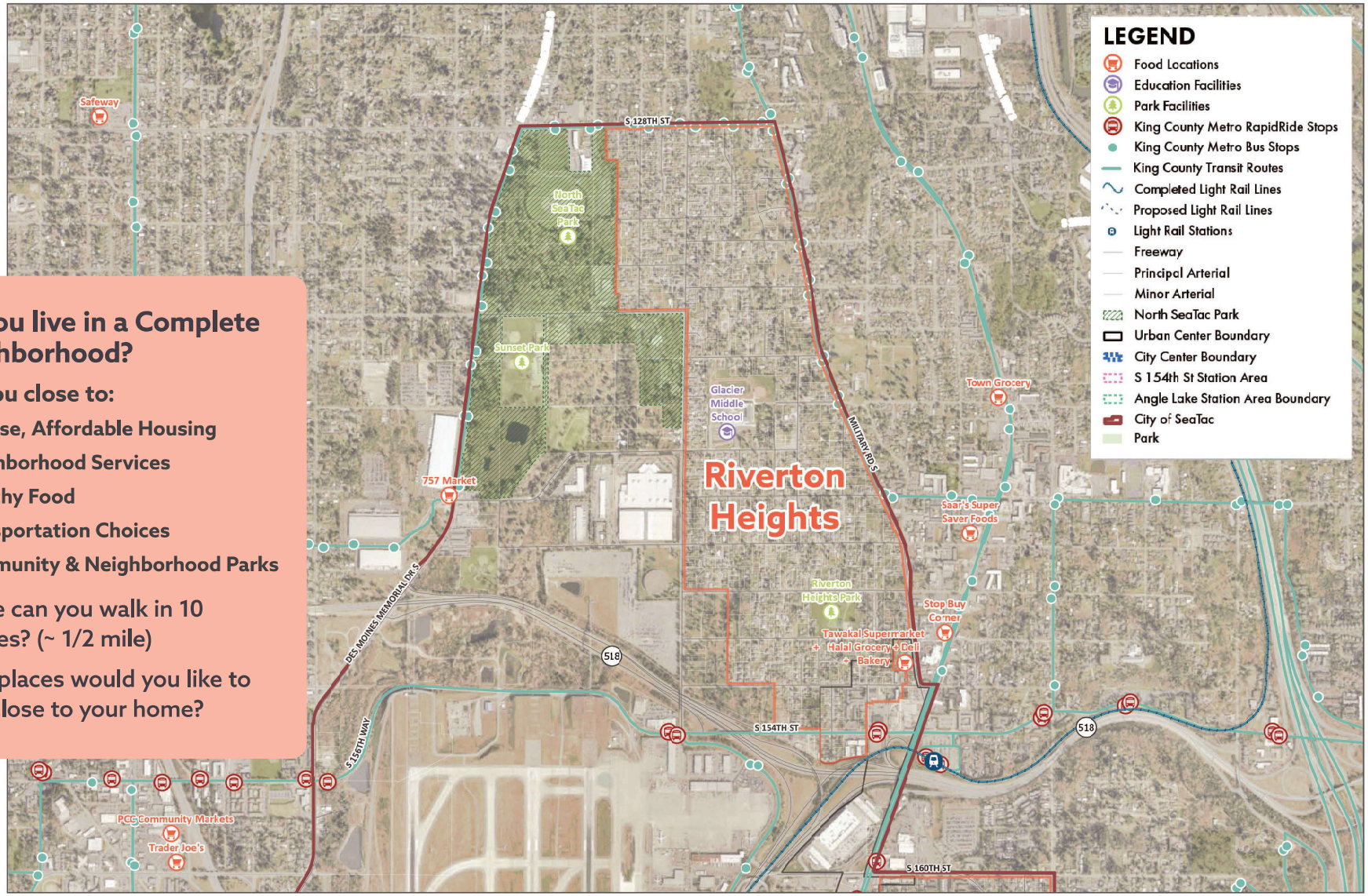
North SeaTac Complete Neighborhoods



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Are you close to:

- Diverse, Affordable Housing
- Neighborhood Services
- Healthy Food
- Transportation Choices
- Community & Neighborhood Parks

Where can you walk in 10 minutes? (~ 1/2 mile)

What places would you like to have close to your home?

Proposed

Rezones to Support City Vision

Why is the City proposing zoning changes?

Citywide rezones were identified as part of the Envision SeaTac 2044 project 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 implement growth strategies (such as creating Urban Villages and Neighborhood Villages).
- Citywide rezones so zoning of parcels match land use designations on the Comprehensive Plan Land Use Map.
  - Around 440 parcels do not match the Comprehensive Plan Land Use Map.
  - The City is proposing to rezone these parcels to match their land use designations as part of the Envision SeaTac 2044 project.

Scan QR Code Below or Ask Staff to Help Check Your Zoning

- See if the name of your zone has changed, or if
- A new zone is proposed on your parcel

Changes to Zones - *Proposed*

OUTSIDE URBAN CENTER ZONES	**WITHIN URBAN CENTER** ZONES
Residential Low (RL) ~~Urban Low 15,000~~ ~~Urban Low 9,600~~ ~~Urban Low 7,200~~	N/A
~~**Townhouse**~~ *(combined with Residential Medium)*	~~**Townhouse**~~ *(combined with Residential Medium)*
Residential Medium (RM) ~~Urban Medium 3,600~~ ~~Urban Medium 2,400~~ **Manufactured** ~~**Mobile**~~ **Home Park (MHP)**	**Urban 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 (RH)** ~~Urban High 1,800~~ ~~Urban High 900~~
~~**Urban High Urban Center Residential**~~ *(combined with Community Business)*	**Urban High Urban Center Residential (UH-UCR)**
Commercial Low ~~Neighborhood Business~~	N/A
Neighborhood Village Medium (NVM) ~~Office/Commercial/Mixed Use~~	**Urban Village Medium (UVM)** ~~Office/Commercial/Mixed Use~~
Neighborhood Village High (NVH) ~~Office/Commercial~~	**Urban Village High (UVH)** ~~Office/Commercial~~
Community Business (CB)	Community Business in the Urban Center (CB-C)
Regional Business Mix (RBX)	Regional Business Mix (RBX)
Industrial (I)	Industrial (I)
Aviation Commercial (AVC) Aviation Operations (AVO)	Aviation Commercial (AVC) Aviation Operations (AVO)
Park (P)	Park (P)

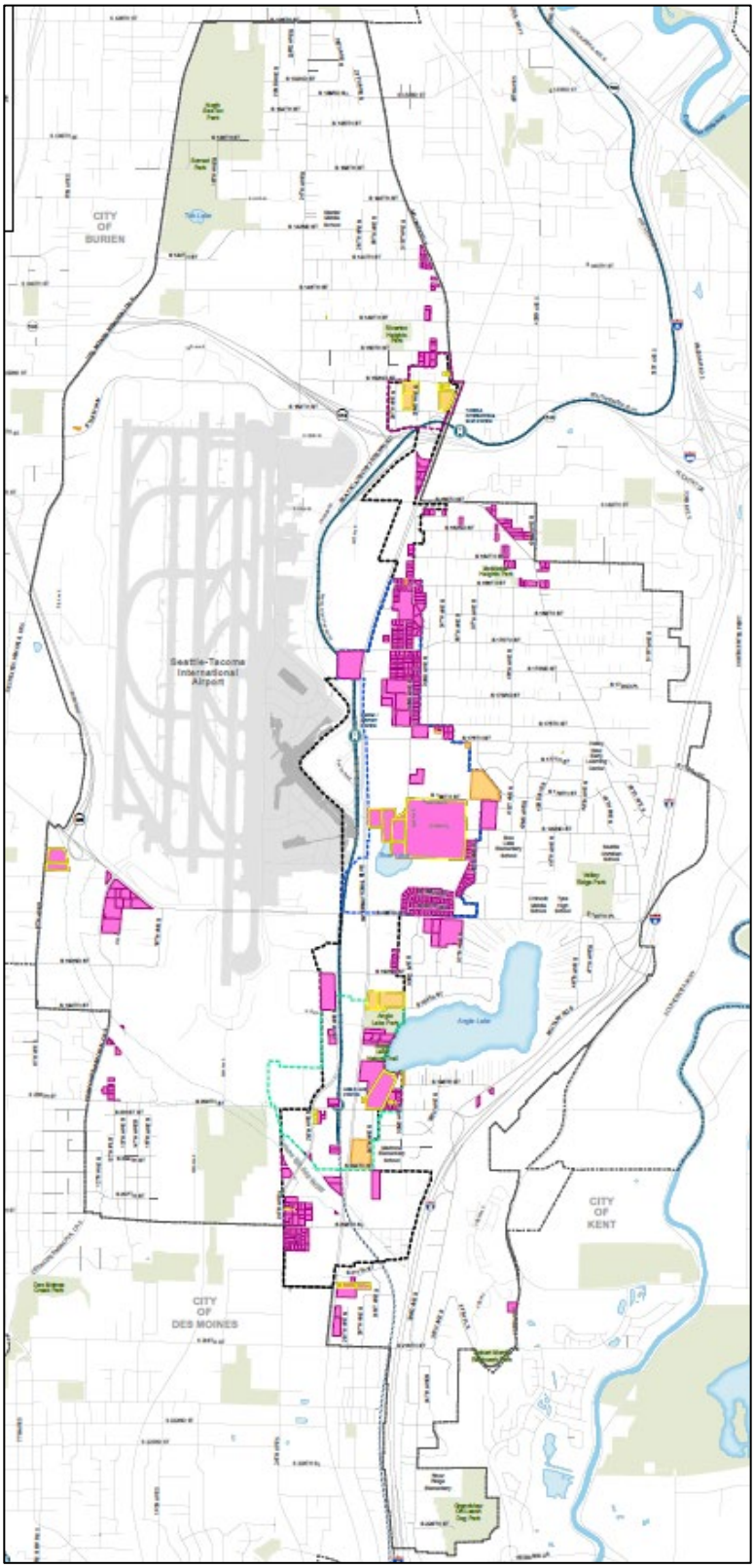
Rezone Parcels - *Proposed*

Legend

- Underzoned
- Overzoned
- Split Zoning Parcels

Around 440 parcels in the city have zoning that does not match their Comprehensive Plan 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.



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:

One residential zone is proposed to replace the three current single-family zones.

- **Residential Low Zone (RL)**

Why is this City making this change?

- The City is creating the new Residential Low zone to comply with the state middle housing legislation that requires cities to allow middle density housing types where single-family houses are allowed.

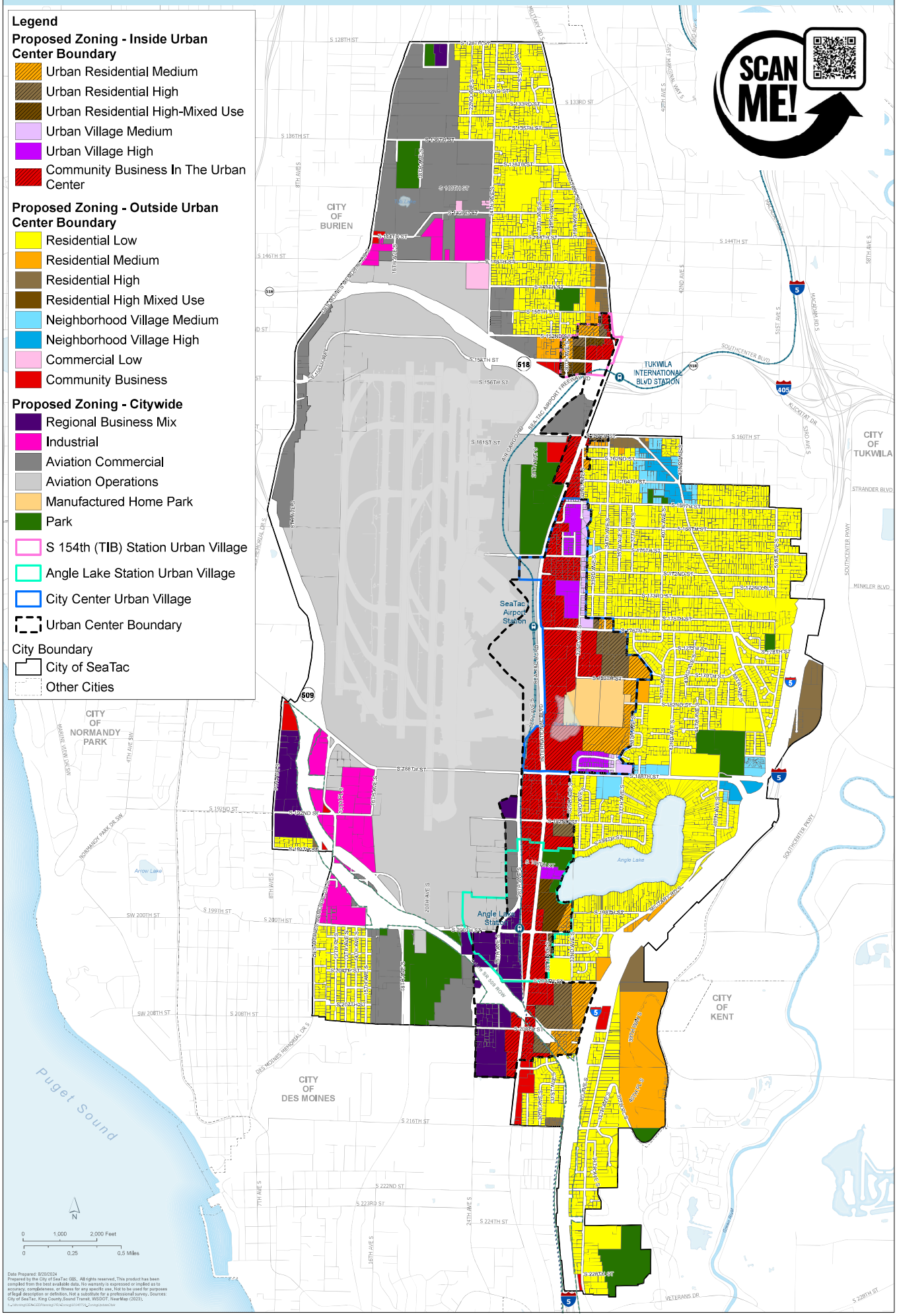
What will be allowed in the Residential Low zone?

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

The City is analyzing the appropriate minimum lot size for new subdivisions in the Residential Low zone.

- *Minimum lot sizes under consideration for all Residential Low zones:* 7,200 square feet or less.

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

PROPOSED ZONING

City of SeaTac