



Envision SeaTac 2044 Project Briefing

Planning Commission Meeting
October 1, 2024



PRESENTATION OVERVIEW

PURPOSE

The goals of the briefing are to:

- Provide a summary of comments collected from the three Envision SeaTac 2044 community planning meetings held in August.

WHY IS THIS ISSUE IMPORTANT?

1. The Planning Commission is the main community advisory group providing guidance to the Envision SeaTac 2044 project and also has statutory responsibilities to review proposals to the Comprehensive Plan and its implementing regulations.



POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None. Meeting is an informational briefing and work session.

REVIEWS TO DATE:

- **Envision SeaTac 2044-Major Comprehensive Plan Update Project:**
 - **2022:** 9/20/2022
 - **2023:** 8/15/2023, 9/19/2023, 10/17/2023, 11/21/2023,
 - **2024:** 1/2/2024, 1/30/2024, 2/6/2024, 3/19/2024, 4/16/2024, 4/30/2024, 5/7/2024, 5/21/2024, 6/4/2024, 6/18/2024, 7/2/2024, 7/16, 7/30, 8/6, 8/20, 9/17

ENVISION SEATAC 2044 PROJECT: PHASES & TIMELINE

Phase	Community Conversation & Elements Under Review	Timeline
Phase 1	Community Vision and Priorities for SeaTac's Future (Under review: Introduction & Framework Chapter)	Fall 2023
Phase 2	Where and How Will SeaTac Grow Over Next 20 Years: Urban Villages and Complete Communities (Under review: Land Use, <i>new</i> Urban Center, <i>new</i> Neighborhoods)	Fall 2023/ Winter & Spring 2024
Phase 3	Housing, Human Services, and Economic Development to Support SeaTac's Future (Under review: Housing & Human Services, Economic Vitality)	Winter/Spring/ Summer 2024
Phase 4	SeaTac's Future Transportation and Parks & Recreation Systems (Under review: Transportation & Parks, Recreation & Open Space)	Spring/Summer 2024
Phase 5	Resilient Built and Natural Environments for SeaTac's Future (Under review: Environment, Utilities & Capital Facilities)	Spring/Summer 2024
Phase 6	Draft and Final SeaTac 2044 Plan Reviews (Includes state and Puget Sound Regional Council review processes)	Summer/Fall 2024

**Summary of
Comments
from**


**August
Community Planning
Meetings**

SUMMARY

August Community Meetings:

- *August 7th South SeaTac, Madrona Elementary*
- *August 14th Central SeaTac, McMicken Heights Elementary*
- *August 21st North SeaTac, SeaTac Community Center*

Over 100 attendees across all three meetings.



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, 6-8PM	AUGUST 14, 6-8PM	AUGUST 21, 6-8PM
South SeaTac Neighborhoods	Central SeaTac Neighborhoods	North SeaTac Neighborhoods
Madrona Elementary School 20301 32nd Ave S	McMicken Heights Elementary School 3708 S 168th St	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
OR
Scan the QR code for more information.
ANAM QOR QR PA? 2044
Iskaan game koodhika QR ka si aad u hesho macluumaad dheeraad ah.
Escanea 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

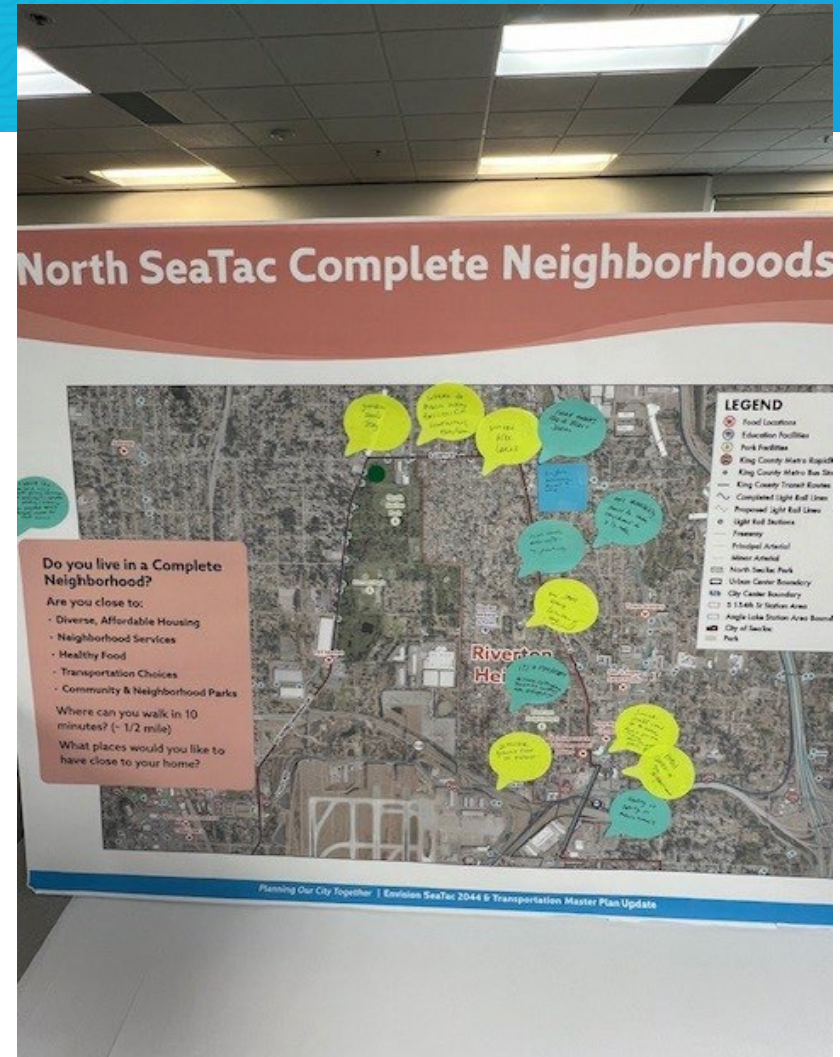
CITY OF SEATAC



SUMMARY

Common Themes across All Meetings

- Support for growth strategy, urban villages and new neighborhood villages/centers; corner stores concept.
- More sidewalks and pedestrian safety enhancements needed.
- Concerns about sufficient parking to accommodate projected growth in neighborhood village areas.
- Public safety will need to be a priority with increase of police and security as SeaTac grows.



SUMMARY

August 7th South SeaTac

- Consider the importance of quality of life for existing residents with new development
- Provide more senior services for older adults (Renton example mentioned).
- Some S 202nd St. residents concerned about City's sidewalk/street connection project.



SUMMARY

August 7th South SeaTac

- Community member encouraged the city to also focus on adding art to south end and all communities, including artists from SeaTac.
- Attendee left comment on display board saying they would love for SeaTac to look like the Urban Village rendering displayed at meeting.



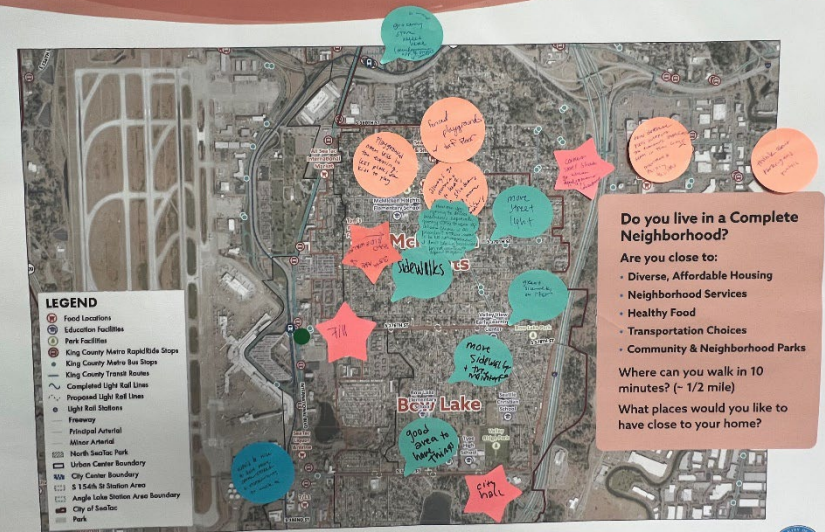
SUMMARY

August 14th Central SeaTac

- Need for more quality shops, restaurants, and stores.
- Corner stores could address fresh food needs (small grocery stores).
- Concern about the viability of retail use.
- Walkability – interest in more sidewalks, safer, better connected neighborhoods. More direct access to 180th.
- More playgrounds and park areas are needed.



Central SeaTac Complete Neighborhoods



SUMMARY

August 14th Central SeaTac

- Help residents understand how to build ADUs.
- Concern about how much City is projected to grow.
- Need for more traffic calming measures.
- Interest in more public art.
- With increases in growth, development, and more mixed use, how will property values and property taxes be affected?
- In favor of creating a more urban center with more pedestrian access.

Urban Center & Urban Villages Proposed Policy Updates

Good idea

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)

What do you think?


PROPOSED:

Promote the creation of urban villages by redefining and strengthening current policies and developing new codes.

More public art

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?

SUMMARY

August 21st North SeaTac

- Need more businesses interested in the well-being of the community.
- Concern about if corner stores and shops would be too expensive.
- Excited about the ADU policies/provisions– a “win-win” for the community.
- More spaces for informal businesses, food carts/trucks, flexible spaces.
- Update welcome signs to be more “welcoming.”



SUMMARY

August 21st North SeaTac

- Strong support for Complete Neighborhoods and for the new urban growth strategy—urban villages, neighborhood villages, corner stores.
- More green spaces, parks, and increased accessibility across SeaTac for all modes of transportation.
- Support the needs of seniors and provide options for “aging in place” in the community.
- Adequate neighborhood parking.
- More traffic calming needed.

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 1/2 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.

Can they help address some food deserts in our neighborhood?

What do you think about Corner Stores?

Would you want one in your neighborhood?

Where do you think they could be located?

Corner stores are important for our neighborhood. We need them to help us get our groceries.

Yes! I would like to see a corner store in my neighborhood.

SUMMARY

August 21st North

- Better options for in-city transit; interest in free bus service in the urban center.
- Better pedestrian and bicycle access throughout the city.
- Make sure there is adequate neighborhood parking for residents.
- More cultural access spaces, event spaces, activities for all ages are needed as part of Complete Neighborhoods.
- Public safety facilities at every light rail station.



Code Amendment Proposals

Dimensional Standards & Others

Updated 9/26/2024

**NEXT STEPS
&
Envision Project
Schedule
September –
December 2024**

Updated 9/26/2024

ENVISION SEATAC 2044 MILESTONES & SCHEDULE

SEPTEMBER	DATE
Public Review Draft Available <ul style="list-style-type: none">- On project website: www.seatacwa.gov/seatac2044	September 17
Planning Commission <ul style="list-style-type: none">- Public Review Draft overview	September 17
SEPA Threshold Determination Published	September 17
PSRC & State (Commerce Dept) Review Processes	Mid/late September



ENVISION SEATAC 2044 MILESTONES & SCHEDULE

OCTOBER	DATE
Proposed Rezone Property Owner Notification & Meeting <ul style="list-style-type: none">▪ Mailing, 9/19▪ Property Owner Meeting, early Oct	Property Owner Meeting early Oct
King County Affordable Housing Committee (AHC) <ul style="list-style-type: none">▪ SeaTac's Housing/CPP compliance letter presented	Oct 3
Renter Outreach <ul style="list-style-type: none">▪ Two focus groups with renter/apartment communities	Before 10/15
Public Review Draft Open House <ul style="list-style-type: none">▪ City Hall, Council Chambers	Oct 7, 5-7pm
Public Hearing <ul style="list-style-type: none">▪ Run by Planning Commission	October 15, 5:30 pm
<i>Tentative</i> Special Planning Commission Meeting <ul style="list-style-type: none">• First opportunity for recommendation to City Council	Possible Special Mtg October 29, 5:30 pm



ENVISION SEATAC 2044 MILESTONES & SCHEDULE

NOVEMBER	DATE
Special 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 COMMISSION ACTION

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