



# **Staff Report**

## **Envision SeaTac 2044**

### **Final Docket of Comprehensive Plan Amendments and Related Proposals**

**October 11, 2024**

The Envision SeaTac 2044 project is the major periodic update of the Comprehensive Plan and its related development regulations, as required by the State Growth Management Act (GMA). This staff report was developed per the City's [Comprehensive Plan Amendment Procedures](#) established by Resolution 97-001. The report provides background information on the Envision project and its proposals, an evaluation of the proposals based on whether they meet the adopted Final Docket criteria identified within the Comprehensive Plan Amendment Procedures, and offers staff recommendations on adoption of the proposals.

#### **BACKGROUND**

The Envision SeaTac 2044 project is a major update of the Comprehensive Plan and related development codes. The project kicked off in 2023, with the goal of addressing new City priorities and state and regional growth management guidance identified since the last periodic update in 2015. The project re-sets SeaTac's twenty-year growth and development policies for the years 2024 to 2044, and proposes updates that help implement the following key project themes:

- **Wellbeing and Access to Opportunity:** Increase access to opportunity and wellbeing.
- **Growing Urban Villages Near Light Rail:** Focus growth in urban villages near light rail with a variety of options for living, working, and recreating.
- **Healthy, Equitable, Connected, and Complete Neighborhoods:** Strengthen all neighborhoods and ensure they are well-served by supportive infrastructure and amenities.
- **Multimodal Transportation:** Provide connected, efficient, multimodal transportation networks.
- **Housing for All:** Increase housing types and affordable options.
- **Economic Vitality:** Increase economic opportunities that empower residents and support the business community.
- **Resilient Built and Natural Environments:** Enhance the resiliency of SeaTac's built and natural environments.

#### **Community Engagement & Input Opportunities**

An additional goal of the Envision project is to ensure community input into the development and review of the updates to policies, regulations, and proposed rezones. To ensure a robust, inclusive, and representative public engagement process, the project team created the [Envision SeaTac 2044 Public Involvement Plan](#) and multiple and varied engagement activities have been undertaken, starting in the summer of 2023. Activities included:

- Online surveys, in-person surveying at community events, and the hiring community liaisons to do surveying of apartment complexes in south SeaTac,
- Three large public meetings located in geographically diverse locations, to ensure input from community members in SeaTac's north, central, and south neighborhoods,

- A special mailing and meeting for owners of properties with proposed rezones,
- Working collaboratively with a nonprofit organization to hold a focus group at an apartment complex in central SeaTac,
- The translation of key outreach materials into the City’s official languages and the utilization of interpreters at meetings to the extent possible,. and
- Lastly, the City’s Planning Commission acted as the Envision project’s main community advisory group and held 22 work sessions on Envision project topics since August 2023.

## SECTION I: LIST OF FINAL DOCKET PROPOSALS & STAFF RECOMMENDATIONS (Established by Resolution 24-004)

In January 2024, City Council adopted Resolution 24-004, which identified the list of Final Docket Proposals for the City to continue to analyze and get public input on as part of the Envision SeaTac 2044 project. The table below lists the Final Docket proposals and staff recommendations on whether the proposals meet the Final Docket criteria and should be adopted. The full staff evaluation of individual proposals follows.

FINAL DOCKET SUMMARY	STAFF RECOMMENDATION
<b>AMENDMENT PROPOSALS INITIATED BY CITY</b>	
<b>1) Envision SeaTac 2044 Comprehensive Plan Updates</b> 1-A) Text (Policy) Amendments Related to Envision SeaTac 2044 Project 1-B) Map Amendments Related to Envision SeaTac 2044 Project 1-C) Development Regulation Amendments Related to Envision SeaTac 2044 Project 1-D) City-Initiated Rezones Related to Envision SeaTac 2044 Project	<b>Approve</b>
<b>2) Transportation Master Plan (TMP) Update</b>	<b>Approve</b>
<b>3) City Center/Airport District Subarea Plan &amp; Code</b>	<b>Withdrawn</b> <i>Project on hold until completion of Envision project.</i>
<b>AMENDMENT PROPOSALS INITIATED BY PUBLIC</b>	
<b>4) Jordan Family Proposed Amendments &amp; Concurrent Rezone</b>	<b>Amend proposal to align with Envision project goals.</b>

**SEE ATTACHMENT 1 FOR SPECIFIC AMENDMENT PROPOSALS  
AND ADDITIONAL SUPPORTIVE INFORMATION ABOUT FINAL DOCKET PROJECTS.**

## SECTION II: EVALUATION CRITERIA

(Established in Comprehensive Plan Amendment Procedures)

All proposed amendments must be evaluated according to the Final Docket criteria.

### FINAL DOCKET EVALUATION CRITERIA FOR ALL PROPOSALS:

1. **Comprehensive Plan Consistency.** The proposal is consistent with all elements of the Comprehensive Plan and other applicable City policies and agreements.
  - a. **Population/Employment Targets.** The proposal will not prevent the City's adopted population and employment targets from being achieved.
2. **Concurrency.** The proposal will be able to satisfy concurrency requirements for public facilities including transportation and utilities and does not adversely affect other adopted Level of Service standards.
3. **No Adverse Impacts.** The proposal will not result in development that adversely affects public health, safety and welfare and, as demonstrated from the SEPA environmental review, the proposal will not result in impacts to housing, transportation, capital facilities, utilities, parks or environmental features that cannot be mitigated.
4. **Additional Criteria for Comprehensive Plan Map Changes.** In addition to the above criteria, map change proposals will be evaluated according to the following:
  - a. **Site Suitability & Infrastructure.** The site affected is physically suited for anticipated development and adequate public facility capacity to support the proposed land use exists, or can be provided, including sewer, water and roads.
  - b. **Anticipated Impacts & Compatibility with Adjacent Uses.** The proposal identifies anticipated impacts of the change, including the geographic area affected and issues presented by the proposed change, and will be compatible with nearby uses.

## SECTION III: STAFF EVALUATION OF AMENDMENT PROPOSALS

### 1) Envision SeaTac 2044 Comprehensive Plan & Related Updates

#### PROPOSAL:

The Envision SeaTac 2044 proposed amendments include the following components that are reviewed in more detail below.

- 1-A: Text (Policy) Amendments
- 1-B: Map Amendments
- 1-C: Development Regulation Amendments
- 1-D: City-Initiated Rezones

#### 1-A: TEXT (POLICY) AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

The text amendments proposed for the Comprehensive Plan's Volume 1 (Goals, Policies & Implementation Strategies) and Volume 2 (Background Reports) were developed to address the following:

- **Integrating recent City guidance and community priorities:** This includes:
  - Creating proposals that help implement the Key Project Themes presented above.
  - Addressing 2021 SeaTac Housing Action Plan Strategy #1: "to explore a Comprehensive Plan amendment process to clarify and strengthen SeaTac's "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."
  - Addressing community priorities that emerge during Envision 2044 update project.
- **Compliance with the State Growth Management Act (GMA), *Mandatory*:** This includes:
  - Policy updates related to recent legislation and changes to the GMA since the last periodic update in 2015, including housing-related requirements.
  - Policy updates that help the City prepare for the full implementation of recent state housing legislation (HB 1110 and HB 1337) by June 2025, when jurisdictions must allow middle housing types and up to two accessory dwelling unit on lots where single-family housing is allowed.
- **Compliance with the Puget Sound Regional Council Vision 2050 multi-county planning policies, *Mandatory*:** This includes:
  - Changes related to PSRC's multi-county planning policies in Vision 2050 (updated 2020).
  - The creation of a new Urban Center chapter of the Comprehensive Plan to ensure compliance with PSRC's Regional Growth Center Framework. (SeaTac's Urban Center is a PSRC designated Regional Growth Center.)
- **Compliance with King County Countywide Planning Policies (CPPs), *Mandatory*:** This includes:
  - Updates related to changes in the King County Countywide Planning Policies (CPPs) (updated in 2021), including SeaTac's new 2044 housing and job targets, and policies and new requirements for the City to address housing needs by income level.

The following tables summarize key changes proposed with Volumes 1 and 2 of the Comprehensive Plan.

Volume 1: Goals, Policies, and Implementation Strategies																			
Chapter/Element		Key Changes Proposed																	
Ch. 1 Introduction, City Vision & Planning Framework		<ul style="list-style-type: none"><li>Proposes new City Vision statement based on community input and the updated growth strategies.</li><li>Adds information about the Envision SeaTac 2044 project including: project themes, integration of social and racial equity goals within the community engagement and policy development processes, creation of a SeaTac-specific Equity Index GIS tool, and new definition of equity.</li><li>Policy changes proposed to ensure “inclusive” engagement practices, and to promote the City’s commitment to providing “the highest level of service possible to the public.”</li><li>Implementation strategy updates to support and enact the goals and policies.</li></ul>																	
Ch. 2 Land Use Element		<ul style="list-style-type: none"><li>Updates to citywide growth strategy focused on increasing access to social and economic opportunities for SeaTac community members. This includes:<ul style="list-style-type: none"><li><b>Urban Center &amp; Urban Villages:</b> Continuation and refinement of existing policies that focus most growth within the Urban Center (near International Boulevard corridor) with majority of that growth in three Urban Villages next to light rail stations.</li><li><b>Neighborhood Villages &amp; Corner Stores:</b> New policies to allow growth outside of the Urban Center to create Neighborhood Villages and Corner Stores that can provide nearby services to residents.</li><li><b>Neighborhood Residential Areas:</b> New policies that support allowing some growth within primarily residential areas, and, per new state housing laws, allow middle housing in areas where single family homes can be constructed.</li><li><b>Warehouse/Industrial Centers:</b> New policies support the creation of Flex/Industrial Areas near the airport to promote light industrial jobs and business opportunities.</li><li><b>Complete Neighborhoods:</b> Clarified and strengthened existing Complete Neighborhoods policies to increase access to: diverse, affordable housing options, neighborhood services, healthy foods, transportation choices, and parks and open space.</li></ul></li><li>New policy that establishes new 20-year growth targets as required by state law:<table border="1"><tr><th colspan="4">2019 Housing and Job Estimates and 2044 Adopted Growth Targets</th></tr><tr><th></th><th>2019</th><th>2044</th><th>Growth Target</th></tr><tr><td>Housing</td><td>10,855</td><td>16,755</td><td>+5,900</td></tr><tr><td>Jobs</td><td>36,523</td><td>51,333</td><td>+14,810</td></tr></table></li></ul> <ul style="list-style-type: none"><li>Updates to land use designations and Comprehensive Plan Land Use Map to support new growth strategies.</li><li>Updates to Residential Low land use designation to allow middle housing types (duplex, townhouse, etc.) as required by new state law.</li></ul>		2019 Housing and Job Estimates and 2044 Adopted Growth Targets					2019	2044	Growth Target	Housing	10,855	16,755	+5,900	Jobs	36,523	51,333	+14,810
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	2019	2044	Growth Target																
Housing	10,855	16,755	+5,900																
Jobs	36,523	51,333	+14,810																

	<ul style="list-style-type: none"> <li>Relocation of and updates to existing Community Design policies to promote placemaking and sense of community.</li> <li>Implementation strategy updates to support and enact the goals and policies.</li> </ul>
<b>Volume 1 (cont.) Chapter/Element</b>	<b>Key Changes Proposed</b>
<b>Ch. 3 Urban Center Element (new)</b>	<ul style="list-style-type: none"> <li><i>New Chapter</i></li> <li>New framework policies to enhance the entire Urban Center.</li> <li>New policies to standardize guidance for the City's existing three urban villages: City Center, S 154th Station Area, and Angle Lake Station Area.</li> <li>New Complete Neighborhoods policies for Urban Center and urban villages.</li> <li>Implementation strategy updates to support and enact the goals and policies.</li> </ul>
<b>Ch. 4 Neighborhoods Element (new)</b>	<ul style="list-style-type: none"> <li><i>New Chapter</i></li> <li>New goals and policies to support the creation of neighborhood villages.</li> <li>New goals and policies to support the creation of corner stores in the future.</li> <li>New Complete Neighborhoods policies for neighborhood villages, corner stores, and residential areas outside of the Urban Center.</li> <li>New policies promoting placemaking opportunities outside of the Urban Center.</li> <li>Implementation strategy updates to support and enact the goals and policies.</li> </ul>
<b>Ch. 5 Housing &amp; Human Services Element</b>	<ul style="list-style-type: none"> <li>Updates existing housing strategy to focus on providing diverse, conveniently located, affordable housing to <i>all income levels</i>, with an emphasis on: <ul style="list-style-type: none"> <li>Providing opportunities for middle housing – duplexes, triplexes, townhomes, stacked flats, cottage housing, etc., as required by new state law. <i>See the HB 1110 Middle Housing boards for more information.</i></li> <li>Preserving existing and creating new housing affordable for extremely low- and low-income households.</li> <li>Providing opportunities for emergency and supportive housing, as required by state law.</li> <li>Encouraging affordable housing to be located near transit and jobs.</li> </ul> </li> <li>New policies that recognize and seek strategies to address the local history of racially exclusive and discriminatory land practices.</li> <li>Add policies that focus on identifying and trying to prevent displacement of current residents and mitigate disparate impacts of new development that may affect populations of color and traditionally marginalized communities.</li> <li>Strengthens policies related to supporting housing security and stability, and promoting home ownership opportunities.</li> <li>New policies that establish goals for continuous monitoring of achievement of housing strategies.</li> <li>Implementation strategy updates to support and enact the goals and policies.</li> </ul>

Volume 1 (cont.) Chapter/Element	Key Changes Proposed
<b>Ch. 6 Economic Vitality Element</b>	<ul style="list-style-type: none"> <li>Aligns economic development goals with the City’s growth strategy, specifically to support the achievement of SeaTac’s 2044 job targets and to promote growth in centers, urban and neighborhood villages, smaller-scale corners stores, and warehouse/industrial centers.</li> <li>Promotes supportive business climate, emphasizing the importance of small and locally owned business, women-owned, business owned by Black, Indigenous, and other People of Color; immigrant and refugee; LGBTQIA+, and disabled -led businesses.</li> <li>Promotes the City’s flexibility and adaptability to meet the needs of businesses, entrepreneurs, and workers.</li> <li>Encourages diversifying the City’s business sectors, with an emphasis on job creation within designated urban and neighborhood villages.</li> <li>Strengthens policies on promoting tourism.</li> <li>Implementation strategy updates to support and enact the goals and policies.</li> </ul>
<b>Ch. 7 Transportation Element</b>	<ul style="list-style-type: none"> <li>New and updated goals include: <ul style="list-style-type: none"> <li>Goal (7.1) updated to support the City’s vision for growth and connectivity for both residential transportation as well as freight.</li> <li>NEW GOAL (7.2) supports a street grid that provides multimodal access and connectivity throughout the city and into the region. Includes policies to address block size and availability of mid-block crossings.</li> <li>Active Transportation Goal (7.5) revised to including planning active transportation facilities for all ages and abilities.</li> </ul> </li> <li>New and updated policies address <ul style="list-style-type: none"> <li>Multimodal needs identified in growth strategies including subarea plans for urban villages, specifically the City Center, Angle Lake station area and S 154<sup>th</sup> station area.</li> <li>Providing transportation infrastructure to support the development of Complete Neighborhoods, ensure half-mile walksheds to transit, and implement design guidelines that include best practices for multimodal facilities.</li> <li>Planning for a secure and resilient transportation network by preparing an emergency evacuation study.</li> <li>Ensuring transportation improvements and programs are implemented in an equitable manner.</li> </ul> </li> <li>Implementation strategy updates to support and enact the goals and policies.</li> </ul>
<b>Ch. 8 Parks, Recreation, &amp; Open Space Element</b>	<ul style="list-style-type: none"> <li>New goal and supporting policies to implement the City’s growth strategy, promoting centers, villages, and complete neighborhoods. <ul style="list-style-type: none"> <li>Aims for one-quarter mile walking distance from Community and Neighborhood parks.</li> <li>Encourages the creation of Village Square gathering spaces in Urban Villages and Neighborhood Villages.</li> <li>Emphasizes urban and neighborhood villages as central points for recreation and cultural events.</li> </ul> </li> <li>Implementation strategy updates to support and enact the goals and policies.</li> </ul>

<b>Volume 1 (cont.)</b>	
<b>Chapter/Element</b>	<b>Key Changes Proposed</b>
<b>Ch. 9 Environment Element</b>	<ul style="list-style-type: none"> <li>Emphasizes basic human right of access to clean air, water, and natural environment.</li> <li>New policies addressing sea level rise planning.</li> <li>New policy promoting continuation of City participation in activities that lead to a better understanding of potential adverse environmental impacts for airport-adjacent communities.</li> <li>Strengthens policies related to promoting resiliency, sustainability, and climate change.</li> </ul>
<b>Ch. 10: Utilities Element</b>	<ul style="list-style-type: none"> <li>Adds policies to strengthen collaboration with service providers to: <ul style="list-style-type: none"> <li>Provide reliable services</li> <li>Reduces solid waste production.</li> <li>Provide reliable and affordable services.</li> </ul> </li> <li>Emphasizes demand management and maintenance of existing facilities.</li> </ul>
<b>Ch. 11: Capital Facilities Element</b>	<ul style="list-style-type: none"> <li>Clarifies Capital Improvement Program (CIP strategy and timeline for updates.</li> <li>Encourages variety of funding options for capital improvements.</li> <li>New goal and associated policies to promote reliable, equitable, resilient, and environmentally sensitive services.</li> </ul>

<b>Volume 2: Background Reports</b>	
<b>Background Report</b>	<b>Key Changes Proposed</b>
<b>Ch. 1 Introduction, City Vision &amp; Planning Framework Background Report</b>	<ul style="list-style-type: none"> <li>New Community Profile section with demographic information added.</li> </ul>
<b>Ch. 2 Land Use Background Report</b>	<ul style="list-style-type: none"> <li>Land use data updated.</li> </ul>
<b>Ch. 3 Urban Center Background Report (new)</b>	<ul style="list-style-type: none"> <li>New chapter.</li> <li>Data from Puget Sound Regional Council (PSRC) on SeaTac's Urban Center added.</li> </ul>
<b>Ch. 4 Neighborhoods Background Report (new)</b>	<ul style="list-style-type: none"> <li>New chapter with limited information other than referral to Land Use Background Report.</li> </ul>
<b>Ch. 5 Housing &amp; Human Services Background Report</b>	<ul style="list-style-type: none"> <li>Chapter fully updated with recent data and new analyses to ensure compliance with state laws including housing needs assessment, housing growth targets (including Figure 9. SeaTac Existing and Target Housing Units by Income Band) land capacity analysis, and racially disparate impacts assessment.</li> <li>Appendices added including: Land Capacity Analysis Methodology and Findings, SeaTac Housing Action Plan (adopted 2021) and Housing Action Plan reports: Housing Inventory &amp; Assessment and SeaTac Displacement Risk Assessment reports</li> </ul>



Background Report	Key Changes Proposed
<b>Ch. 6 Economic Vitality Background Report (new)</b>	<ul style="list-style-type: none"> <li>New chapter includes SeaTac employment and workforce profile, market conditions, information on growth targets, and overview of land capacity analysis.</li> </ul>
<b>Ch. 7 Transportation Background Report</b>	<p>Transportation Master Plan (TMP) is a functional plan that also serves as background report to the Transportation Element.</p> <p>The TMP update project is Amendment Proposal 2 reviewed below.</p>
<b>Ch. 8 Parks, Recreation, &amp; Open Space Background Report</b>	<p>Parks Recreation &amp; Open Space (PROS) Plan is a functional plan that serves as background report to the PROS Element.</p> <ul style="list-style-type: none"> <li>No changes proposed.</li> </ul>
<b>Ch. 9 Environment Background Report</b>	<ul style="list-style-type: none"> <li>Data updates proposed.</li> </ul>
<b>Ch. 10: Utilities Background Report</b>	<ul style="list-style-type: none"> <li>Data updates proposed.</li> </ul>
<b>Ch. 11: Capital Facilities Background Report</b>	<ul style="list-style-type: none"> <li>Population forecasts updated.</li> <li>City Hall level of service removed.</li> <li>Surface water management and transportation information updated.</li> </ul>

## 1-B: MAP AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

### Map Amendments Related to Increasing Consistency with Envision SeaTac 2044 Project Goals.

#### Key changes proposed:

- **Comprehensive Plan Land Use Map Amendments:** The Comprehensive Plan Land Use Map promotes the City's growth vision by establishing locations for specific land uses (i.e., residential, commercial, industrial), which in turn directs where certain zoning can be located. The following proposals are intended to help implement the new growth strategy by updating the type and location of land use designations on the map to achieve the following 1) accommodate most growth within urban villages in the Urban Center, 2) allow growth outside of the Urban Center to support the creation of four new neighborhood villages, 3) provide locations for the development of warehouse/industrial centers, and 4) support the Comprehensive Plan's other growth and development strategies. Additional changes proposed for this map are those that increase its consistency with Comprehensive Plan policies. An example includes the proposal to change the land use designation of Riverton Heights Park from "Residential Low" to the "Parks" designation.

### Map Amendments Related to Informational Updates:

#### Key changes proposed:

- Informational map changes bring the data featured in maps to current conditions, and in some cases, are still underway. Complete versions will be integrated within the final draft of the Comprehensive Plan.

## 1-C: DEVELOPMENT REGULATION AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

The following code amendments are proposed as part of the Envision adoption process. The proposed process improvement amendments are not specifically tied to the Envision project goals or requirements, but have been added to the project because they complement project goals and must also be adopted by end of 2024.

### Key changes proposed:

#### **Code Amendments Related to Implementing New City Vision and Growth Strategies**

- Creation of new zoning designations:
  - Urban Residential Medium
  - Residential High
  - Residential High – Mixed Use
  - Neighborhood Village Medium
  - Urban Village Medium
  - Neighborhood Village High
- Adds permitted uses to new zones, and updates permitted uses in other zones to accommodate middle housing regulations, and other required use changes.
- Creates and updates ground floor active use requirements and design standards in the Urban and Neighborhood Village zones to promote active streetscapes and promote placemaking.
- Creates new height incentives for the Urban and Neighborhood Village zones for the inclusion of affordable housing units.

#### **Code Amendments Related to Compliance with the State Growth Management Act (GMA) (Mandatory)**

### Key changes proposed:

- Provisions to allow for “STEP” housing types: emergency shelters, transitional housing, emergency housing, and permanent supportive housing. This includes updates to some existing supportive housing code amendments adopted in recent years to align with newer state laws.
- The number of unrelated persons that occupy a household or dwelling unit, except as provided in state law for short-term rentals, or occupant load, cannot be limited by the City.
- Limitations on the amount of parking required for accessory dwelling units (ADUs) and middle housing near high-capacity transit in areas beyond one mile radius of Sea-Tac International Airport.
- Mobile homes are now referred to as manufactured homes.

#### **Code Amendments Related to Implementing Recent State Housing Legislation (HB 1110 and HB 1337)**

The Final Docket of proposals approved by City Council in January 2024, identified five potential code amendments to be considered based on recommendations from the SeaTac Housing Action Plan (HAP), adopted in 2021. The proposals included changes that would allow increased flexibility in constructing housing in single-family zones such as allowing cottage housing and decreasing minimum lot sizes in single-family areas, and others. Because of the state housing laws passed in 2023, which require cities to allow middle housing and at least two accessory dwelling unit per lot in single family areas by June 2025, the Envision project proposed code amendments to better align with these new state requirements while still meeting the intent of the HAP recommendations.

Key changes proposed:

- Middle housing regulations types such as duplexes, townhouses, and others are allowed in residential areas that currently allow single-family dwellings (per HB 1110).
- Two accessory dwelling units are now allowed on all residential lots in residential areas that currently have single-family zoning (per HB 1337).

**Code Amendments Related to SeaTac's Multi-Family Tax Exemption (MFTE) Program.**

SeaTac's MFTE program is being updated per provisions within the existing code, and also to ensure it aligns with and implements new housing strategies.

Key changes proposed:

- Updated definitions
- Updated Project Eligibility standards, including:
  - Lowering the minimum unit amount from 20 to 4.
  - 12-year exemption: Minimum of 10% of the 20% of required affordable housing units to be affordable at a maximum of 50% of King Co. Median Household Income, with the remaining 10% affordable to moderate-income households.
  - Affordable units must be comparable in every way to market-rate units, to be interspersed throughout the project.
  - Property owners must provide relocation assistance equal to one month's rent for low-income tenants during the final month of tenant's lease when the exemption expires.
- New allowance for extensions for projects receiving an initial 12-Year exemption.
- Updated Application Procedure, Application Review, Final Certificate, and Annual Certification processes.

**Code Amendments Related to Permit Processing Code Updates.**

The Local Project Review Act (RCW 36.70B) includes requirements on how permits (construction and land use decisions) are reviewed. In 2023, Senate Bill 5290 updated portions of the Local Project Review Act (RCW 36.70B) with the intent to strengthen and improve review and permitting, with an emphasis on housing development. These amendments are required by the end of 2024. To ease the adoption process, these are included in the Envision SeaTac 2044 public hearing and ordinance.

Key changes proposed:

- Updates to the process of determination applications complete.
- New timelines for issuance of land use decisions.
- Clarification on the expiration of applications and permits.
- Removal of out-of-date provisions.
- All appeals are heard by the Hearing Examiner.

## 1-D: CITY-INITIATED REZONES RELATED TO ENVISION SEATAC 2044 PROJECT

In January 2024, as part of the establishment of the Final Docket of proposed Comprehensive Plan amendments, City Council identified City-initiated, citywide rezoning of properties as part of the Envision SeaTac 2044 project. After working with community members and the Planning Commission over the last year and a half, the City is proposing significant changes to zoning and land use designations of some parcels to help implement the proposed updates to SeaTac's growth strategies and ensure that zoning is consistent with the Comprehensive Plan Land Use Map. Additionally, rezones are proposed for airport-related properties, per the City's Inter-Local Agreement with the Port of Seattle as described below.

### Rezoning of Parcels to Increase Consistency with the Comprehensive Plan

SeaTac's current land use policy 2.1F says "Amend the Zoning Map to achieve the vision illustrated on the City's Land Use Plan Map." The SeaTac Housing Action Plan, adopted in 2021, also recommends the rezoning of residential parcels to match their land use designations as a way of increasing the city's future housing supply. To support implementation of this guidance, City-initiated rezones are identified and described below.

#### Key changes proposed

- **Rezones to Match Existing Land Use Designations:** Based on the City's analysis, over 440 parcels were identified with zoning that does not match their current land use designations. The Envision project proposes to rezone those parcels to ensure consistency between parcels' zoning and their existing land use designations.
- **Rezones to Support Updated Growth Strategies:** Zone changes are also proposed to promote the implementation of the updated City vision and growth strategies, and specifically to facilitate the creation of urban villages and neighborhood villages.

### Rezoning of Port of Seattle Parcels to Increase Consistency with the Comprehensive Plan

Per a process identified in the Inter-Local Agreement (ILA) between the City and Port of Seattle (LOA 2021-01), the City agreed to rezone Port owned parcels as follows:

#### Key change proposed

- Rezone and/or change land use designation changes proposed for thirty Port-owned parcels to implement the Comprehensive Plan's Aviation Operations (AO) or Aviation Commercial (AVC) designations.

## Evaluation:

### 1) Envision SeaTac 2044 Comprehensive Plan Update & Related Proposals

Final Docket Evaluation Criteria & Findings	
CRITERIA	FINDINGS: ARE CRITERIA MET?
<b>1) Comprehensive Plan Consistency.</b> The proposal is consistent with all elements of the Comprehensive Plan and other applicable City policies and agreements. <b>a. Population/Employment Targets.</b> The proposal will not prevent the City's adopted population and employment targets from being achieved.	<u>Yes</u>
<b>2) Concurrence.</b> The proposal will be able to satisfy concurrency requirements for public facilities including transportation and utilities, and does not adversely affect other adopted Level of Service standards.	<u>Yes</u>

<p><b>3) No Adverse Impacts.</b> The proposal will not result in development that adversely affects public health, safety and welfare and, as demonstrated from the SEPA environmental review, the proposal will not result in impacts to housing, transportation, capital facilities, utilities, parks or environmental features that cannot be mitigated.</p>	<p><u>Yes</u></p>
<p><b>4) Additional Criteria for Comprehensive Plan Map Changes.</b> In addition to the above criteria, map change proposals will be evaluated according to the following:</p> <ul style="list-style-type: none"> <li><b>a. Site Suitability &amp; Infrastructure.</b> The site affected is physically suited for anticipated development and adequate public facility capacity to support the proposed land use exists, or can be provided, including sewer, water and roads.</li> <li><b>b. Anticipated Impacts &amp; Compatibility with Adjacent Uses.</b> The proposal identifies anticipated impacts of the change, including the geographic area affected and issues presented by the proposed change, and will be compatible with nearby uses.</li> </ul>	<p><u>Yes</u></p>

STAFF RECOMMENDATION: **Approve proposal.**

## 2) Transportation Master Plan (TMP) Update

### Proposal:

The TMP is a functional plan that serves as the background report to the Transportation Element of the Comprehensive Plan. City Council authorized and funded the TMP update project in Spring 2023. To ensure policy alignment and leverage resources, the TMP update project ran concurrently with the Envision SeaTac 2044 project.

### Key Changes Proposed:

- Describes Existing Conditions and forecasts Transportation System Performance in 2044 based on Growth Strategies from the Land Use Element (Chapter 3) for all modes.
- Describes planning standards for each mode and identifies key issues meeting those standards.
- Provides recommended Pedestrian and Bicycle Network Maps.
- Identifies planned Partner Agency Projects, ongoing City Programs, and City Transportation Projects, including roadway capacity improvements and complete street improvements for the short, medium, and long term.
- Summarizes anticipated program and project costs compared to estimated revenues over the 20-year horizon. Identifies the extent of funding shortfalls.
- Reorganization from the previous iteration of the Transportation Master Plan.
- New Activity-Based Travel Demand Model replaces Trip-Based, 4-step travel demand model
- Updated Household and employment forecasts were developed and used to prepare the multimodal travel demand forecasts that support the TMP.
- Refined transportation system goals & policies.
- Refined freight and truck analysis.
- Updated pedestrian and bicycle facilities needs assessment.

## **Evaluation:**

### **2) Transportation Master Plan (TMP) Update**

Final Docket Evaluation Criteria & Findings	
CRITERIA	FINDINGS: ARE CRITERIA MET?
<b>1) Comprehensive Plan Consistency.</b> The proposal is consistent with all elements of the Comprehensive Plan and other applicable City policies and agreements. <b>a. Population/Employment Targets.</b> The proposal will not prevent the City's adopted population and employment targets from being achieved.	<u>Yes</u>
<b>2) Concurrency.</b> The proposal will be able to satisfy concurrency requirements for public facilities including transportation and utilities, and does not adversely affect other adopted Level of Service standards.	<u>Yes</u>
<b>3) No Adverse Impacts.</b> The proposal will not result in development that adversely affects public health, safety and welfare and, as demonstrated from the SEPA environmental review, the proposal will not result in impacts to housing, transportation, capital facilities, utilities, parks or environmental features that cannot be mitigated.	<u>Yes</u>
<b>4) Additional Criteria for Comprehensive Plan Map Changes.</b> In addition to the above criteria, map change proposals will be evaluated according to the following: <b>a. Site Suitability &amp; Infrastructure.</b> The site affected is physically suited for anticipated development and adequate public facility capacity to support the proposed land use exists, or can be provided, including sewer, water and roads. <b>b. Anticipated Impacts &amp; Compatibility with Adjacent Uses.</b> The proposal identifies anticipated impacts of the change, including the geographic area affected and issues presented by the proposed change, and will be compatible with nearby uses.	<u>Yes</u>

**STAFF RECOMMENDATION: Approve proposal.**

### **3) CITY CENTER SUBAREA PLAN & CODE**

**Withdrawn.** Project on hold until Envision SeaTac 2044 project completed.



## 4) JORDAN FAMILY PROPOSAL

Per the Comprehensive Plan Amendment Procedures, proposals from the public are taken into consideration during amendment cycles. One proposal was received and considered as part of the Envision SeaTac 2044 amendment cycle.

### Proposal

This is a three-part proposal that includes amendments to development regulations and the Comprehensive Plan, and a related rezone of four parcels located north of S 164th Street adjacent to Military Road South.

### Key changes proposed by Applicant

- **Development Regulation Amendment: Proposal for New UH-450 Zone:** Add a new residential zone, “Urban High (UH)-450,” or increase allowed density within the existing UH-900 zone to allow for one unit for every 450 square feet of net site area. Proposal would increase the allowed density within the Urban High (UH) – 900 zone. Current code requires one unit for every 900 square feet of net site area. Proposal would increase the density to allow one unit for every 450 square feet of net site area through one of two options:
  - *Option 1 (preferred by applicant):* Add a new UH-450 Zone-Add a new UH-450 zone to the SMC 15.400 Residential Standards Chart with a minimum lot area of 450 square feet of lot area per unit.
  - *Option 2:* Replace the 450 zone in the SMC 15.400.100 Residential Standards Chart and change the minimum lot area from 900 square feet of lot area per unit to 450 square feet of lot area per unit
- **Comprehensive Plan Text Amendment – UH-450:** Proposal would confirm that the new UH-450 zone as an implementing zone of the Residential High land use designation.
- **Concurrent Rezone of Four Parcels North of S 164<sup>th</sup> St Along Military Rd S to New UH-450 Zone:**
  - Addresses of sites: Four parcels located at 16060, 16076, 16204, 16214 Military Rd S, SeaTac, WA 98188
  - Current Comprehensive Plan land use designation: Residential High Density
  - Current zone: UL-7200; Proposed zone: UH-450

### Revisions to proposal recommended by Staff

After analyzing the proposal through the lens of the Envision project goals, City staff is proposing revisions to the Jordan Family amendments to better align its outcomes with the updated vision and growth strategies. Background on the City staff recommended revisions and the specific proposed changes to land use designations and zoning of the Jordan Family parcels follows:

- **Background on Staff Revisions Proposed:** The Jordan Family parcels are located within one of the areas identified within the Envision project proposals as a “Neighborhood Village.”
  - New Neighborhood Village land use designations and zoning are proposed to help create these villages specifically the Neighborhood Village Medium zone and Neighborhood Village High zone.
  - To promote the creation of the Neighborhood Village identified within the McMicken Heights neighborhood as part of the Envision project’s updated growth strategy, the

Envision project is proposing to rezone the four Jordan Family parcels identified in their proposal to the new Neighborhood Village High designation.

- The Neighborhood Village High zone would allow 5-8 story mixed use developments, with the ground floors required to provide commercial/retail uses to ensure resident-oriented services are available to surrounding communities. The number of dwelling units for a project in the NVH designation is based on the form of the building and applicable height, parking, coverage, and setback requirements.
- **Specific Staff Recommended Changes Land Use and Zoning Designations**
  - **Do not create a new UH-450 zone** and do not rezone the Jordan Family's four parcels with that zoning.
  - **Instead, change the land use designation and zoning of the four parcels to Neighborhood Village High**, to promote the creation of the Neighborhood Village identified within the McMicken Heights neighborhood as part of the Envision project's updated growth strategy.
- Existing Comprehensive Plan land use designations: Residential High
- **Proposed Comprehensive Plan land use designations: Neighborhood Village High**
- Existing Zoning: Urban Low 7,200 (single family zoning)
- **Proposed Zoning: Neighborhood Village High**
- **Communications with Applicant:** Staff has met with and discussed the Jordan Family proposal with the applicant and their representatives multiple times over the last year to better understand the goals of their proposal, and to share information on the Envision SeaTac 2044 project and its objectives. The applicant is aware of the staff-recommended revisions to their proposal and it is likely that the Jordan Family will provide comment on these recommendations as part of the Public Hearing.

## **Evaluation #1 of 2:**

### **4) Jordan Family Proposal (original)**

Final Docket Evaluation Criteria & Findings	
CRITERIA	FINDINGS: ARE CRITERIA MET?
<b>1) Comprehensive Plan Consistency.</b> The proposal is consistent with all elements of the Comprehensive Plan and other applicable City policies and agreements. <ul style="list-style-type: none"> <li><b>a. Population/Employment Targets.</b> The proposal will not prevent the City's adopted population and employment targets from being achieved.</li> </ul>	<b>No.</b> Proposal not consistent with Comprehensive Plan vision or growth strategies.
<b>2) Concurrency.</b> The proposal will be able to satisfy concurrency requirements for public facilities including transportation and utilities, and does not adversely affect other adopted Level of Service standards.	<b>Yes</b>

3) <b>No Adverse Impacts.</b> The proposal will not result in development that adversely affects public health, safety and welfare and, as demonstrated from the SEPA environmental review, the proposal will not result in impacts to housing, transportation, capital facilities, utilities, parks or environmental features that cannot be mitigated.	<u>Yes</u>
4) <b>Additional Criteria for Comprehensive Plan Map Changes.</b> In addition to the above criteria, map change proposals will be evaluated according to the following: a. <b>Site Suitability &amp; Infrastructure.</b> The site affected is physically suited for anticipated development and adequate public facility capacity to support the proposed land use exists, or can be provided, including sewer, water and roads. b. <b>Anticipated Impacts &amp; Compatibility with Adjacent Uses.</b> The proposal identifies anticipated impacts of the change, including the geographic area affected and issues presented by the proposed change, and will be compatible with nearby uses.	<u>Yes.</u>

## **Evaluation #2 of 2:**

### **4) Jordan Family Proposal (as revised by Staff)**

Final Docket Evaluation Criteria & Findings	
CRITERIA	FINDINGS: ARE CRITERIA MET?
1) <b>Comprehensive Plan Consistency.</b> The proposal is consistent with all elements of the Comprehensive Plan and other applicable City policies and agreements. a. <b>Population/Employment Targets.</b> The proposal will not prevent the City's adopted population and employment targets from being achieved.	<u>Yes</u>
2) <b>Concurrency.</b> The proposal will be able to satisfy concurrency requirements for public facilities including transportation and utilities, and does not adversely affect other adopted Level of Service standards.	<u>Yes</u>
3) <b>No Adverse Impacts.</b> The proposal will not result in development that adversely affects public health, safety and welfare and, as demonstrated from the SEPA environmental review, the proposal will not result in impacts to housing, transportation, capital facilities, utilities, parks or environmental features that cannot be mitigated.	<u>Yes</u>
4) <b>Additional Criteria for Comprehensive Plan Map Changes.</b> In addition to the above criteria, map change proposals will be evaluated according to the following: a. <b>Site Suitability &amp; Infrastructure.</b> The site affected is physically suited for anticipated development and adequate public facility capacity to support the proposed land use exists, or can be provided, including sewer, water and roads. b. <b>Anticipated Impacts &amp; Compatibility with Adjacent Uses.</b> The proposal identifies anticipated impacts of the change, including the geographic area affected and issues presented by the proposed change, and will be compatible with nearby uses.	<u>Yes</u>

**STAFF RECOMMENDATION:** Approve Jordan Proposal as revised by Staff to ensure alignment with updated growth strategy.

## **Envision SeaTac 2044 Final Docket Staff Report**

# **ATTACHMENT 1**

Attachment 1 includes Envision SeaTac 2044 policy and code amendment proposals, the Proposed Comprehensive Plan Land Use Map, the Proposed Zoning Map, and other information that supports the following Final Docket amendment proposals:

### **1) ENVISION SEATAC 2044 COMPREHENSIVE PLAN & RELATED UPDATES**

- 1-A: Text (Policy) Amendments Related to Envision SeaTac 2044 Project
- 1-B: Map Amendments Related to Envision SeaTac 2044 Project
- 1-C: Development Regulation Amendments Related to Envision SeaTac 2044 Project
- 1-D: City-Initiated Rezones Related to Envision SeaTac 2044 Project

### **2) TRANSPORTATION MASTER PLAN UPDATE**

### **4) JORDAN FAMILY PROPOSAL**

## PROPOSAL 1-A: ATTACHMENTS

### Text (Policy) Amendments Related to Envision SeaTac 2044 Project

Links to proposed text amendments to Volume 1 and 2 of the SeaTac Comprehensive Plan are provided below:

Comprehensive Plan Volume 1: Goals, Policies & Implementation Strategies	Comprehensive Plan Volume 2: Background Reports
Chapter/Element	
<a href="#">Ch 1. Introduction, City Vision, and Planning Framework Goals and Policies</a>	<a href="#">Introduction, City Vision, and Planning Framework Background Report</a>
<a href="#">Ch. 2 Land Use Element</a>	<a href="#">Land Use Background Report</a>
<a href="#">Ch. 3 Urban Center Element (new)</a>	<a href="#">Urban Center Background Report</a>
<a href="#">Ch. 4 Neighborhoods Element (new)</a>	<a href="#">Neighborhoods Background Report</a>
<a href="#">Ch. 5 Housing &amp; Human Services Element</a>	<a href="#">Housing &amp; Human Services Background Report</a> <a href="#">Housing &amp; Human Services Background Report Appendices</a>
<a href="#">Ch. 6 Economic Vitality Element</a>	<a href="#">Economic Vitality Background Report</a>
<a href="#">Ch. 7 Transportation Element</a>	Transportation Background Report - See Attachment 2: Transportation Master Plan Update Proposal
<a href="#">Ch. 8 Parks, Recreation, &amp; Open Space Element</a>	Parks, Recreation, & Open Space Background Report - No changes proposed
<a href="#">Ch. 9 Environment Element</a>	<a href="#">Environment Background Report</a>
<a href="#">Ch. 10: Utilities Element</a>	<a href="#">Utilities Background Report</a>
<a href="#">Ch. 11: Capital Facilities Element</a>	<a href="#">Capital Facilities Background Report</a>

## PROPOSAL 1-B: ATTACHMENTS

### Map Amendments Related to Envision SeaTac 2044 Project

Links and information on map amendments in Proposal 1-B are provided below:

- **Comprehensive Plan Map Amendments Related to Increasing Consistency with Envision SeaTac 2044 Project Goals:**
  - [Proposed Comprehensive Plan Land Use Map](#)
- **Comprehensive Plan Map Amendments Related to Informational Updates:**
  - Data updates are still underway for some maps and complete versions will be integrated within the final draft of the Comprehensive Plan.

## PROPOSAL 1-C: ATTACHMENTS

# Development Regulation Amendments Related To Envision SeaTac 2044 Project

Links and information on code amendments in Proposal 1-C are provided below:

### TO ACCESS PROPOSED CODE AMENDMENTS

The proposed code amendments can be accessed by clicking the links below:

[Envision SeaTac 2044 Code Amendments-All \(all proposed amendments in one document\)](#)

To see select sections, see the following links:

- [SMC 15.200 Establishment of Zones and Zone Descriptions](#)
- [SMC 15.205 Use Charts](#)
- [SMC 15.400 Dimensional Standards, Incentives, Parking Standards, and Others](#)
- [Ch 3.85 SMC Multi-Family Property Tax Exemption](#)

### ERRATA SHEET

An Errata Sheet has been created to highlight corrections to the proposed code amendments provided within the Public Review Draft code amendment documents listed above. Click the links below to see the Errata Sheet and corrected and/or previously omitted code amendment proposals. (All items below are listed on the [Public Review Draft website](#).)

- [Errata Sheet: Public Review Draft Proposed Code Amendments](#)
- [SMC 15.425.200-300 Incentives](#)
- [SMC 15.400.100 Residential Standards Chart](#)
- [SMC 15.400.200 Commercial, Industrial, Park Standards Chart](#)
- [SMC 15.400.300 Lot Use – Dwelling Units Allowed Per Lot](#)
- [SMC 15.205 Land Use Charts](#)

### [Permit Processing Code Amendments](#)

## **PROPOSAL 1-D: ATTACHMENTS**

### **City-Initiated Rezones Related to Envision SeaTac 2044**

Links to information on City-initiated rezones in Proposal 1-D are provided below :

- **Rezoning of Parcels to Increase Consistency with the Comprehensive Plan**
  - [Proposed Rezone Parcel Map](#)
  - [Proposed Zoning Map](#)



## PROPOSAL 1-D: ATTACHMENTS (cont.)

# Rezoning of Port of Seattle Parcels to Increase Consistency with the Comprehensive Plan

**Information on Port of Seattle parcel rezones in Proposal 1-D are provided below and on the following pages 6 through 10. The proposed changes have been incorporated within the Proposed Comprehensive Plan Land Use Map and Proposed Zoning Map.**

- Port of Seattle Land Use Designation Changes and Rezones proposed per Section 2.7A of the 2018 Interlocal Agreement
- Rezone and/or land use designation changes proposed for thirty Port-owned parcels to implement the Comprehensive Plan's Aviation Operations (AO) or Aviation Commercial (AVC) designations.
- While the general locations of the parcels to be rezoned are provided here, information about each proposed rezone and land use designation change can be found on the following pages.

*Locations of parcels with zone and land use designation proposals.*



## PROPOSAL 1-D: ATTACHMENTS (cont.): Proposed Port of Seattle Rezones

Parcel Numbers (10)	2223049043 2223049023 2223049026 2223049062 2223049042 2223049064 2223049055 2223049075 2223049054 2223049031
Owner	Port of Seattle
General Location	Rental Car Facility
Current Zoning	CB-C (Community Business in Urban Center)
Proposed Zoning	<b>AVC</b>
Zoning and Parcel geometry match?	Yes
Comp Plan Designation	Airport
Proposed Comp Plan Designation	No Change
AAA Status	Addition
Within PSRC Urban Center?	Yes
Within Overlay District?	No

Parcel Number	2823049053
Owner	Port of Seattle
General Location	Old hotel site, south of 170 <sup>th</sup> St and cemetery
Current Zoning	CB-C (Community Business in Urban Center)
Proposed Zoning	<b>AVO</b>
Zoning and Parcel geometry match?	Yes
Comp Plan Designation	Airport
Proposed Comp Plan Designation	No Change
AAA Status	Inside AAA
Within PSRC Urban Center?	Yes
Within Overlay District?	Yes – City Center





**PROPOSAL 1-D: ATTACHMENTS (cont.): Proposed Port of Seattle Rezones**

Parcel Number	3323049210
Owner	Port of Seattle
General Location	Sliver between light rail guideway and south access road
Current Zoning	CB-C (Community Business in Urban Center)
Proposed Zoning	<b>AVO</b>
Zoning and Parcel geometry match?	Yes
Comp Plan Designation	Commercial High Density (CH)
Proposed Comp Plan Designation	Airport
AAA Status	Outside AAA
Within PSRC Urban Center?	Yes
Within Overlay District?	Yes – City Center



Parcel Numbers (11)	3223049020 3223049033 3223049304 3223049034 3223049303 3223049263 3223049021 3223049313 3223049314 3223049315 3223049306
Owner	Port of Seattle
General Location	Parcels south of third runway (34L 16R) (DMMD & S 188 <sup>th</sup> Way)
Current Zoning	Industrial
Proposed Zoning	<b>AVO</b>
Zoning and Parcel geometry match?	Yes
Comp Plan Designation	Airport
Proposed Comp Plan Designation	No Change
AAA Status	Addition
Within PSRC Urban Center?	No
Within Overlay District?	No



## PROPOSAL 1-D: ATTACHMENTS (cont.): Proposed Port of Seattle Rezones

Parcel Numbers (3)	0422049003 0422049218 0422049139
Owner	Port of Seattle
General Location	Parcels west of 28 <sup>th</sup> Ave S, South of 192 <sup>nd</sup> St
Current Zoning	RBX (Regional Business Mix)
Proposed Zoning	<b>AVC</b>
Zoning and Parcel geometry match?	Yes
Comp Plan Designation	Airport
Proposed Comp Plan Designation	No Change
AAA Status	Future AAA
Within PSRC Urban Center?	Yes
Within Overlay District?	Partly – the southern two (0422049218 and 0422049139) are in the Angle Lake Station Area



## PROPOSAL 1-D: ATTACHMENTS (cont.): Proposed Port of Seattle Rezones

Parcel Numbers (4)	2023049125 2023049229 2023049234 2023049110
Owner	Port of Seattle
General Location	North of S 156 <sup>th</sup> Way, East of Des Moines Memorial Drive
Current Zoning	Community Business (CB)
Proposed Zoning	<b>AVC</b>
Zoning and Parcel geometry match?	Yes
Comp Plan Designation	Commercial High
Proposed Comp Plan Designation	Airport
AAA Status	Inside AAA
PSRC Urban Center?	No
Overlay District?	No





## PROPOSAL 2: ATTACHMENTS

### Transportation Master Plan Update

Links to the updated Transportation Master Plan documents in Proposal 2 are provided below:

- [Proposed Transportation Master Plan](#)
  - [TMP Appendices](#)

## PROPOSAL 4: ATTACHMENTS

### Jordan Family Proposal

Information on the Jordan Family proposed amendments in Proposal 4 is provided below.

#### Jordan Family Original Proposal:

- As part of the Envision project's Comprehensive Plan docketing process, the Jordan Family proposed policy amendments and the rezoning of four parcels to accomplish the following:
  - **Create a new zone, "Urban High-450."** Allow a minimum lot area of 450 square feet of lot area per unit in the new UH-450 to provide a higher density zone. This could allow for more units to be built on lots than allowed through the current UH – 900 zone designation.
  - **Rezone four parcels with Residential High land use designations to the new UH-450 zone.**
    - Locations of four parcels: 16060, 16076, 16204, 16214 Military Rd S
    - Existing Comprehensive Plan land use designations: Residential High
    - Existing Zoning: Urban Low 7,200 (single family zoning)

#### Staff Recommended Revisions to Jordan Family Proposal:

- **As noted in the Staff Report, City staff is proposing revisions to the Jordan Family amendments to better align its outcomes with the updated vision and growth strategies, including the following:**
  - **Do not create a new UH-450 zone** and do not rezone the Jordan Family's four parcels with that zoning.
  - **Instead, change the land use designation and zoning of the four parcels to Neighborhood Village High**, in order to promote the Neighborhood Village identified within the McMicken Heights neighborhood as part of the Envision project's updated growth strategy.
  - **The proposed Neighborhood Village High zone allows**
    - 5-8 story mixed use developments, with the ground floors required to provide commercial/retail uses to ensure resident-oriented services are available to surrounding communities as part of the updated growth strategies "Complete Neighborhoods" goals.
    - The number of dwelling units for a project in the NVH designation is based on the form of the building and applicable height, parking, coverage, and setback requirements.

## PROPOSAL 4: ATTACHMENTS (cont.): Jordan Family Proposal

