



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 10/25/2024
To: Planning Commission
From: Kate Kaehny, Principal Planner
Subject: **Review of Envision SeaTac 2044 Public Hearing Comments**

At this Tuesday's Special Planning Commission meeting, staff will provide a review of public comments received at the October 15 public hearing on the Envision SeaTac 2044 public review draft. Staff will also present a response to those comments, which in some cases includes changes to current Envision proposals for the Commission to consider.

After the discussion, Commissioners may choose to make their recommendation to City Council, which could include amendments to the current Envision Public Review Draft proposals to policies, codes, or zoning proposals. Alternatively, the Commission may decide to hold their recommendation until next week's regular Planning Commission meeting on November 5. (November 5 is the last opportunity to make a recommendation before the Council reviews the Envision proposals on November 19.)

UPDATE ON PUBLIC OUTREACH BEFORE OCT. 15 PUBLIC HEARING

To ensure the Planning Commission is aware of all outreach conducted in support of the Envision project, the following summary of activities undertaken between the August community planning meetings and public hearing are provided below:

- **Oct. 2: Envision Proposed Rezone Property Owner Open House.** Staff sent letters to property owners of the over 480 parcels that are proposed for rezones with information on the Envision project and an invitation to attend the open house. Over sixty people attended, and multiple staff were available to help individual property owners understand the proposed rezones and related code change proposals. Many of the comments heard at this meeting were echoed by those who gave comments at the Public Hearing, specifically, questions and concerns about the rezones, impacts on property taxes, and a desire for flexibility in terms of future development opportunities for peoples' properties.
- **Early October: South SeaTac Renter Survey.** Community liaisons were hired to survey the apartment communities in South SeaTac, especially along the S 204th and S 208th street corridors, regarding renter household opinions on the updated growth strategies, including complete neighborhood priorities for citywide communities. 62 people participated, and some were provided language assistance to complete the surveys. While many people supported the complete neighborhoods approach to improving the city, people also said their top priorities were public safety, increased access to grocery stores and healthy foods, and more recreational opportunities for teenagers.
- **Oct. 7: Envision SeaTac 2044 Public Review Draft Open House:** Over thirty people attended the open house where community members could review proposed changes to policies, codes, and zoning. Many people attended to understand more about rezone and code change proposals and had similar questions to those raised at the October 2 rezone open house.
- **Oct. 14: Central SeaTac Renter Focus Group:** Nine people attended a focus group at the Windsor Heights Apartments complex, in the community center run by Southwest Youth and Family Services. Participants cited public safety, such as street lighting, more sidewalks, and including

personal security, as a top priority. There was also interest in how to get more information about City activities.

ENVISION SEATAC 2044 PUBLIC HEARING COMMENT & RESPONSE MATRIX

To help the Commission understand comments received at the October 15 Public Hearing, a matrix has been created to not only highlight those comments, but also to provide a response from staff with additional background information and context for the Commission to consider. Also, as noted above, after considering comments at the Public Hearing, staff is recommending changes to the Public Review Draft proposals. These are related to the proposed rezones and codes for accessory dwelling units, and where ground floor uses should be required in certain urban village and neighborhood village zones. Please see the matrix attached to this memo for more information. At this Tuesday's meeting, staff will present an overview of all comments and staff responses and recommendations.

ENVISION PROJECT NEXT STEPS

- 10/29: Planning Commission Special Meeting and possible recommendation on Envision proposals.
- 11/5: Last opportunity for Planning Commission recommendation on Envision proposals.
- 11/19: Council Study Session and review of Envision proposals and Planning Commission recommendation
- 12/10: City Council action on Envision proposals

PACKET MATERIALS

Packet materials include the following:

- This memo
- Envision SeaTac 2044 Public Hearing Comment & Response Matrix
- Public Hearing Comment Letter from Mr. Greif inadvertently left out of Oct. 15 Planning Commission Packet

Please note that copies of presentation slides for Tuesday's meeting will be provided on 10/29.