



Envision SeaTac 2044

Special Planning Commission
October 29, 2024

Note:

This document includes corrections confirmed at 10/29 meeting.



PRESENTATION OVERVIEW

PURPOSE

- **To provide a review of public comments received on the Envision SeaTac 2044 public review draft proposals at the October 15 public hearing.**
- **To present the staff response to comments, including some recommended changes to select proposals for the Commission to consider.**
 - **To request guidance on whether the Commission would like to recommend changes to the public review draft proposals.**
- **To get direction on whether the Commission would like to provide their complete recommendation on the Envision proposals today, or at the Commission's November 5 meeting.**

WHY IS THIS ISSUE IMPORTANT?

1. It is appropriate for the Planning Commission to fully consider comments from the public before offering their recommendation on adoption of the Envision SeaTac 2044 proposals.



PLANNING COMMISSION NEXT STEPS

OPTIONS FOR PLANNING COMMISSION RECOMMENDATION

If the Commission chooses to provide a recommendation on the Envision proposals today, here are options to consider:

PLANNING COMMISSION RECOMMENDATION OPTIONS:

- 1) Recommend adoption of public review draft.
- 2) Recommend adoption of public review draft with amendments related to staff recommended changes, or other changes.

Staff will request guidance from the Commission on this issue after today's presentation and discussion.



POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None.

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, 10/1, 10/15

PROJECT BACKGROUND

ENVISION SEATAC 2044

BACKGROUND

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). **The project re-sets SeaTac's twenty-year growth and development policies for the years 2024 to 2044.**

Project Goals

Address new City priorities and state and regional growth management guidance identified since last major update in 2015.

Comprehensive Plan Key Themes:

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

ENVISION SEATAC 2044 MAJOR PERIODIC UPDATE

FINAL DOCKET PROPOSALS

On October 15, 2024, the Planning Commission held a public hearing on the following final docket amendment proposals.

| Amendment Proposals Initiated by City | |
|---|---|
| 1) | Envision SeaTac 2044 Comprehensive Plan 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 (TMP) Update |
| 3) | <i>City Center/Airport District Subarea Plan & Code: <u>Withdrawn</u> (To restart after Envision project completed.)</i> |
| Amendment Proposals Initiated by Public | |
| 4) | Jordan Family Proposed Amendments & Concurrent Rezone |



ENVISION SEATAC 2044 PUBLIC HEARING

PUBLIC COMMENT SUMMARY & STAFF RESPONSE

ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

PUBLIC HEARING COMMENTS: SUMMARY OF TOPICS

GENERAL

- General concerns about Envision proposals that could change existing neighborhoods, especially proposed rezones and development code amendments
- Questions about impacts from property taxes

POLICY UPDATES

- Tree canopy policies; Access to parks within ½ mile

REZONE PROPOSALS

- Bow Lake Manufactured Home Park proposed rezone
- Concerns about proposed rezones, especially from residents with single-family homes in the Bow Vista/South City Center area, North City Center, Southwest SeaTac near S 204th

DEVELOPMENT CODE CHANGES

- Request changes to development code and request for flexibility
- Desire for accessory dwelling units
- Concerns about ground floor commercial requirements

JORDAN FAMILY AMENDMENT PROPOSALS & CONCURRENT REZONE

- Comments were provided by the Jordan family and their consultant regarding concerns around mixed use/ground floor commercial requirements, and the need for flexibility

ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

PLANNING COMMISSION QUESTIONS AFTER PUBLIC HEARING

After the public hearing, Commissioners asked questions and requested information about the following topics:

- **How rezoning might affect property taxes.**
- **Questions asked about ground floor commercial use requirements proposed for new Urban Village High, Urban Village Medium, and Neighborhood Village High zones.**
- **Questions asked regarding accessory dwelling unit (ADU) allowances in higher density zones.**



ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

QUESTIONS ABOUT PROPERTY TAXES

How will property values be affected by new growth and development?

- According to the City of Shoreline, which recently undertook a rezoning process, analysis from more than twenty (20) reputable studies found that **property values in new developments near neighborhood centers and high-capacity transit generally rise in value, from 0% to 32%**, the closer they are to transit stations or centers.

How will increases in property values affect property taxes

- **Property taxes can be increased based on increased changes in property value, but in Washington State there are property tax levy limitations** that restrict the amount property taxes can be increased.

See the Envision SeaTac 2044 project website to access the following information sheet: [**Property Values & Property Tax FAQ**](#)



ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

GENERAL COMMENTS: General concerns shared about Envision proposals and potential changes to existing neighborhoods.

STAFF RESPONSE:

- **According to the Puget Sound Regional Council, the Puget Sound region is anticipated to grow by 5.8 million people by 2050.** Under the state Growth Management Act, SeaTac is required to plan to accommodate forecasted growth.
 - Through a countywide process, SeaTac was assigned the following targets to plan for by 2044: 5,900 new housing units and 14,810 new jobs.
- In 2023, state housing laws changed to require that properties with single-family zoning throughout the State of Washington must allow up to two accessory dwelling units and new “middle” housing types like duplexes and townhouses by June 2025.
- **Over the last two years, the Envision project has worked with community members to identify an updated growth vision that will guide anticipated future growth to achieve City goals:**
 - **To create Centers and Villages with more options for housing, jobs, services, and amenities, and**
 - **To ensure future growth is supported by Complete Neighborhood infrastructure.**
 - Proposed changes to policies, development codes, and zones are strategies to implement the updated vision.

STAFF RECOMMENDATION: No changes to proposed to growth vision

ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

POLICY UPDATE COMMENT: Concern that there are not sufficient tree retention and tree canopy expansion policies in Envision proposals.

STAFF RESPONSE:

- The current Comprehensive Plan includes policies that promote preserving and expanding the City's tree canopy. (Only one revision proposed to existing policies, see underlined text.)

LAND USE ELEMENT

- **Policy 2.8K** Preserve existing vegetation and street trees and encourage the expansion of the tree canopy throughout the city for the aesthetic, health, and environmental benefits trees provide.
- **Policy 2.8L** Require site-appropriate installation of trees and other vegetation along streets.

ENVIRONMENT ELEMENT

- **Policy 9.5E:** Increase natural carbon storage by increasing tree canopy on city streets and properties and protecting green belts.

STAFF RECOMMENDATION: No changes to proposed tree policies



ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

POLICY UPDATE COMMENT: Questions asked about how City can achieve goals to provide parks within one-half mile of all households, and concerns shared regarding how City will acquire new park land.

STAFF RESPONSE:

- The Envision project proposes 1) To maintain existing policies that promote one-half mile access to parks, and 2) To clarify that park access is part of updated Complete Neighborhoods growth strategies.
- **One half-mile access to parks is a current and long-time City policy in the Parks Recreation & Open Space (PROS) Element** (see [Policy 10.2A](#)) and PROS Plan.
- The existing Parks Element and PROS Plan also note that quarter mile access to parks is an aspirational goal for the City. *(National park and recreation standards that have promoted half mile access are now supportive of quarter mile access)*
- **City practices for expanding the parks system include:**
 - Addressing gaps in the open space network in line with adopted policies and level of service standards, and
 - Negotiating with willing parties.

STAFF RECOMMENDATION: No changes to proposed parks policies



ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

COMMENT ON REZONE PROPOSALS: Bow Lake Estates Manufactured Home Park

- Letter from property owners states that they have no plans to redevelop but are opposed to proposed changes to land use designations and zoning of parcels underlying Bow Lake Estates.

STAFF RESPONSE:

Bow Lake Estates is a 55 years+ manufactured home park with over 400 pads and is located within the City Center neighborhood.

The Envision project is proposing changing the current land use designations and zoning of the Bow Lake Estates parcels to better support the City's long-time policy goal of supporting the *"maintenance of SeaTac's existing manufactured home parks as a source of affordable housing."*

Ch. 5 Housing & Human Services Element

(proposed revisions in underlined text)

- **GOAL 5.6** Support the continued maintenance of SeaTac's existing mobile manufactured home parks as a source of affordable housing and promote the housing security of its residents.



ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

COMMENT ON REZONE PROPOSALS: Bow Lake Estates Manufactured Home Park (cont.)

STAFF RESPONSE (cont.):

Envision Project Proposal

- **Change the existing land use designations and zoning of the parcels that support high intensity development such as apartments and office buildings.**
 - *Existing Land Use Designations:* Commercial High, Residential High Mixed Use and Residential High
 - *Existing Zoning:* Urban High (UH zones allow apartments up to 55' building height
 - If rezoned to maximize current land use designations, portions of largest parcel could be rezoned to commercial and residential high mixed-use zoning with no limit to height or density except for those set by the FAA and fire codes
- **Replace with land use and zoning designations that support the existing manufactured home park land use.**
 - *Proposed Land Use Designation:* Urban Residential Medium
 - *Proposed Zone:* Manufactured Home Park

ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

COMMENT ON REZONE PROPOSALS: Bow Lake Estates Manufactured Home Park (cont.)

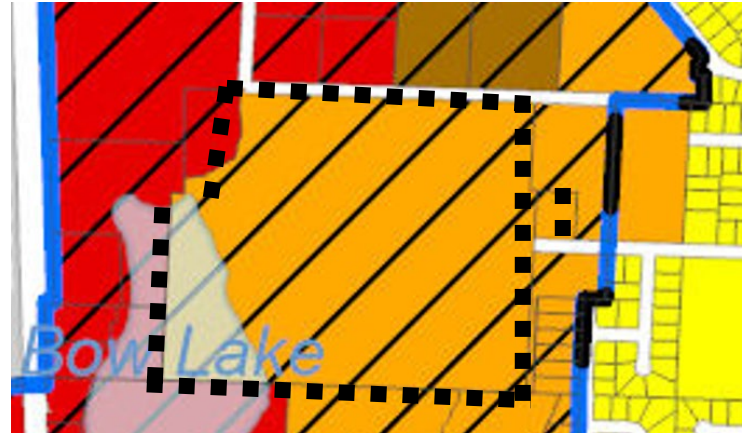


Current Land Use Designations

- **Commercial High**
- **Residential High Mixed Use**
- **Residential High**

Current Zone (not shown)

- **Urban High**



Proposed Land Use Designation

- **Urban Residential Medium**

Proposed Zone (not shown)

- **Manufactured Home Park**

STAFF RESPONSE: No change to current proposal.

ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

COMMENTS ON REZONE PROPOSALS FROM SINGLE-FAMILY HOMEOWNERS FROM BOW VISTA, NORTH CITY CENTER, AND SOUTHWEST SEATAC

- Multiple people shared concerns about proposed rezones and about code changes that could limit development options for their properties.

- **Bow Vista Neighborhood/South City Center**
 - **Proposed Urban Village Zones:** Concerns shared about new ground floor commercial requirements and their potential effect on limiting redevelopment options, and inability to owners of existing single-family homes to build accessory dwelling units
 - **Proposed Urban Residential Medium Zone:** Some commenters were opposed to changing the existing single-family zoning (Urban Low 7200) to the proposed Urban Residential Medium.

- **North City Center/S 166th Street**
 - **Proposed Urban Village High Zone:** Commenter was concerned about new ground floor commercial requirements and desire for more flexibility for new development options.

- **Southwest SeaTac/Near S 204th Street**
 - **Proposed Rezone to Match Current Regional Business Mix Land Use Designation:** Community members were not aware of existing “RBX” commercial/light industrial land use designation in area, were concerned about future light industrial development, and wanted to maintain ability to construct accessory dwelling units.

ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

COMMENTS ON REZONE PROPOSALS FROM SINGLE-FAMILY HOMEOWNERS FROM BOW VISTA, NORTH CITY CENTER, AND SOUTHWEST SEATAC (cont.)

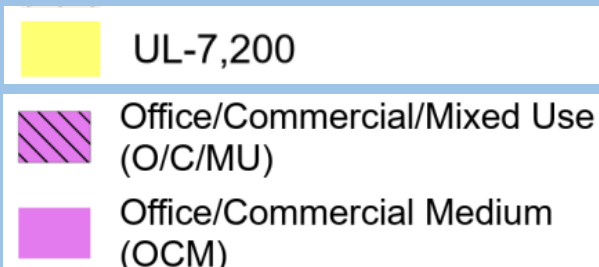
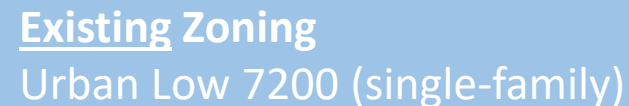
STAFF RESPONSE

- **After the public hearing staff reassessed rezone proposals.**
- Considerations included how the proposed rezones align with and help implement 1) overall project goals to create centers, villages, and complete neighborhoods, and 2) key project themes such as increasing access to opportunity, housing for all, and other proposals.

STAFF RECOMMENDATIONS

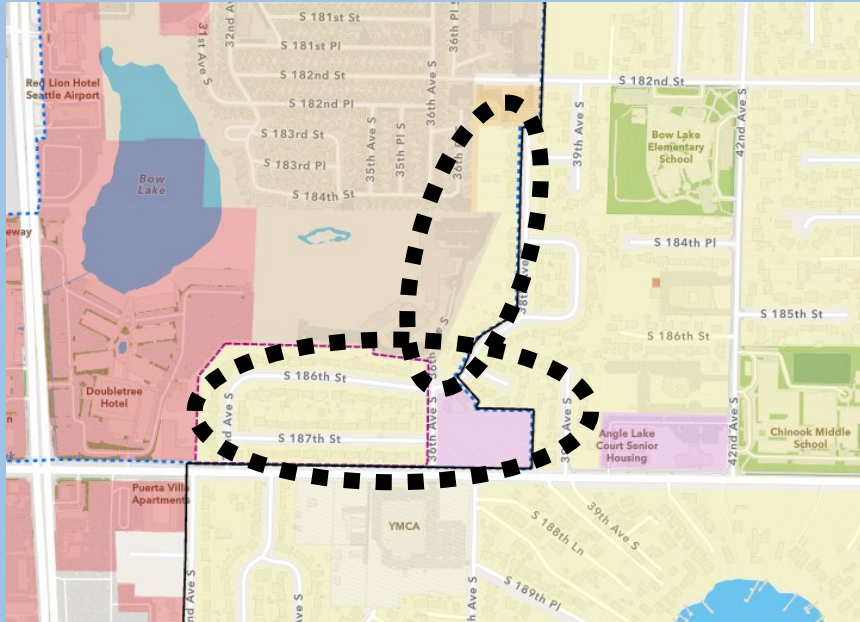
- Due to reassessment, staff is recommending:
 - **Changes to the original rezoning proposals to the following: Bow Vista urban village zoning and North City Center urban village zoning, and**
 - **Increasing flexibility for owners of single-family homes in all areas with proposed rezones by allowing up to one accessory dwelling unit for existing single-family homes within rezone areas.**

STAFF RECOMMENDATION: Change rezone proposal for Bow Vista neighborhood



ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

STAFF RECOMMENDATION: Change rezone proposal for Bow Vista neighborhood



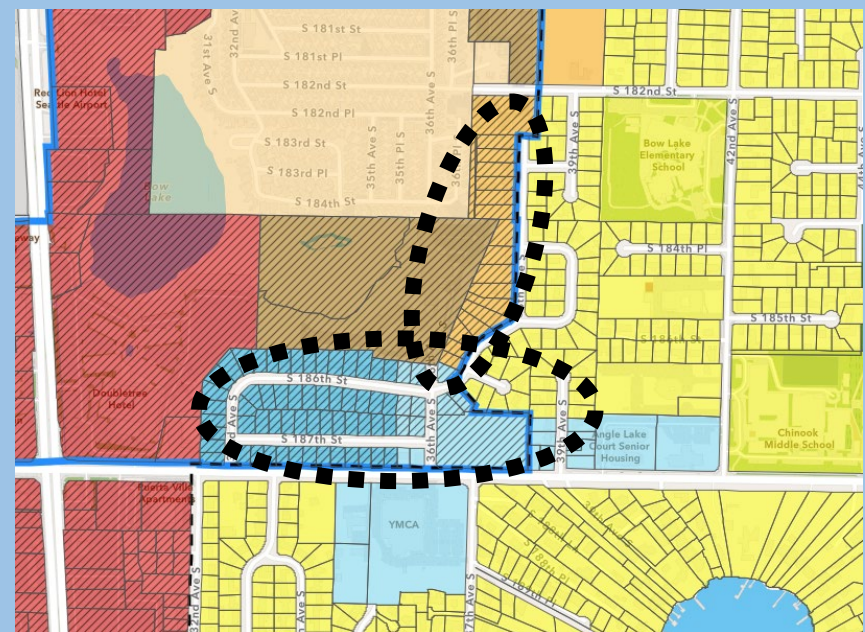
Existing Zoning

Urban Low 7200 (single-family)

UL-7,200

Office/Commercial/Mixed Use (O/C/MU)

Office/Commercial Medium (OCM)



Proposed Zoning

Urban Residential Medium

Urban Village Medium

Urban Village High

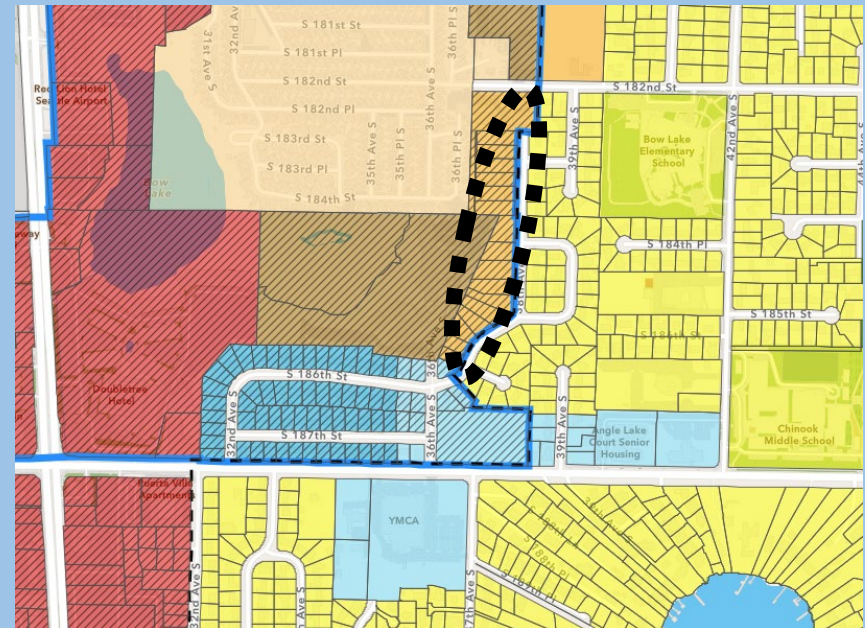
ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

STAFF RECOMMENDATION: Change rezone proposal for Bow Vista neighborhood

Staff Recommendation

Urban Residential Medium Zone:

- No change recommended.
- The existing land use designation for this area is “Townhouse,” which is proposed to be replaced by “Urban Residential Medium” because of the redundancies of the zones.
- **URM zone is very similar to proposed new “Residential Low” (yellow) area.** New single-family houses are still allowed, with ADUs and middle housing options. Main difference is URM 40’ building height maximum vs. RL 35’ maximum.



Proposed Zoning: URM

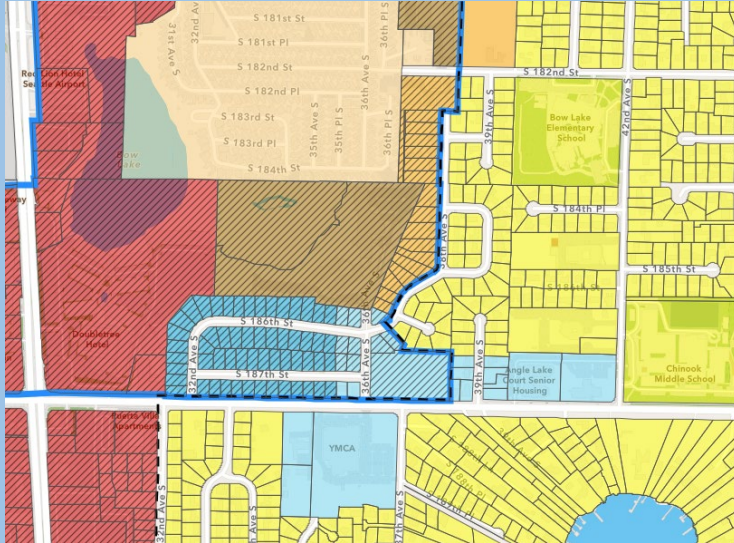
- No change recommended.



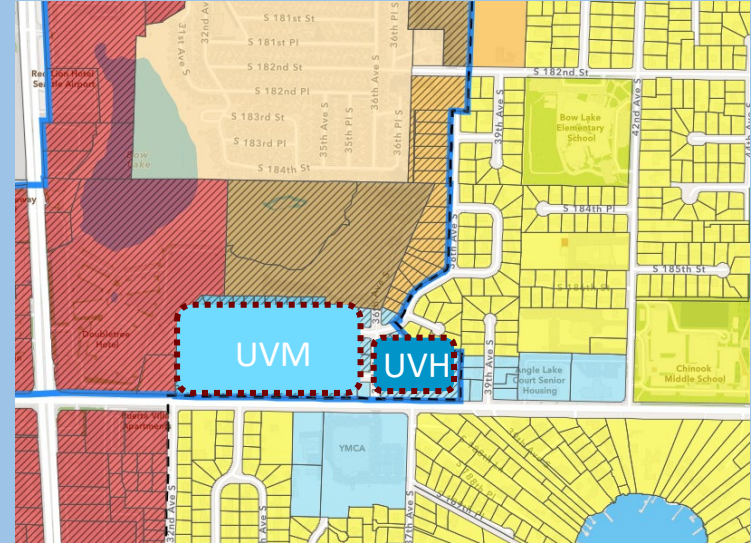
Urban Residential Medium

ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

STAFF RECOMMENDATION: Change rezone proposal for Bow Vista neighborhood





Original Proposed Zoning



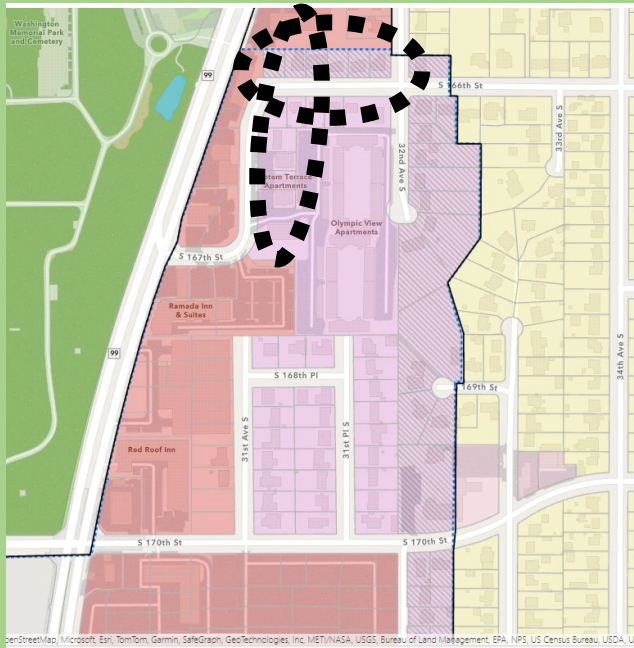
Staff Recommendation: Urban Village Zoning

Switch location of UVH to higher profile area near 36th Ave S, traffic light, and YMCA entrance.

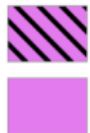
- **West of 36th Ave S:** Replace Urban Village High zone with Urban Village Medium zone. 
- **East of 36th Ave S:** Replace Urban Village Medium zone on three contiguous parcels north of S 188th St with Urban Village High zone. 

ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

STAFF RECOMMENDATION: Change rezone proposal for North City Center



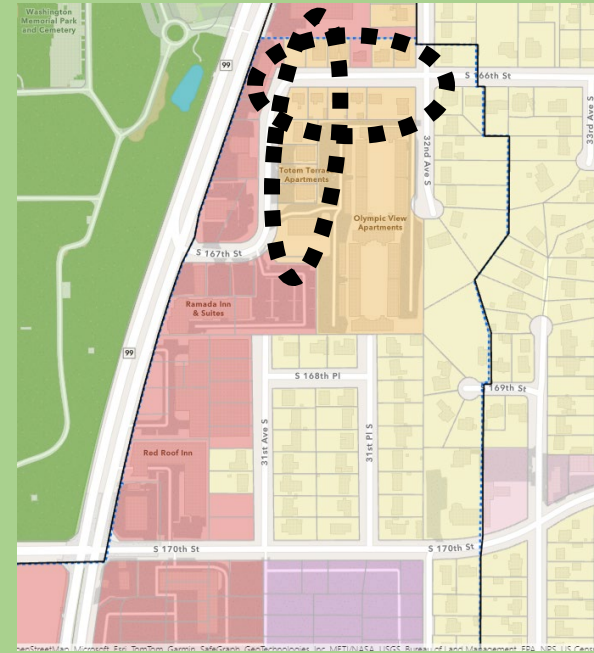
Existing Comprehensive Plan Land Use Designations



Office/Commercial/Mixed Use



Commercial Medium Density



Existing Zoning

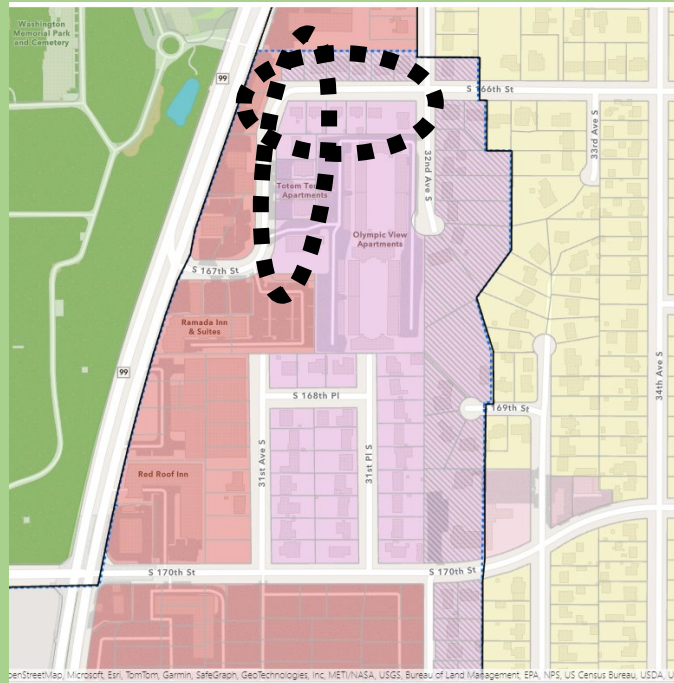
UL-7,200



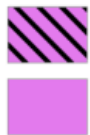
UM-2,400

ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

STAFF RECOMMENDATION: Change rezone proposal for North City Center



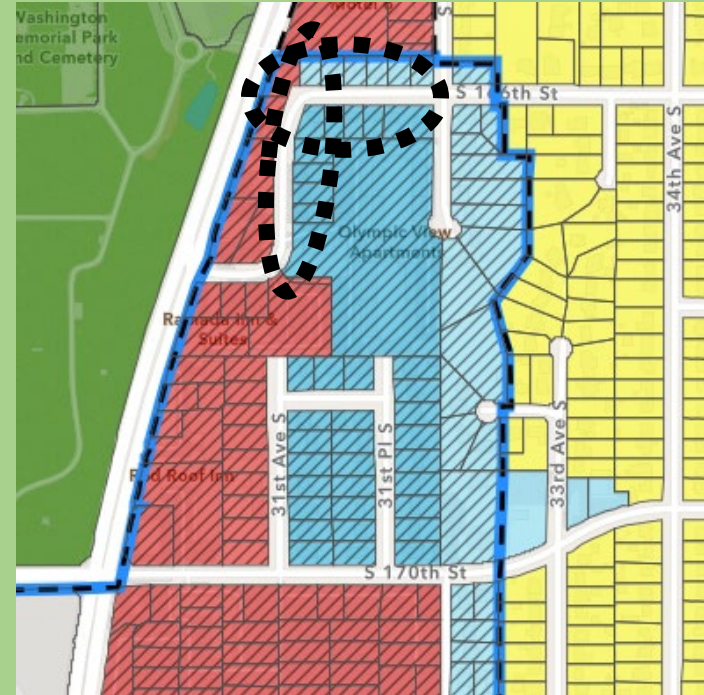
Existing Comprehensive Plan Land Use Designations



Office/Commercial/Mixed Use



Commercial Medium Density



Proposed Zoning



Urban Village Medium



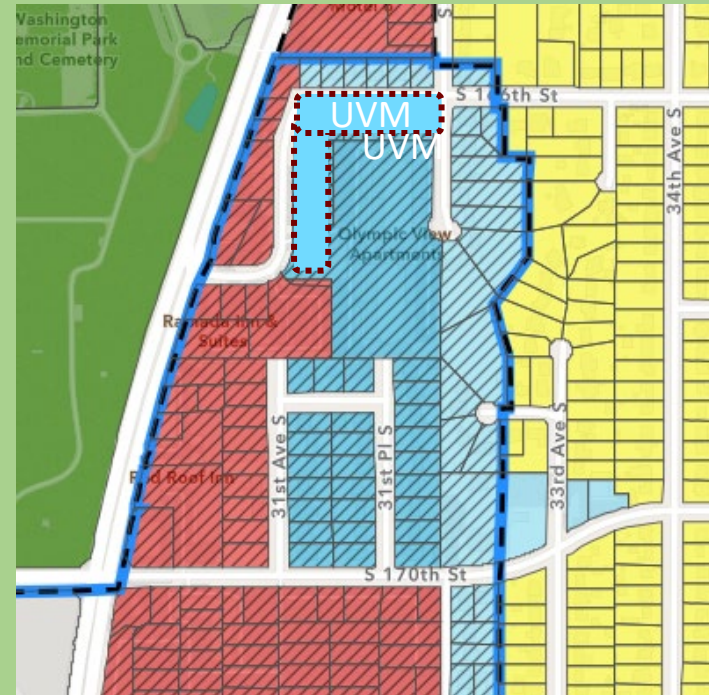
Urban Village High

ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

STAFF RECOMMENDATION: Change rezone proposal for North City Center

Staff Recommendation

- **Change proposal.**
- **Rezone Urban Village High parcels on south side of S 166th, and east side of 31st Ave S to Urban Village Medium.**



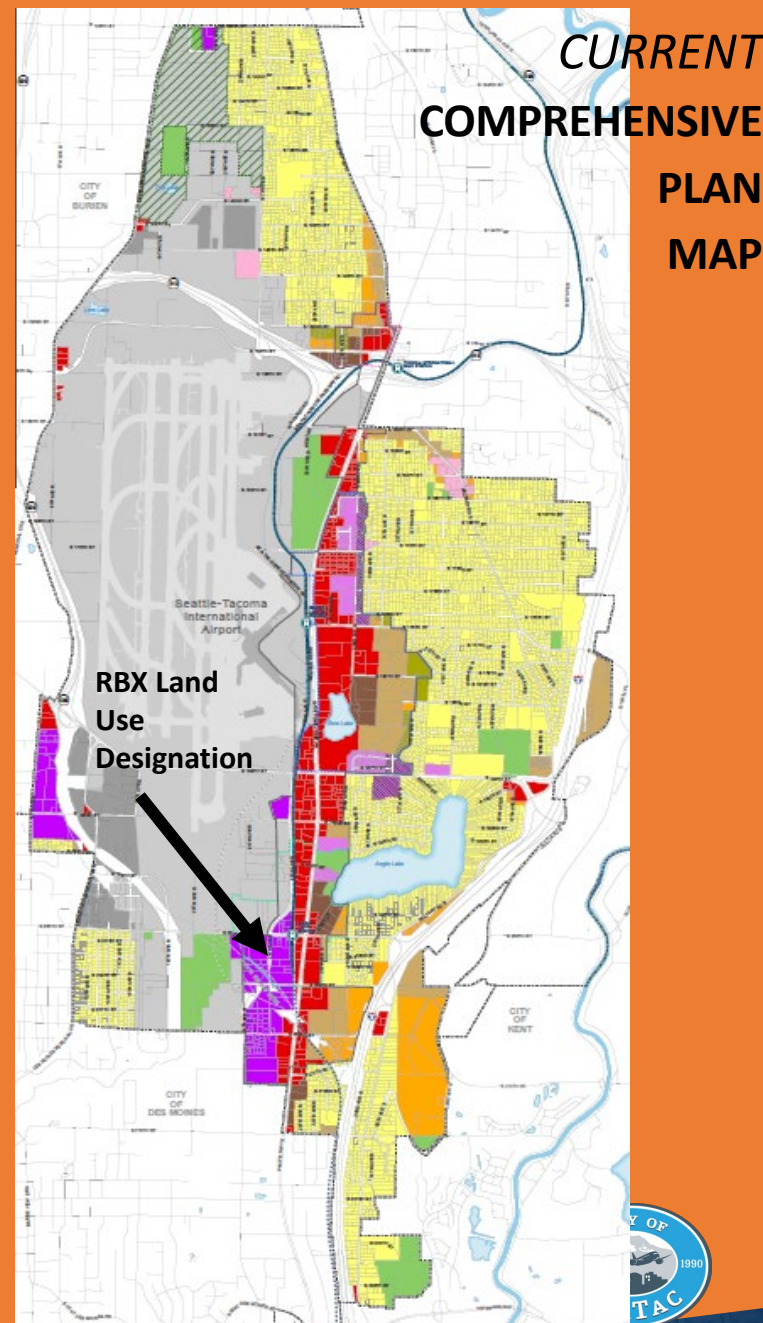
Staff Recommendation

Urban Village Medium

COMMENTS ON REZONE PROPOSALS FROM SINGLE-FAMILY HOMEOWNERS FROM BOW VISTA, NORTH CITY CENTER, AND SOUTHWEST SEATAC (cont.)

STAFF RECOMMENDATION: Southwest SeaTac proposed rezones to Regional Business Mix (RBX) zone.

- **No change proposed.**
- The rezoning of current single-family zones to match the current Regional Business Mix land use designation is aligned with Envision project goals.



ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

DEVELOPMENT CODE COMMENTS:

- Requests for flexibility in the code to assist with future development of parcels.
- Desire for accessory dwelling units
- Concerns about ground floor commercial requirements

STAFF RESPONSE:

- Staff assessed the comments through the lens of Envision project goals and concurred with changes that increase access to opportunity while supporting center, village, and complete neighborhood strategies.



ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

STAFF RECOMMENDATIONS: Make changes to development codes as follows.

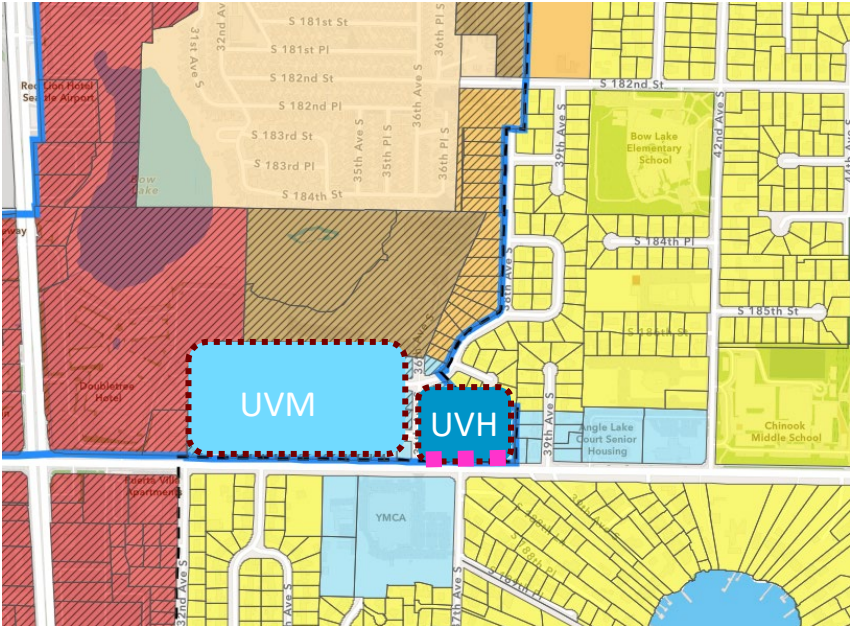
Original proposal in black text. **Staff recommended changes in dark red text.**

| Zones | Are new single-family houses allowed? | Are accessory dwelling units (ADUs) allowed? | Note clarifications from information presented at 10/29 PC mtg in pink text Are ground floor commercial uses required? |
|-----------------------------|---------------------------------------|--|---|
| Neighborhood Village Medium | Yes | Yes | No, it's optional. Optional - except for parcels adjacent to specific streets. |
| Neighborhood Village High | No | No <u>Yes. Existing single-family houses can have up to one ADU.</u> | Yes. Optional - except for parcels adjacent to specific streets. |
| Urban Village Medium | No | No <u>Yes. Existing single-family houses can have up to one ADU.</u> | Yes No, it's optional. Optional - except for parcels adjacent to specific streets. |
| Urban Village High | No | No <u>Yes. Existing single-family houses can have up to one ADU.</u> | Yes Optional - except for parcels adjacent to specific streets. |

STAFF RECOMMENDATIONS: Change ground floor commercial proposals for Urban and Neighborhood Village zones so they are only required along certain highly visible street frontage locations.

- **New staff recommended** **Ground Floor**
Commercial Requirements ■ ■ ■ ■

Urban Village High



ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

STAFF RECOMMENDATIONS: Change ground floor commercial proposals for Urban and Neighborhood Village zones so they are only required along certain highly visible street frontage locations.

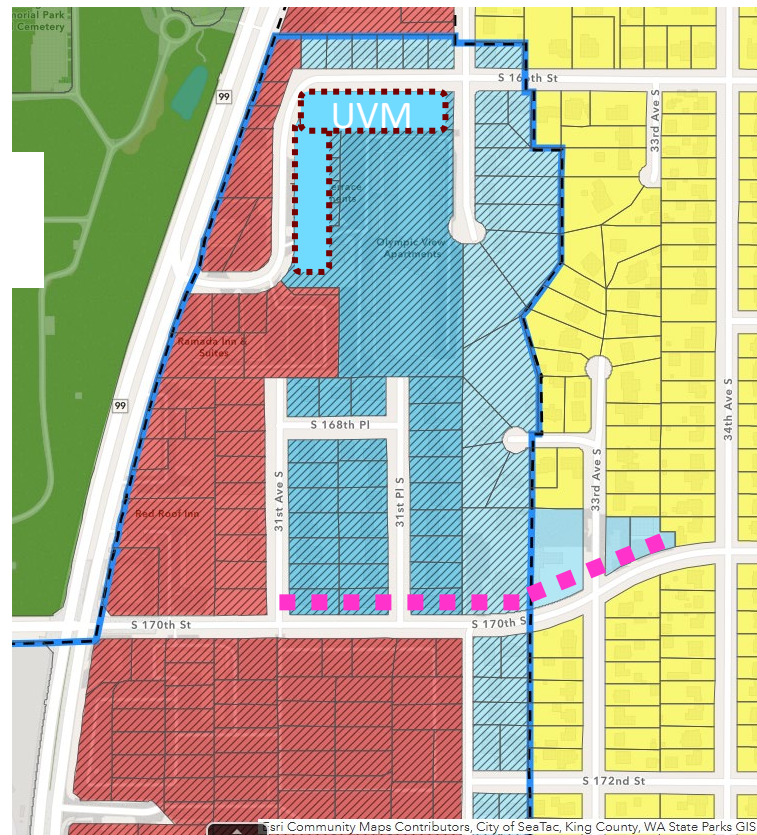
Central City Center/ S 170th

- New staff recommended **Ground Floor Commercial Requirements** ■ ■ ■ ■

Zones of Parcels with Ground Floor Commercial Requirements



- **Note:** This is the only location proposed for ground floor commercial requirements within Urban Village and Neighborhood Village Medium zones. *(Reasons include existing Neighborhood Business zoning and others.)*




ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

STAFF RECOMMENDATIONS: Change ground floor commercial proposals for Urban and Neighborhood Village zones so they are only required along certain highly visible street frontage locations.

City Hall/South 188th

- New staff recommended **Ground Floor Commercial Requirements** ■ ■ ■ ■

Zones of Parcels with Ground Floor Commercial Requirements

 Neighborhood Village High



ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

STAFF RECOMMENDATIONS: Change ground floor commercial proposals for Urban and Neighborhood Village zones so they are only required along certain highly visible street frontage locations.

McMicken Heights/Military Rd S

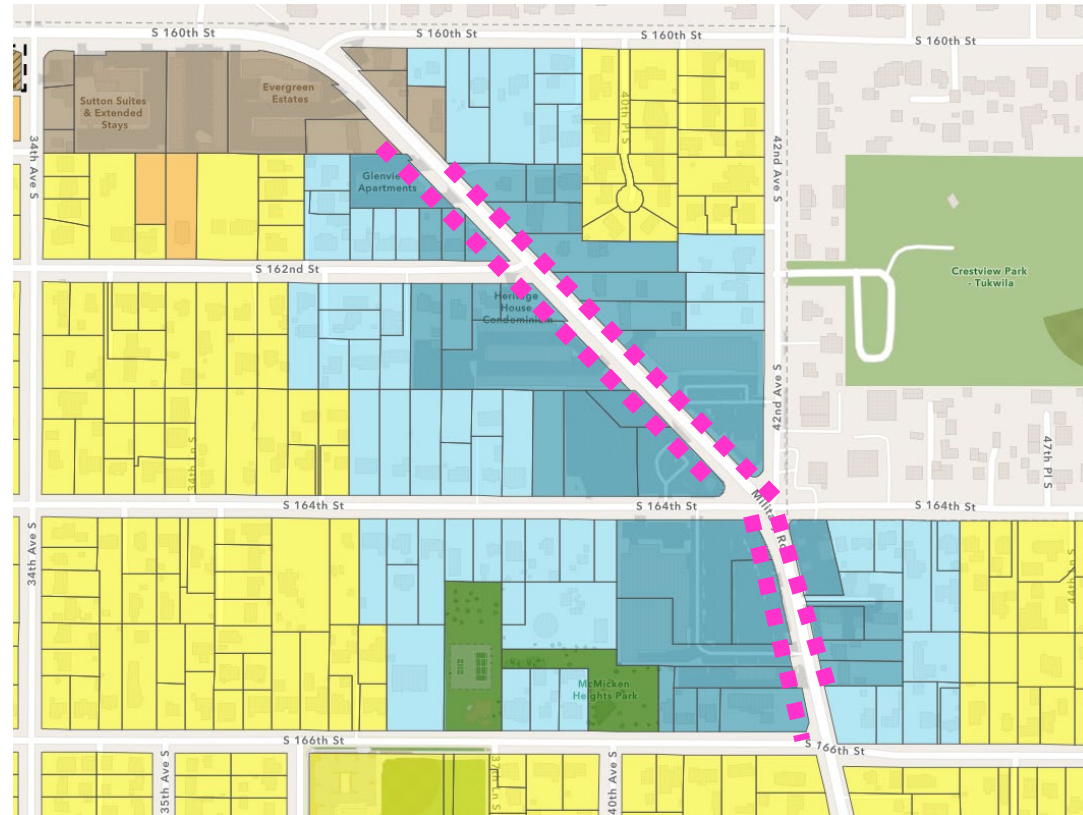
- New staff recommended **Ground Floor Commercial Requirements**



Zones of Parcels with Ground Floor Commercial Requirements



Neighborhood Village High



ENVISION PUBLIC HEARING: COMMENTS & STAFF RESPONSES

Jordan Family Proposed Amendments

COMMENTS FROM JORDAN FAMILY & REPRESENTATIVE:

- Concerns about ground floor commercial requirements and need for flexibility to achieve desired redevelopment of their four properties into multifamily apartments.

STAFF RESPONSE:

- Staff reassessed Jordan Family proposal.
- Reassessment indicated that the current Envision proposal provides increased building height and removes density restrictions compared to the Jordan Family's current zoning.
- Mixed use projects are being constructed in other locations, so staff believes market conditions would support ground floor commercial requirements.

STAFF RECOMMENDATION:

- No change to proposal.



PLANNING COMMISSION NEXT STEPS

STAFF REQUESTS GUIDANCE FROM THE COMMISSION

- **Would Commission like to recommend changes to the public review draft proposals based on the staff recommendations?**
 - If so, please confirm which staff recommendations Commissioners would like to approve.

- **Would the Commission like to provide their complete recommendation on the Envision proposals today, or at the November 5 meeting?**
 - If Commission would like to make recommendation today, here are options to consider:

PLANNING COMMISSION RECOMMENDATION OPTIONS:

- 1) Recommend adoption of public review draft.
- 2) Recommend adoption of public review draft with amendments related to staff recommended changes or other changes not identified by staff.



FINAL REVIEW & ADOPTION STEPS

- 11/19: Council Study Session and review of Envision proposals and Planning Commission recommendation
- 12/10: City Council action on Envision proposals



POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None.

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, 10/1, 10/15