

LAND USE ELEMENT

CHAPTER 2

↓ Airport Terminal
⊖ Buses / International Blvd

← 65 Angle Lake

SeaTac/Airport

← 1871 Angle Lake

Center 1841 3A



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TABLE OF CONTENTS



INTRODUCTION	LU-4
SeaTac’s Vision for Land Use	LU-4
Purpose of Element.....	LU-5
Role in State, Regional, and County Planning Framework.....	LU-5
Consistency with Other Elements	LU-6
GOALS AND POLICIES	LU-7
GOAL 2.1 CITYWIDE GROWTH STRATEGY	LU-7
Centers, Villages, and Complete Neighborhoods	LU-7
Growth Framework and Place Typologies.....	LU-8
General Growth	LU-11
Healthy, Equitable, Connected, and Complete Neighborhoods	LU-12
GOAL 2.2 HEALTHY, EQUITABLE, CONNECTED, AND COMPLETE NEIGHBORHOODS.....	LU-12
Access to Housing	LU-12
Access to Neighborhood Services	LU-12
Access to Healthy Foods.....	LU-13
Access to Transportation Choices	LU-13
Access to Parks and Open Space.....	LU-13
Citywide Land Uses	LU-14
GOAL 2.3 RESIDENTIAL.....	LU-14
GOAL 2.4 COMMERCIAL	LU-17
GOAL 2.5 MANUFACTURING, INDUSTRIAL, WAREHOUSE/DISTRIBUTION	LU-19
GOAL 2.6 PARKS AND OPEN SPACE	LU-22
GOAL 2.7 ESSENTIAL PUBLIC FACILITIES	LU-26
Community Design, Placemaking, Arts, and Culture	LU-27



GOAL 2.8 COMMUNITY DESIGN, PLACEMAKING, ARTS, AND CULTURE	LU-27
Development Practices and Design Standards	LU-29
GOAL 2.9 DEVELOPMENT PRACTICES AND DESIGN STANDARDS	LU-29
Airport	LU-32
GOAL 2.10 AIRPORT DESIGN PRACTICES	LU-32
RECOMMENDED IMPLEMENTATION STRATEGIES.....	LU-33

Tables

Table 2.1 2019 Housing and Job Estimates and 2044 Adopted Growth Targets	LU-8
Table 2.2 Comprehensive Plan Land Use Designation Criteria	LU-22

Figures

Figure 2.1 Citywide Growth Strategy and Place Typologies	LU-9
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Maps

Map 2.1. Comprehensive Plan Land Use Map	LU-15
Map 2.2. Airport Noise Contours	LU-21

INTRODUCTION



SeaTac's Vision for Land Use

SeaTac's land use vision directs most future growth to create thriving Urban, Neighborhood, and Industrial Centers that provide a variety of housing, jobs, services, and amenities for local communities, businesses, workers and visitors. Complete Neighborhood infrastructure and services will support new growth and promote a high quality of life, attractive business environment, and equitable access to opportunity citywide.

In 2044,

- Three urban villages will anchor the north, central, and southern sectors of the Urban Center, and provide vibrant, walkable, higher density communities adjacent to light rail stations with a range of amenities and activities for residents, workers and visitors to enjoy,
- Neighborhood villages and corner stores will provide new housing, jobs, and daily needs service options in close proximity to residents outside of the Urban Center,
- Flex warehouse/industrial areas clustered near the airport will provide jobs and business opportunities that support aviation and other regional economic opportunities.

2024 PERIODIC UPDATE AND CITYWIDE GROWTH STRATEGY

The 2024 periodic update, called Envision SeaTac 2044, refined the "urban village" growth strategy the City adopted in its first Comprehensive Plan in 1994, and incrementally updated in subsequent years.

CITYWIDE GROWTH STRATEGY: This Plan expands on the urban village concept and establishes a citywide growth strategy that focuses growth in Centers both within and outside of the designated Urban Center, while providing Complete Neighborhood infrastructure and services throughout the city.

The updated strategy still calls for focusing most growth near International Boulevard within SeaTac's Urban Center, with the majority of new residential and commercial growth directed within the Urban Village subareas (City Center, S 154th Street station area, and Angle Lake station area) in locations near the city's three light rail stations.

It also recognizes the need to increase nearby access to neighborhood-oriented goods and services and varied housing options within the primarily residential neighborhoods outside of the Urban Center, especially as single-family areas become available for middle housing options in 2025, as required within HB 1110 and HB 1337, state legislation passed in 2023. This Plan identifies four new resident-oriented Neighborhood Village centers and opportunities for the development of small-scale Corner Store mixed use areas to expand housing choices and address gaps in daily needs services.

Another feature of the citywide growth strategy is to maximize SeaTac's locational and economic advantages by creating clusters of light industrial and warehouse businesses and jobs called Flex Warehouse/Industrial areas in key locations adjacent to the airport.

Purpose of Element

The Land Use Element goals and policies guide the type, distribution, and location of land uses that direct SeaTac's physical development. It provides the policy context for the City's zoning code, development regulations and administrative processes, and investment decisions such as capital improvements and work plans for City staff, the Planning Commission, City Council, and community and agency partners.

Role in State, Regional, and County Planning Framework

RCW 36.70A.070 (1) requires planning for different aspects of land use for the city. Some of the requirements for the Land Use Element include:

- a. Designating the proposed general distribution and general location and extent of the uses of land, where appropriate, housing, commerce, industry, recreation, open spaces and green spaces, urban and community forests within the urban growth area, general aviation airports, public utilities, public facilities, and other land uses;
- b. Population densities, building intensities, and estimates of future population growth;
- c. Provide for protection of the quality and quantity of groundwater used for public water supplies;
- d. The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities;
- e. Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state.
- f. Where applicable, the land use element shall review drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.
- g. The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools.

Puget Sound Regional Council's Vision 2050 Multicounty Planning Policies, adopted in 2020, provide policy direction for cities like SeaTac in implementing the Regional Growth Strategy established for King, Pierce, Snohomish, and Kitsap counties. The Vision 2050 plan anticipates the Puget Sound region adding another million and a half people, reaching a population of 5.8 million over the next three decades. Multicounty Planning Policies encourage accommodating growth within urban centers and adjacent to transit to reduce development impact on surrounding natural and agricultural resources of the region, while ensuring growth is located in areas where amenities are easily accessible. Some key goals include equitable access to opportunity, increasing housing choices and

affordability, sustaining a strong economy, significantly reducing greenhouse gas emissions, keeping the region moving, restoring the health of the Puget Sound, protecting a network of open spaces, growing in centers and near transit, and acting collaboratively and supporting local efforts.

King County's Countywide Planning Policies align with the Multicounty Planning Policies and address:

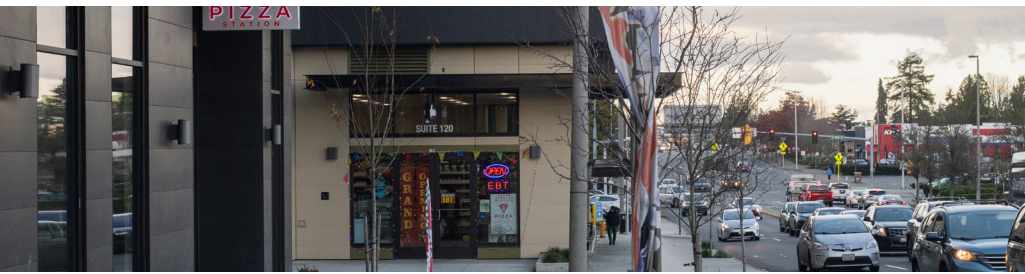
- Centering equity and equitable access to opportunity in planning processes
- Collaboration among jurisdictions, including collaboration on the regional growth strategy.
- Development patterns, including supporting centers, annexations, protecting natural resources, and promoting healthy communities.
- Environmental protection and planning for and adapting to climate change.

King County's overarching goal for Land Use: growth will occur in urban areas to protect natural resources and promote public health and safety, protect the environment, and provide necessary amenities to residents.

Consistency with Other Elements

This Element is closely coordinated with the Urban Center; Neighborhoods; Housing and Human Services; Transportation; Parks, Recreation and Open Space; and Environment. This coordination ensures that residences and future development occur in areas that are best served by public transportation, walkable infrastructure, and open space while reducing impacts on the environment. For example, the Land Use policies encourage higher density housing with commercial services in the Urban Center and especially within the City's three urban village, in close proximity to the three light rail stations, and the creation of neighborhood centers like neighborhood villages and small scale corner stores outside of the Urban Center, and complete neighborhood infrastructure and services citywide, while Transportation Element policies encourage walking and bicycle routes in these areas. Likewise, Parks, Recreation, and Open Space Element policies ensure park access for people living in those areas.

Additional land use goals and policies are in the following subarea plans for the City's three designated urban villages: City Center Plan, South 154th Street Station Area Action Plan, and Angle Lake District Station Area Plan.



GOALS AND POLICIES

This section contains SeaTac's land use goals and policies. Goals represent the City's general objectives, while policies provide more detail about the steps needed to achieve each goal's intent.

Citywide Growth Strategy

GOAL 2.1

Focus growth in centers, urban villages, and smaller scale mixed use areas, and create complete neighborhoods that support community health and equity, economic vitality, and transit access citywide.

Centers, Villages, and Complete Neighborhoods

Policy 2.1A

Focus most of SeaTac's growth within the designated Urban Center, with the majority of new commercial and residential growth located within walkable, equitable, transit-oriented, complete urban villages adjacent to the three light rail stations that serve the city.

Policy 2.1B

Allow growth outside of the Urban Center and citywide in neighborhood centers, industrial centers, and other areas as appropriate to promote equitable access to housing, jobs, and services.

Policy 2.1C

Ensure future growth is supported by public infrastructure and community services that reduce disparities in access to opportunity and contribute to the creation of healthy, equitable, connected, and complete neighborhoods.

Policy 2.1D

Expand employment opportunities and promote equitable access to jobs and economic well-being of current and future residents.

A portion of SeaTac is designated as a "Regional Growth Center" under the Puget Sound Regional Council's Vision 2050 regional growth strategies and King County Countywide Planning Policies. The City Center, South 154th Street Station Area, and Angle Lake Station Area are recognized as the City's three "urban villages." The subarea plans for these areas, are components of the Comprehensive Plan, and support compact development around three Link light rail stations within and nearby the Urban Center to maximize residents' and businesses' access to the region via public transit. Implementation of these plans would transform the International Boulevard corridor from a linear commercial form into three distinct and complete neighborhoods, accommodating new residential and employment growth and increasing equitable access to opportunity for communities within and outside of these areas. The Urban Center Element establishes additional goals and policies for the Urban Center and the three urban villages.

Policy 2.1E

Align with the Puget Sound Regional Council's Vision 2050 Regional Growth Strategy and King County Countywide Planning Policies by providing buildable land capacity for the 20-year housing and employment allocations.

Policy 2.1F

Plan to accommodate at least 5,900 additional housing units and 14,810 additional jobs in SeaTac between 2019 and 2044, in line with the King County Countywide Planning Policies' adopted growth targets.

TABLE 2.1 – 2019 HOUSING AND JOB ESTIMATES AND 2044 ADOPTED GROWTH TARGETS

	2019	2044 Target	Growth Target Increase
Housing	10,855	16,755	+5,900
Jobs	36,523	51,333	+14,810

Policy 2.1G

Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities.

Policy 2.1H

Evaluate the potential for physical, economic, and cultural residential and commercial displacement and use a range of strategies to mitigate displacement impacts.

Policy 2.1I

Coordinate with other jurisdictions, agencies, and tribes to promote a healthy environment, thriving community, and opportunities for all.

Growth Framework and Place Typologies

Policy 2.1J

Implement a citywide growth framework using place typologies to identify where and how SeaTac will accommodate future growth while increasing equitable access to opportunity.

Policy 2.1J

Recognize and plan for the unique role and character of centers and neighborhoods throughout the city and maximize existing community assets as they grow.



Place Typologies

Urban Center

Urban Village

Urban Center Boundary

Neighborhood Center/ Neighborhood

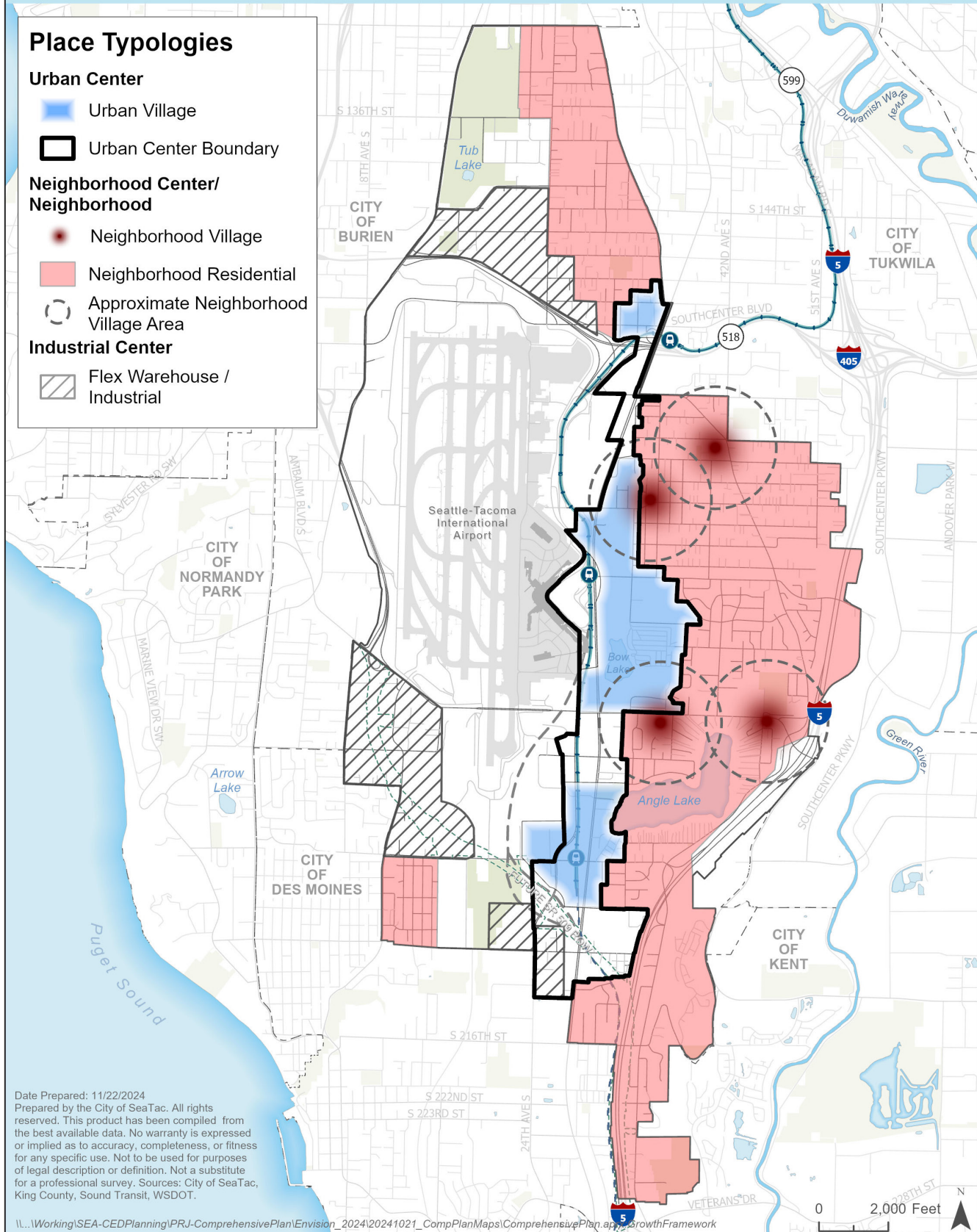
Neighborhood Village

Neighborhood Residential

Approximate Neighborhood Village Area

Industrial Center

Flex Warehouse / Industrial



Date Prepared: 11/22/2024
Prepared by the City of SeaTac. All rights reserved. This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. Not a substitute for a professional survey. Sources: City of SeaTac, King County, Sound Transit, WSDOT.

\\...Working\SEA-CEDPlanning\PRJ-ComprehensivePlan\Envision_2024\20241021_CompPlanMaps\ComprehensivePlan.aprx GrowthFramework

Figure 2.1. Citywide Growth Strategy and Place Typologies

Urban Center Typology

Policy 2.1L

Establish and implement the Urban Center growth typology through new private and public development and redevelopment within the Urban Center and its three urban villages and increase access to opportunity within SeaTac's central business and residential neighborhoods.

Policy 2.1M

Recognize the Urban Center's designation as a Regional Growth Center and plan for and promote its development in alignment with Puget Sound Regional Council and King County Countywide Planning Policy requirements.

Policy 2.1N

Seek to develop the Urban Center as a major focal point for compact, walkable higher density population and employment growth that is served by efficient multi-modal transportation and nearby infrastructure and services.

Policy 2.1O

Promote the development of urban villages within the Urban Center as both regional and local centers that provide equitable access to transit-oriented housing, jobs, and complete neighborhood infrastructure and services.

Neighborhood Center Typology

Policy 2.1P

Establish and implement the Neighborhood Center growth typology through the creation of neighborhood villages and small-scale corner store mixed use development that support complete neighborhood goals for walkable, one-half mile access to diverse, affordable housing types, resident-oriented goods and services, and recreation and cultural opportunities clustered within community hubs throughout the city.

Policy 2.1Q

Create neighborhood villages in areas outside of the Urban Center, to provide centralized access to everyday needs, gathering places for local community members, and a range of moderately scaled housing options that are compatible with adjacent Neighborhood Residential areas.

Policy 2.1R

Implement corner store mixed use development in areas outside of the Urban Center to provide smaller scale housing and commercial options in locations that fill gaps in easy access to convenient services for residents.

Neighborhood Residential Typology

Policy 2.1S

Establish and implement a Neighborhood Residential growth typology for locations outside of the Urban Center and Neighborhood Centers to accommodate primarily residential development that may include opportunities for mixed use and non-residential development at appropriate locations and scales.

Policy 2.1T

Create Neighborhood Residential areas in locations that consist of primarily residential uses, specifically within Residential Low, Residential Medium, and Residential High land use designations, and allow some compatible non-residential uses.

Industrial Center Typology

Policy 2.1U

Establish and implement the Industrial Center growth typology by providing diversified light industrial employment and economic opportunities within flex warehouse/industrial areas at appropriate locations across the city.

Policy 2.1V

Promote the creation of flex warehouse/industrial areas in locations with concentrated industrial and heavy commercial uses and Industrial, Regional Business Mix, and Airport land use designations

General Growth

Policy 2.1W

Promote efficient use of land by requiring development of the appropriate type and density for each zone.

The Growth Management Act requires each city to accommodate its fair share of forecast growth. In King County, this fair share is called a “growth target.” To accommodate SeaTac’s growth target, minimum densities should be considered in higher density zones.

Policy 2.1X

Amend the Zoning Map to achieve the vision illustrated on the Comprehensive Plan Land Use Map in accordance with the adopted criteria below.

1. Market demand is sufficient for blocks of land to be developed,
2. Infrastructure improvements are planned concurrently to serve the proposed development, and
3. The planned use is compatible with the surrounding neighborhood.

As part of the 2024 periodic update process, the Envision SeaTac 2044 project revised the names and definitions of the City’s land use designations and zones to increase their alignment. Additionally, the City initiated the rezoning of over 480 parcels to ensure their consistency with the Comprehensive Plan Land Use Map designations and to support the achievement of the 2044 growth vision.

Healthy, Equitable, Connected, and Complete Neighborhoods

In 2014, the City endorsed the Puget Sound Regional Council's Growing Transit Communities (GTC) Compact, which informed the creation of the Land Use Element's "complete neighborhood" policies. The GTC Compact focuses on increasing equitable access to housing, jobs, services, and other opportunities within a half mile walking distance from light rail stations and other high capacity transit.

GOAL 2.2

Create complete neighborhoods citywide consisting of healthy walkable, connected, transit-oriented communities with a range of transportation, employment, housing, recreation, goods, and service choices for residents of all income levels.

Policy 2.2A

Provide opportunities for varied and affordable housing options, shops, services, transportation choices, parks and recreation, and access to healthy food sources within one-half mile walking distance of homes, and within walking distance of work places, and other gathering places.

Policy 2.2B

Promote dense residential and employment uses in the Urban Center, within Neighborhood Centers, and elsewhere as appropriate, to provide current and future residents with greater access to transportation, housing, and economic opportunities.

Policy 2.2C

Explore incentives and strategies to address existing health disparities and improve health outcomes in all communities.

Access to Housing

Policy 2.2D

Create land use patterns that promote a mix of high quality, diverse, and affordable housing options accessible to all income levels citywide.

Policy 2.2E

Encourage new development that places employment and living areas in close proximity to improve the jobs-housing balance.

Access to Neighborhood Services

Policy 2.2F

Encourage the development of neighborhood serving and small, "resident-oriented" businesses throughout the City to serve the daily needs of SeaTac's local communities.

While there is a large number of commercial businesses in SeaTac, many provide services that are primarily oriented to Airport-related visitors and daytime employees. The City should allow and strongly encourage businesses that cater to residents' needs such as hardware stores, bakeries, small grocery markets, bookstores, day care centers, restaurants, and cafes. These types of services also help to make the City more livable for families.

Policy 2.2G

Promote and incentivize developments in commercial and mixed use designations with retail and service-oriented businesses on the ground floor or on the same site to serve employees, residents, and visitors.

A mixed use building/site has a mix of different uses within one structure or a given site, such as retail uses on the first floor with office and/or residential on the upper floors. This type of development promotes a more pedestrian-friendly environment and might encourage more resident-oriented businesses to locate in SeaTac. Ground floor activities should serve the daily needs of employees, residents, and visitors to provide the opportunity for a car-free lifestyle. These may include convenience shopping, specialty shops, and restaurants.

Policy 2.2H

Allow home occupations where residential uses are allowed subject to Zoning Code requirements for such business operations.

Home occupations allow small businesses to operate in a cost-effective manner. These types of businesses can be compatible within residential neighborhoods if the operation has a small number of employees, is incidental to the residence's primary use as a dwelling unit, and has no negative traffic or environmental impacts.

Access to Healthy Foods

Policy 2.2I

Support policies, land uses, systems, and environmental changes that result in increased access to healthy, fresh, and minimally processed foods.

Policy 2.2J

Increase access to healthy and culturally relevant food by encouraging the location of healthy food purveyors, such as grocery stores, farmers markets, urban agriculture programs, and community food gardens in proximity to residential uses and transit facilities, particularly in those areas with limited access to healthy food.

Access to Transportation Choices

Policy 2.2K

Establish land use patterns that promote walking, bicycling, and transit use to access goods, services, education, employment, and recreation.

Policy 2.2L

Provide for connectivity in the street network to accommodate walking, bicycling and transit use to promote health and well-being.

Access to Parks and Open Space

Policy 2.2M

Provide a variety of accessible parks, recreational land uses, open spaces, and trails in convenient and walkable locations throughout the City.

Policy 2.2N

Promote one-half mile walkable access to Community or Neighborhood Parks for all households and aspire to one-quarter mile access for residents of urban villages, neighborhood villages, and residents of other higher density neighborhoods, in alignment with the Parks, Recreation and Open Space (PROS) Plan.

Policy 2.2O

Incorporate consideration of physical health and well-being into local decision-making by locating, designing, and operating public facilities and services in a manner that supports the creation of community gardens and gathering spaces, in public open spaces in accessible locations throughout the City.

Citywide Land Uses

The geographic interpretation of Goals 2.3, 2.4, 2.5, and 2.6 is depicted on SeaTac's Land Use Plan Map. Its land use designations fall under the following broad categories:

- Residential;
- Commercial;
- Manufacturing, Industrial, Business Park, and Airport;
- Park, and
- Other

Residential Land Use

GOAL 2.3

Achieve a mix of diverse, affordable housing types dispersed throughout the city while promoting safe, healthy, walkable, complete neighborhoods, that include compatible non-residential uses as appropriate.

Residential Low

Policy 2.3A

Outside of the Urban Center, provide a lower density residential environment that promotes high quality housing, diversity in housing types, and affordability.

SeaTac's established residential neighborhoods are important components of the community and should be protected from negative impacts of conflicting or inappropriate nearby land uses. The character of healthy neighborhoods should be maintained and enhanced over time in consultation with local communities to provide a sense of well-being for residents which in turn contributes to the stability of the entire city.

Policy 2.3B

Allow single family, middle housing, and accessory dwelling units within the Residential Low designation, and compatible non-residential uses including schools, parks, religious use facilities, and small scale neighborhood-oriented services, and home occupations as appropriate.



Legend

Land Use Inside the Urban Center

- Urban Residential Medium
- Urban Residential High
- Urban Residential High-Mixed Use
- Urban Village Medium
- Urban Village High
- Urban Commercial High

Land Use Outside the Urban Center

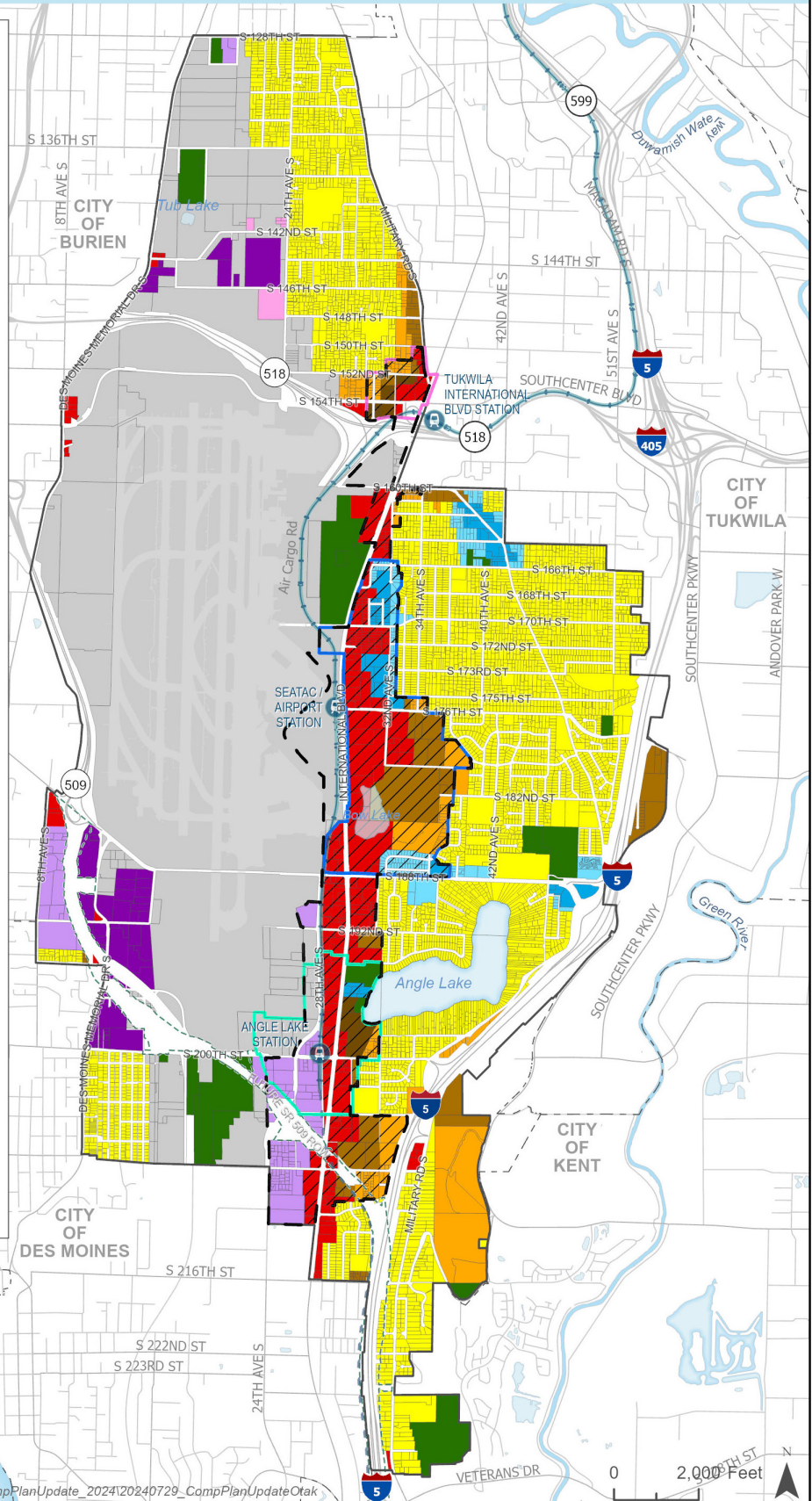
- Residential Low
- Residential Medium
- Residential High
- Neighborhood Village Medium
- Neighborhood Village High
- Commercial Low
- Commercial High

Land Use Citywide

- Regional Business Mix
- Industrial
- Airport
- Park
- Urban Center Boundary
- City Center Overlay District
- S 154th Station Area Overlay District
- Angle Lake Station Area Overlay District

City Boundary

- City of SeaTac
- Other Cities



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Map 2.1. Comprehensive Plan Land Use Map

Purposeful design and placement of buildings, landscape, and open spaces will strengthen the characteristics of these land use designations. See the Community Design, Placemaking, Arts, and Culture section of this chapter and Parks, Recreation, and Open Space Elements for related policies.

Residential Medium

Policy 2.3C

Outside of the Urban Center, allow higher densities than Residential Low areas while maintaining a desirable family environment through the Residential Medium designation. Some compatible non-residential uses including schools, parks, religious use facilities, small scale neighborhood-oriented services, and home occupations may be allowed.

This designation provides a transition between lower density and higher density areas. Examples of medium density uses include small to moderate scaled apartments and townhouses.

Urban Medium

Policy 2.3D

Within the Urban Center, allow a moderate density residential option that promotes a desirable family environment through the Urban Medium designation. Some compatible non-residential uses including schools, parks, religious use facilities, small scale neighborhood-oriented services, and home occupations may be allowed.

Residential High

Policy 2.3E

Outside of the Urban Center, provide a high density living option through the Residential High designation. Some compatible non-residential uses may be allowed, including neighborhood oriented commercial when part of mixed use development.

This designation provides a transition between lower density residential areas and commercial areas and is intended to be primarily residential in character. Examples of high density residential development include multiple story apartments.

Urban Residential High

Policy 2.3F

Within the Urban Center, provide a high density living option through the Residential High designation. Some compatible non-residential uses may be allowed, including neighborhood oriented commercial when part of mixed use development.

Urban Residential High Mixed Use

Policy 2.3G

Within the Urban Center, promote high density residential uses and opportunities for mixed use development that complements bordering high density commercial areas through the Urban Residential High Mixed Use designation.

The Urban Residential High Mixed Use and Commercial High – Urban Center designations form the core of SeaTac's Urban Center.

Commercial Land Use

GOAL 2.4

Serve the needs of the City's residents, businesses, and visitors through appropriate commercial land uses while promoting job creation and access to complete neighborhood goods and services in mixed use centers and residential neighborhoods.

Commercial Low

Policy 2.4A

Outside of the Urban Center, serve nearby residential and commercial neighborhoods by locating primarily resident- and daily need-oriented goods and services in designated Commercial Low areas.

Commercial Low areas are located outside the Urban Center and provide convenient daily shopping and some services for a limited service area.

Neighborhood Village Medium

Policy 2.4B

Outside of the Urban Center, allow medium intensity development within the Neighborhood Village Medium designation that contributes to the creation and maintenance of mixed use neighborhood centers and is compatible with adjacent residential areas.

Policy 2.4C

Encourage a range of moderately scaled housing options mixed with retail, commercial, and service uses focused on the local community within the Neighborhood Village Medium designation.

Urban Village Medium

Policy 2.4D

Within the Urban Center, allow medium intensity development within the Urban Village Medium designation that contributes to the creation and maintenance of mixed use urban village centers and is compatible with adjacent residential areas.

Policy 2.4E

Provide locations for mixed-use medium density development, especially transit-oriented development, within the Urban Village Medium designation and encourage a range of moderately scaled housing options mixed with retail, commercial, and service uses for the local resident, worker, and visitor communities.

Neighborhood Village High

Policy 2.4F

Outside of the Urban Center, provide moderate to higher intensity, mixed use development in Neighborhood Village High areas that promote the creation and maintenance of compact and complete neighborhood centers focused on the needs of the local community.



See the Transportation Element for related policies on connecting to local and regional transit and providing non-motorized travel options. Also see related policies in the Healthy, Equitable, Connected, and Complete Neighborhoods section of this element.

Policy 2.4G

Promote mixed use development with a range of moderate to higher scaled housing options and neighborhood-oriented goods and services in the Neighborhood Village High designation.

Vertical (within the same building) or lateral (within different buildings on the same site) mixing of uses is appropriate.

Urban Village High

Policy 2.4H

Within the Urban Center, provide higher intensity, mixed use development in Urban Village High areas that promote the creation and maintenance of compact, transit-oriented, and complete urban village centers.

Policy 2.4I

Promote mixed use development with a range of higher scaled housing options and varied goods and services for local residents, workers, and visitors in the Urban Village High designation.

Commercial High

Policy 2.4J

Outside of the Urban Center, allow high intensity development in the Commercial High designation to accommodate intense land uses, such as mixed use hotels, office towers, and high density housing, to support transit/ walking/bicycling communities.

Urban Commercial High

Policy 2.4K

Within the Urban Center, allow high intensity development in the Urban Commercial High designation to accommodate intense land uses and transit-oriented development such as mixed use hotels, office towers, and high density housing, to support transit/ walking/ bicycling communities.

Regional Business Mix

Policy 2.4L

Allow a mix of employment activities primarily related to high intensity commercial uses including distribution/warehouse, light assembly, R&D testing, service commercial uses, office and related retail commercial uses. Residential uses may be allowed under certain conditions.

Policy 2.4M

The Regional Business Mix designation is intended to create a built environment which facilitates the compatible development of heavy commercial uses in tandem with people-intensive uses, while providing an appropriate transition between industrial areas and less intensive commercial, mixed use or residential zones.



Other Commercial Uses

Policy 2.4N

Protect designated land uses from the negative impacts of “adult entertainment” establishments.

To limit the negative impacts of adult entertainment businesses while allowing the required “reasonable opportunity” to operate, prohibit these establishments in proximity to sensitive land uses, such as facilities and businesses which provide services to children and/or youth.

Manufacturing, Industrial, and Warehouse/Distribution Land Uses

GOAL 2.5

Provide an appropriate level of manufacturing, industrial, and warehouse/distribution land uses within the City.

Policy 2.5A

Concentrate manufacturing, industrial, and warehouse/distribution uses in specific and appropriate locations to provide services and protect existing residential and other commercial areas.

Industrial, manufacturing and warehouse/distribution establishments provide jobs for SeaTac residents and tax revenues for the City but are not always compatible with other land uses. To enjoy the benefits and minimize the adverse impacts of industrial and manufacturing establishments, the City should encourage the development of “clean, light manufacturing” and warehouse/distribution land uses with minimal environmental and land use impacts in this designation. Examples include high technology business firms, Airport-related warehousing, and light manufacturing that do not use toxic substances or emit pollutants.

Policy 2.5B

Discourage inappropriate, heavy manufacturing businesses from locating in SeaTac, excluding Airport-sited uses.

The development of new “heavy industrial” land uses, with their negative environmental impacts, are not appropriate for the City of SeaTac.

Airport

Policy 2.5C

Provide for the Airport and high intensity Airport-related facilities and activities.

This designation includes all properties owned by the Port of Seattle. Under the Airport Master Plan it provides for facilities and activities that are related to “Aviation Operations” or “Aviation Commercial” uses.



See the
Environment
Element for
related policies.

The Interlocal Agreement
between the City and the Port
of Seattle contains detailed
information about airport
related zones.

Policy 2.5D**Encourage land uses adjacent to the Airport that are compatible with Airport operations.**

The Federal Aviation Administration's standards (under the Part 150 Program) identify compatible land uses for areas immediately adjacent to an airport. Improving land use compatibility in areas near the Airport enables the City to take better advantage of the job and tax revenue benefits of the Airport, maintain and enhance the Airport's role as an essential public facility, and help reduce the negative impacts to City residents. Some appropriate land uses near airports include open space and passive park land, parking, transportation-related activities, and some manufacturing or business park uses. Multi-family housing that is constructed to meet the applicable noise standards and designed to recognize noise issues may be appropriate for areas within the 65 DNL area (see Map 2.2). Single family residential use, on the other hand, is an example of a land use that is not generally recommended adjacent to airports. Uses that are essential to the aviation function of an airport, including necessary support facilities, are considered elements of an airport as an Essential Public Facility (EPF), as addressed in Goal 2.7, and are subject to provisions of the ILA between the City and the Port of Seattle for the Airport. These land uses are addressed under the Recommended Implementation Strategies section.

Policy 2.5E**Work with the Port of Seattle to implement the Inter-Local Agreement (ILA) and coordinate on Airport master planning projects.**

The City of SeaTac and Port of Seattle entered into the ILA to establish a mutually satisfactory process and set of development standards for Port projects and mitigation for master planning projects (such as the Airport Master Plan, the Comprehensive Development Plan, the Sustainable Airport Master Plan and future efforts of this nature.) Mitigation should address all impacts to the city, the urban villages and the Urban Center including local access for airport-dependent businesses. The ILA establishes a basis for working toward compatibility between City and Airport land uses. The ILA resolves land use jurisdictional issues, establishes development standards as defined in RCW 36.70B.170 et seq., and constitutes a "development agreement."

Industrial**Policy 2.5F****Provide for industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling, storage, warehousing, and heavy trucking through the Industrial designation.**

Airport Noise Contours

City of SeaTac

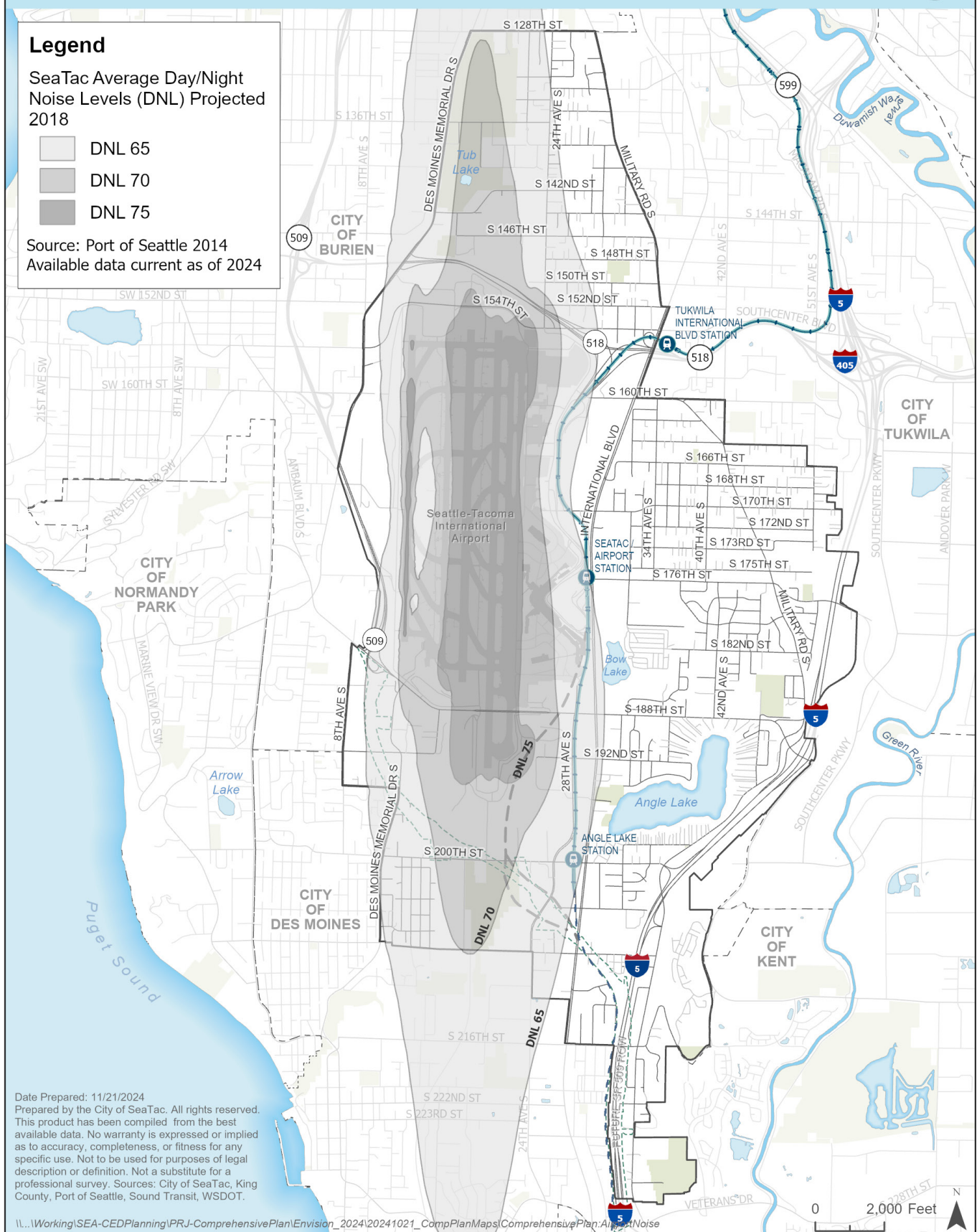


Legend

SeaTac Average Day/Night Noise Levels (DNL) Projected 2018

- DNL 65
- DNL 70
- DNL 75

Source: Port of Seattle 2014
Available data current as of 2024



Date Prepared: 11/21/2024
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This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. Not a substitute for a professional survey. Sources: City of SeaTac, King County, Port of Seattle, Sound Transit, WSDOT.

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Map 2.2 Airport Noise Contours

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LAND USE LU-21



See the Parks,
Recreation, and
Open Space
Element for
related policies.

Parks and Open Space Land Use

GOAL 2.6

Provide an adequate amount of accessible parks, recreational land, and open space throughout the City.

Policy 2.6A

This designation identifies publicly funded park and open space areas to be used for outdoor passive and active recreation uses, conservation and protection of municipal watersheds, and wildlife corridors and habitats. Also included are private open space facilities such as cemeteries.

TABLE 2.2 COMPREHENSIVE PLAN LAND USE DESIGNATION CRITERIA

DESIGNATION	IMPLEMENTING ZONES	DESIGNATION CRITERIA
RESIDENTIAL LAND USE DESIGNATIONS		
Residential Low	RL	• Existing Land Uses/Locations: Areas located outside of the Urban Center that are characterized by existing pattern of low and middle density development. Lower density residential uses are appropriate in locations that lack sewer facilities and other urban levels of service. . • Access: Properties are generally located away from streets with high volumes of through traffic or have access to arterial streets and have access to transit. • Environmentally Critical Areas: Areas must be capable of appropriately accommodating environmentally critical areas.
Residential Medium	RM Manufactured Home Park (MHP)	• Existing Land Uses/Locations: Areas located outside of the Urban Center that provide a transition between lower density residential uses and more intense uses. • Access: Properties are located adjacent to or have adequate access to arterial streets and are near transit. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas
Urban Residential Medium	URM Manufactured Home Park (MHP)	• Existing Land Uses/ Locations: Areas located within the Urban Center that provide a transition between lower density residential uses and more intense uses. • Access: Properties are located adjacent to or have adequate access to arterial streets and are near transit. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas

DESIGNATION	IMPLEMENTING ZONES	DESIGNATION CRITERIA
Residential High	RH	• Existing Land Uses/Locations: Areas located outside of the Urban Center that provide a transition between low to moderate density residential uses and higher intensity mixed use or commercial areas, or provide transitions adjacent to arterial corridors. • Access: Areas are located adjacent to arterial streets and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Urban Residential High	URH	• Existing Land Uses/Locations: Areas located within the Urban Center that provide a transition between low to moderate density residential uses and higher intensity mixed use or commercial areas, or provide transitions adjacent to arterial corridors. • Access: Areas are located adjacent to arterial streets and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Urban Residential High Mixed Use	URH-MU	• Existing Land Uses/Locations: Areas located within the Urban Center that provide a transition between moderate to high density residential uses and higher intensity commercial areas. • Access: Areas are located adjacent to arterial streets and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Commercial Low	CL	• Existing Land Uses/Locations: Areas outside of the Urban Center that are generally located adjacent to previously developed low intensity commercial uses which provide goods and services to existing low or medium density residential neighborhoods. • Access: Properties are generally located on or adjacent to arterial street intersections. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Neighborhood Village Medium	NVM	• Existing Land Uses/Locations: Areas located outside of the Urban Center that establish or provide a transition between higher intensity mixed uses and medium or lower density residential uses and support the development of mixed use centers that provide neighborhood-oriented goods and services to nearby residents. • Access: Properties are located adjacent to or have adequate access to arterial streets, and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

DESIGNATION	IMPLEMENTING ZONES	DESIGNATION CRITERIA
COMMERCIAL LAND USE DESIGNATIONS		
Urban Village Medium	UVM	• Existing Land Uses/Locations: Areas located within the Urban Center that establish or provide a transition between higher intensity mixed uses and medium or lower density residential uses and support the development of mixed use centers that provide daily use and other goods and services to nearby residents, workers, and visitors. • Access: Properties are located adjacent to or have adequate access to arterial streets, and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Neighborhood Village High	NVH	• Existing Land Uses/Locations: Areas located outside of the Urban Center that establish or provide a transition between higher intensity uses and medium or lower intensity mixed and residential uses and support the development of mixed use centers that provide neighborhood-oriented goods and services to nearby residents. • Access: Properties are located adjacent to or have adequate access to arterial streets, and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Urban Village High	UVH	• Existing Land Uses/Locations: Areas located within the Urban Center that establish or provide a transition between higher intensity uses and medium or lower intensity mixed or residential uses, provide transitions adjacent to public facilities, and support the development of mixed use centers that provide daily use and other goods and services to nearby residents, workers, and visitors. • Access: Properties are located adjacent to or have adequate access to arterial streets, and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Commercial High	CB	• Existing Land Uses/Locations: Areas located outside of the Urban Center are generally characterized by previously developed high intensity commercial uses and are in locations that provide a transition between industrial or high intensity commercial areas and less intensive commercial, mixed use or residential zones. • Access: Properties are located along principal or minor arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

DESIGNATION	IMPLEMENTING ZONES	DESIGNATION CRITERIA
Urban Commercial High	CB-C	• Existing Land Uses/Locations: Areas located within the Urban Center are generally characterized by previously developed high intensity commercial uses and are in locations that provide a transition between industrial or high intensity commercial areas and less intensive commercial, mixed use or residential zones. • Access: Properties are located along principal or minor arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Regional Business Mix	RBX	• Existing Land Uses/Locations: Areas are generally characterized by previously developed high intensity commercial or industrial uses and are in locations that provide a transition between industrial or high intensity commercial areas and less intensive commercial or mixed use zones. • Access: Properties are located along principal or minor arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
INDUSTRIAL & AIRPORT LAND USE DESIGNATIONS		
Industrial	I	• Existing Land Uses/Locations: Areas are generally characterized by previously developed industrial uses and are immediately adjacent to industrial areas or the airport. Should be separated from existing and potential residential or pedestrian-oriented commercial neighborhoods. • Access: Properties are accessed by arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Airport	AVC AVO	Not applicable, ILA supersedes.
PARK AND OPEN SPACE LAND USE DESIGNATIONS		
Park	P	Applicable to public and private parks and open space.

Essential Public Facilities

GOAL 2.7

Accommodate essential public facilities in alignment with this Plan's goals and policies.

Policy 2.7A

Administer a process consistent with the Growth Management Act (GMA) and King County Countywide Planning Policies to identify and site essential public facilities (EPF).

SeaTac allows the siting of EPFs provided that any such EPF must be consistent with the City's goals and policies. SeaTac EPFs include, but are not limited to: airports; State and local correction facilities; State educational facilities; State and regional transportation facilities; landfills; solid waste handling facilities; sewage treatment facilities; major communication facilities and antennas (excluding wireless telecommunication facilities); and in-patient facilities, such as group homes (excluding those facilities covered by the Washington Housing Policy Act), mental health facilities, Secure Community Transition Facilities (SCTF), and substance abuse facilities. Differing levels of review and City involvement will be applied to different types of EPFs. SeaTac's EPF siting administrative process is outlined in the "implementation strategies" section and described in the Land Use Background Report.

Policy 2.7B

Continue to actively engage with Sound Transit on maintenance and development issues related to the successful operations of their high-capacity transit facilities within and near SeaTac.

Sound Transit is currently planning to extend light rail service south to the vicinity of Highline College by 2026, and will be proceeding to Federal Way as funds become available. Work with Sound Transit to define an exit route through the city that minimizes disruptions to private and public property owners, businesses and residents, and that causes minimal adverse aesthetic, economic and environmental impacts.

Policy 2.7C

Actively engage with The Port of Seattle and neighboring cities on updates to airport master plans and the implementation/construction of, and mitigation for related projects consistent with the terms of the Inter-Local Agreement (ILA).

The Port periodically updates its master plans to prepare for future service needs.

Policy 2.7D

Actively engage with WSDOT and neighboring cities on the planning, design and construction of, and mitigation for highway or other major roadway facilities.

The City's land use plan depends on the completion of the SR 509 extension. WSDOT received a Record of Decision in 2003 for the completion of the route to I-5.

Community Design, Placemaking, Arts, and Culture

GOAL 2.8

Support urban design, the arts, and historic preservation to create vibrant places and promote health and well-being, local culture, SeaTac's unique identity, natural and human-made environments, a prosperous economy, public safety, and the community's resilience.

Inclusive Planning and Community Design

Policy 2.8A

Reduce disparities in access to opportunity for the City's residents through inclusive community planning, engagement, and targeted public and private investments that meet the diverse needs of current and future residents and businesses.

Development Pattern

Policy 2.8B

Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision.

Policy 2.8C

Promote a compact, centers-focused development pattern that includes housing at a range of urban densities, commercial and industrial development, parks and open space, and other urban and public facilities, including a mix of uses that are convenient to access and support public transportation.

Policy 2.8D

Enhance existing neighborhoods by increasing opportunities for multimodal connectivity in the street network, especially improvements that facilitate walking, bicycling, and transit use.

Policy 2.8E

Encourage new development and redevelopment projects to break up large blocks and increase walkability and multimodal access to destinations.

Policy 2.8F

Locate community facilities and services, including civic places like parks, schools, and other public spaces, in centers and near transit, with consideration for climate change, economic, social and health impacts.

Policy 2.8G

Support the transformation of key underutilized lands to complement the development of centers or enhance existing neighborhoods through encouraging new infill development, the provision of adequate public spaces, or other redevelopment that contributes to public health, existing community character, and a mix of uses.

Policy 2.8H

Encourage development patterns with architectural and landscape elements that create compatible transitions between land uses of different intensities.

Urban Design and Placemaking

Placemaking

Policy 2.8I

Promote and implement placemaking efforts that enhance the physical environment and community identity by contributing to the unique look and feel of neighborhoods through design and infrastructure techniques such as streetscape and building design, integration of art and culturally representative features, provision of parks, community gathering spaces, signage, landscaping and other means.

Gateways

Policy 2.8J

Increase recognition of the City of SeaTac by enhancing urban design of the City's key gateway locations, coordinating with neighboring jurisdictions where necessary.

Streets with Trees

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.

Existing, mature trees are imperative to the City's image and walkability.

Policy 2.8L

Require site-appropriate installation of trees and other vegetation along streets.

Parks, Open Space, and Greenbelts

Policy 2.8M

Require developers to provide publicly accessible open space (e.g., neighborhood pocket parks and plazas) as part of commercial development, and require private open space (e.g., decks, balconies, small yards, terraces, courtyards and children's play areas) in multifamily, and mixed use developments.

Publicly accessible open space in high activity centers is a valuable amenity to residents and employees in the City. Such open space may include small pocket parks, seating areas, playgrounds, landscaping, vegetated LID BMPs (low impact development best management practices), public sculpture, fountains, street furniture, pathways, and ponds.

Policy 2.8N

Preserve and encourage wildlife habitat and corridors to provide visual and physical relief, and to enhance SeaTac's image as a "green" environment.

Policy 2.8O

Require or incentivize the connection and linkage of parks, boulevards, neighborhood greenways, and other public open spaces, in any redevelopment.

Link open spaces within SeaTac and to those across city boundaries to ensure functional and visual continuity.

Vistas and Viewpoints

Policy 2.8P

Identify, classify, and preserve existing and potential public viewpoints.

Spectacular views of the Kent Valley the Cascade and Olympic Mountains, and Puget Sound are visible from several areas of the City. These views provide a sense of orientation and connection to the landscape that reinforces SeaTac's community image.

History and Culture

Historical and cultural resources within the City include the Historic Cemetery on S 200th Street, King County's Earthworks Park, Military Road (one of the first in the area used by non-native settlers), the Airport, and Des Moines Memorial Drive South (including the remaining historic WWI commemorative elm trees). These resources have the potential to be identity-building features.

Policy 2.8Q

Identify, commemorate, and preserve the City's historical and cultural resources including tribal treaty fishing, hunting, and gathering grounds and consider the potential impacts of development. Inventory places, events, and people that contributed to the evolution of the community and trace this back to Native American influences. Once completed, choose appropriate methods of recognition.

Policy 2.8R

Preserve significant historic, visual, archeological, and cultural resources, including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character.

Development Practices and Design Standards

GOAL 2.9

Enhance the built and natural environment through efficient, sustainable, and innovative development design practices that contribute to public safety, community well-being, and the positive image of the City.

Policy 2.9A

Promote innovative and environmentally sensitive development practices in siting, design, materials selection, construction, and maintenance.

Policy 2.9B

Encourage energy-efficient site and building design, construction and building operation practices, and the use of energy-conserving materials in all new construction and retrofits of existing buildings.

Policy 2.9C

Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and the need for equity and predictability in decision making.

Policy 2.9D

Adopt flexible design standards, parking requirements, incentives, or guidelines that encourage green building, multimodal transportation, and infill development.

Public Safety

Policy 2.9E

Coordinate, design, and plan for public safety services and programs, including emergency management, and through interjurisdictional collaboration.

Policy 2.9F

Increase the sense of community safety through the use of crime prevention through environmental design (CPTED).

CPTED standards can improve safety and reduce criminal behavior in a community. Require new development to follow CPTED standards. In existing areas, identify and implement measures that correct “Areas of Concern” that could jeopardize personal safety or promote criminal activity. These include dark corners, unlighted parks, large unsupervised commercial parking lots, and abandoned buildings. Physical signs of deterioration and neglect provide opportunities for criminal behavior and often make residents feel vulnerable and unwilling to intervene to protect their community. Improve community appearance and deter crime by requiring housing maintenance and removal of weeds, junk, and abandoned vehicles from yards. Increase pedestrian activity and their ability to be “eyes on the street” with pedestrian-scaled, low-level lighting and reduce opportunities for destructive or criminal behavior.

Citywide Parking and Access

The City’s commercial areas are largely dominated by automobile parking facilities. Much of this parking serves airport-related businesses: car rental agencies, park and fly lots, and lodging. Any surface or structured parking should create a positive visual impact for these businesses and the City as a whole.

Policy 2.9G

Require parking to be located away from the street front or buffered with landscaping or design elements to reduce its visual impact in commercial and higher density residential areas.

Policy 2.9H

Enhance the visual character of surface parking areas through screening and vegetation.

Trees within surface parking areas provide shade and significantly enhance the visual impact.

Policy 2.9I

Ensure that the appearance of parking structures makes a positive contribution to the image of the City

Policy 2.9J

Provide alleys or encourage development to utilize alleys where possible to separate service access and parking from the street frontage in residential areas throughout the city.

Policy 2.9K

Incentivize the transition from surface parking to structured parking as structured parking becomes more economically feasible.

Policy 2.9L

Implement changes to the parking code for residential and commercial uses as needed to support the City's growth strategies while maintaining a high quality of life for residents.

Design of Regional Facilities

Policy 2.9M

Ensure Sound Transit, WSDOT, the Port of Seattle and other public agencies work closely with affected neighborhoods in the design of regional public facilities, such as transit, highway and other major projects, that impact residential neighborhoods.

Policy 2.9N

Use visual barriers and sound absorption methods to reduce impacts from the construction and operation of regional transportation projects in, or adjacent to residential uses, including the Port of Seattle, Sound Transit's Link light rail facilities and WSDOT's SR 509 extension projects.

Policy 2.9O

Implement visual and aesthetic enhancements, such as landscape buffers, high quality construction materials, and public art, in the design of regional public facility projects as a means of preserving and contributing to the quality of residential neighborhoods.

Major Institutions

Policy 2.9P

Attract and encourage major institutions that are well designed and beneficial to the community.

Policy 2.9Q

Require institutions to contribute publicly accessible amenities and a high design quality.

Industrial Areas

Policy 2.9R

Promote well-designed developments in the Industrial and Aviation Commercial zones that respect the natural environment.

Policy 2.9S

Ensure that Industrial and Regional Business Mix developments apply high design standards with respect to site planning, natural areas, transit use, pedestrian movement, and parking facilities.

Implement design and lot coverage standards for commercial and light industrial areas outside the Urban Center to foster high quality development and to minimize their impacts on nearby land uses. Consider the preservation of natural areas as well as the function of the business area, and the movements of pedestrians and transit as well as that of motorized vehicles.

Code Enforcement

Policy 2.9T

Ensure adequate code enforcement so that regulations are appropriately implemented.

Airport

GOAL 2.10

Strengthen the positive attributes of Sea-Tac International Airport's presence in the City of SeaTac.

Policy 2.10A

Extend design elements from the Airport into the community.

Policy 2.10B

Improve the character of pedestrian, bicycle, and transit connections between the Airport and the community.

Airport Buffers

Buffers should add to the overall community image while securing the airport perimeter. The buffer areas should appear as a natural extension of the landscape.

Policy 2.10C

Partner with the Port to screen undesirable views.

Buffers should screen loading and parking areas with well-designed, sight-obscuring fencing, closely spaced evergreen planting, and/or other devices.

Policy 2.10D

Develop viewpoint parks containing landscaping, signage, and other enhancements to strengthen the Airport's positive image in SeaTac.

Policy 2.10E

Partner with the Port to infuse high-quality art, architecture, and landscape architecture in Airport development.



RECOMMENDED IMPLEMENTATION STRATEGIES

This section identifies the specific steps, or **implementation strategies**, that achieve this Element's policies. It also identifies the group(s) with **primary responsibility** for carrying out each strategy and the expected **time frame** within which the strategy should be addressed. Policy summaries are included in the table for reference.

Not all policies require an implementation strategy. In those cases those policies are not reflected in the tables that follow.

As the Primary Responsibility column indicates, many of the implementation strategies will be initially undertaken by a specified board or commission. In most cases, the City Council will analyze the specific board/commission recommendation and make the final decision about how to proceed.

The time frame categories are defined as follows:

- Short-Term one to five years
- Medium-Term six to 10 years
- Long-Term 11 to 20 years
- Ongoing the strategy will be implemented on a continual basis

The time frames are target dates set regularly when the City Council adopts amendments to the Comprehensive Plan.

The list of proposed implementation strategies is a minimum set of action steps and is not intended to limit the City from undertaking other strategies not included in this list.



POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.1 CITYWIDE GROWTH STRATEGY			
CENTERS, VILLAGES, AND COMPLETE NEIGHBORHOODS			
2.1A Focus most of SeaTac's growth within the designated Urban Center, with the majority of new commercial and residential growth located within walkable, equitable, transit-oriented, complete urban villages adjacent to the three light rail stations that serve the city.	Complete the City Center Urban Village subarea plan and related code amendments.	Staff, Planning Commission, City Council	Short-Term
	Implement the S 154th and Angle Lake Station Urban Village subarea plans. Prioritize projects, track progress, and reevaluate prioritization over time.	City Council, Staff	Ongoing
	Prioritize infrastructure investments, regulatory changes, and the use of other City resources that would serve growth in the Urban Center.	City Council, Staff	Ongoing
	Work with the Port of Seattle and other public and private partners to attract a mixture of uses supportive of and benefited by high capacity transit.	Staff	Ongoing
2.1B Track and assess the impacts of citywide rezones undertaken as part of the Envision SeaTac 2044 periodic update, and the City's planned middle housing and ADU code amendments, and monitor their effects in increasing access to diverse, affordable housing options, jobs, and services.	Allow growth outside of the Urban Center and citywide in neighborhood centers, industrial centers, and other areas as appropriate to promote equitable access to housing, jobs, and services.	Staff	Ongoing
	Streamline the development review process for proposed high density residential development in the Urban Center.	Staff, Planning Commission, City Council	Short-Term
2.1C Ensure future growth is supported by public infrastructure and community services that reduce disparities in access to opportunity and contribute to the creation of healthy, equitable, connected, and complete neighborhoods.	Coordinate City plans, programs, and budgets to integrate and prioritize the provision of complete neighborhood infrastructure and services in alignment with current and future community needs.	Staff	Ongoing

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.1D Expand employment opportunities and promote equitable access to jobs and economic well-being of current and future residents.	See Economic Vitality Element implementation strategies.	Staff	Ongoing
2.1E Align with the Puget Sound Regional Council's Vision 2050 Regional Growth Strategy and King County Countywide Planning Policies by providing buildable land capacity for the 20-year housing and employment allocations.	Incorporate consideration of regional growth strategies within policy and plan development and update processes.	Staff, Planning Commission, City Council	Ongoing
2.1F Plan to accommodate at least 5,900 additional housing units and 14,810 additional jobs in SeaTac between 2019 and 2044, in line with the King County Countywide Planning Policies' adopted growth targets.	Incorporate consideration of housing and job target attainment within policy and plan development and update processes.	Staff	Ongoing
	Track and assess the impacts of citywide rezones undertaken as part of the Envision SeaTac 2044 periodic up-date, and the City's planned middle housing and ADU code amendments and monitor their effects in facilitating attainment of job and housing targets.	Staff	Short Term
	Monitor housing production in line with state and King County Countywide Planning Policy reporting timelines to assess progress toward growth targets.	Staff	Short Term
2.1G Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities.	Incorporate consideration of historically marginalized populations in City decision-making related to developing, updating, and implementing policies, plans, projects, and budgets including: • Confirmation of populations that may be affected by proposals • Prioritization of marginalized populations in City actions.	Staff, Planning Commission, City Council	Ongoing

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.1H Evaluate the potential for physical, economic, and cultural residential and commercial displacement and use a range of strategies to mitigate displacement impacts.	Utilize the findings from the SeaTac Displacement Risk Assessment Report (an appendix to the Housing and Human Services Background Report), the SeaTac Equity Index, and other City- or regionally-created tools to help assess displacement risk.	Staff	Ongoing
	Identify and implement strategies to mitigate the risks of physical, economic, and cultural displacement of local businesses.	Staff, Planning Commission, City Council	Short Term
2.1I Coordinate with other jurisdictions, agencies, and tribes to promote a healthy environment, thriving community, and opportunities for all.	Continue working with adjacent cities, South King Housing and Homelessness Partners (SKHHP), and other partners on planning efforts and projects.	Staff, City Council	Ongoing
GROWTH FRAMEWORK AND PLACE TYPOLOGIES			
2.1J Implement a citywide growth framework using place typologies to identify where and how SeaTac will accommodate future growth while increasing equitable access to opportunity.	Use place typologies to guide the location and type of growth in the city and implement them through supportive regulations, projects, and budgets.	Staff	Ongoing
2.1K Recognize and plan for the unique role and character of centers and neighborhoods throughout the city and maximize existing community assets as they grow.	Maximize social, economic and physical assets such as population and business clusters, existing transportation and utility infrastructure, parks and natural features in planning efforts.	Staff	Ongoing

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
GROWTH FRAMEWORK AND PLACE TYPOLOGIES			
2.1L Establish and implement the Urban Center growth typology through new private and public development and redevelopment within the Urban Center and its three urban villages and increase access to opportunity within SeaTac's central business and residential neighborhoods.	Incorporate the Urban Center growth typology and related growth strategies into plans, regulations, projects, and budgets to facilitate new public and private investment and development within the Urban Center.	Staff, City Council	Ongoing
2.1M Recognize the Urban Center's designation as a Regional Growth Center and plan for and promote its development in alignment with Puget Sound Regional Council and King County Countywide Planning Policy requirements.	Ensure alignment with PSRC Regional Growth Center framework in future planning and projects.	Staff	Ongoing
2.1N Seek to develop the Urban Center as a major focal point for compact, walkable higher density population and employment growth that is served by efficient multi-modal transportation and nearby infrastructure and services.	Amend codes, budgets, and City programs as needed to promote equitable transit-oriented development throughout the Urban Center.	Staff, City Council	Short Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.10 Establish and implement the Urban Center growth typology through new private and public development and redevelopment within the Urban Center and its three urban villages and increase access to opportunity within SeaTac's central business and residential neighborhoods.	Implement Urban Village subarea plans, to establish three compact, equitable, walkable complete neighborhoods within the Urban Center.	Staff, City Council	Ongoing
	Complete City Center Urban Village Plan and incorporate updated City vision and growth strategies.	Staff, Planning Commission, City Council	Short Term
	Update S 154th Station and Angle Lake Station Urban Village Plans to incorporate updated City vision and growth strategies and better reflect changes in community goals and growth trends that have changed since their adoption.	Staff, Planning Commission, City Council	Short Term
	Develop village squares within each urban village and ensure future Parks, Recreation and Open Space Plan updates incorporate and plan for village Green square development.	Staff, City Council	Short Term, Medium Term
	Consider inclusionary zoning or bonus programs to ensure affordable housing options for all income levels available in villages.	Staff, Planning Commission, City Council	Short Term
	Update subarea plans periodically to better reflect changes in community goals and growth trends.	Staff, Planning Commission, City Council	Short Term, Medium Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
NEIGHBORHOOD CENTER TYPOLOGY			
2.1P Establish and implement the Neighborhood Center growth typology through the creation of neighborhood villages and small-scale corner store mixed use development that support complete neighborhood goals for walkable, one-half mile access to diverse, affordable housing types, resident-oriented goods and services, and recreation and cultural opportunities clustered within community hubs throughout the city.	Incorporate the Neighborhood Center growth typology and its related growth strategies into plans, regulations, projects, and budgets to facilitate new public and private investment and development that contribute to the creation of walkable, mixed use, resident-oriented neighborhood villages and smaller-scale corner store/mixed use development.	Staff, City Council	Ongoing
2.1Q Create neighborhood villages in areas outside of the Urban Center, to provide centralized access to everyday needs, gathering places for local community members, and a range of moderately scaled housing options that are compatible with adjacent Neighborhood Residential areas.	Work with local communities to clarify preferred services, housing types, and complete neighborhood infrastructure that should be prioritized in each neighborhood village.	Staff	Ongoing
	Create implementation plans for each neighborhood village, possibly through subarea planning processes, that confirm community priorities and align City budgets and programs to implement them.	Staff, Planning Commission, City Council	Short Term
	Ensure complete neighborhood infrastructure and services implemented in neighborhood villages.	Staff, City Council	Ongoing
	Develop village squares within each neighborhood village and ensure future Parks, Recreation and Open Space Plan updates incorporate and plan for village square development.	Staff, Planning Commission, City Council	Short Term, Medium Term
	Consider inclusionary zoning or bonus program to ensure affordable housing options for all income levels available in villages	Staff	Short Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.1R Implement corner store mixed use development in areas outside of the Urban Center to provide smaller scale housing and commercial options in locations that fill gaps in easy access to convenient services for residents.	Work with local communities to identify potential locations, building types, and services corner store centers should provide.	Staff	Short Term
	Confirm locations and update regulations as appropriate to allow corner store mixed use areas.	Staff, Planning Commission, City Council	Short Term
NEIGHBORHOOD RESIDENTIAL TYPOLOGY			
2.1S Establish and implement a Neighborhood Residential growth typology for locations outside of the Urban Center and Neighborhood Centers to accommodate primarily residential development that may include opportunities for mixed use and non-residential development at appropriate locations and scales.	Adopt and implement code amendments to allow middle housing options and up to two accessory dwelling units (ADUs) within parcels where single family housing is currently permitted by June 2025, as required by the state.	Staff, City Council	Ongoing
2.1T Create Neighborhood Residential areas in locations that consist of primarily residential uses, including Residential Low, Residential Medium and Residential High land use designations, and allow some compatible non-residential uses.	Implement the Neighborhood Residential growth typology through its integration within plans and regulations.	Staff, Planning Commission, City Council	Ongoing

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
INDUSTRIAL CENTER TYPOLOGY			
2.1U Establish and implement the Industrial Center growth typology by providing diversified light industrial employment and economic opportunities within flex warehouse/ industrial areas at appropriate locations across the city.	Incorporate the Industrial Center growth typology and related growth strategies into plans, regulations, projects, and budgets to facilitate job and business growth in flex warehouse/industrial areas.	Staff, City Council	Ongoing
2.1V Promote the creation of flex warehouse/ industrial areas in locations with concentrated industrial and heavy commercial uses and Industrial, Regional Business Mix, and Airport land use designations.	See strategies above.	Staff, Planning Commission, City Council	Ongoing
GENERAL GROWTH			
2.1W Promote efficient use of land by requiring development of the appropriate type and density for each zone.	Review and amend the Zoning Code periodically to ensure alignment with City vision and growth strategies.	Staff, Planning Commission, City Council	Short-Term
	Consider amending the Zoning Code to establish a minimum density for multifamily residential zones.	Staff, Planning Commission, City Council	Short-Term
	Amend the Zoning Code periodically to ensure regulations support City vision and growth strategies as economic, development, and environmental conditions change.	Staff, Planning Commission, City Council	Short-Term
	Streamline the Planned Unit Development (PUD) process and requirements for residential development on large, vacant parcels.	Staff, Planning Commission, City Council	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.1T Amend the Zoning Map to achieve the vision illustrated on the Comprehensive Plan Land Use Map in accordance with the adopted criteria below. 1. Market demand is sufficient for blocks of land to be developed, 2. Infrastructure improvements are planned concurrently to serve the proposed development, and 3. The planned use is compatible with the surrounding neighborhood.	Assess the impacts of citywide rezones undertaken as part of the Envision SeaTac 2044 periodic update to improve consistency between Zoning Map and Comprehensive Plan Land Use Map.	Staff	Short-Term
	Continue to track and ensure Zoning Map is aligned with the vision of the Comprehensive Plan Land Use Map.	Staff, Planning Commission	Short-Term
	Prioritize infrastructure improvements on properties with development proposals that align with long-term City goals.	City Council	Ongoing
2.2 HEALTHY, EQUITABLE, CONNECTED, AND COMPLETE NEIGHBORHOODS.			
2.2A Provide opportunities for varied and affordable housing options, shops, services, transportation choices parks and recreation, and access to healthy food sources within one-half mile walking distance of homes, and within walking distance of work places, and other gathering places.	Proactively plan and coordinate City work plans and budgets to facilitate the creation of complete neighborhood infrastructure and services citywide.	Staff, City Council	Ongoing
	Consider and plan to mitigate potentially disparate impacts of improvements on local communities and track over time.	Staff	Ongoing
	Support business developments within urban villages, neighborhood villages, and within one-half mile of households citywide.	Staff, City Council	Ongoing
	Encourage a variety of housing types in redeveloping neighborhood commercial areas to provide a varied customer base.		
	Consider reducing parking requirements for retail uses located in areas with sufficient residential densities.	Planning Commission, City Council	Short-Term
	Prioritize recreation development and maintenance in urban villages.	Staff	Ongoing
	Develop safe connections (e.g., trails) connecting parks and station areas.	Staff	Short-Term
	Require through-block connections on large blocks to increase walkability to destinations.	Staff, Planning Commission, City Council	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.2B Promote dense residential and employment uses in the Urban Center, within Neighborhood Centers, and elsewhere as appropriate, to provide current and future residents with greater access to transportation, housing, and economic opportunities.	Identify regulatory, capital project, and programmatic changes to incentivize high density residential and commercial development within designated centers (including Urban Center, urban villages, neighborhood villages) and in close proximity to frequent transit.	Staff, City Council	Ongoing
2.2C Explore incentives and strategies to address existing health disparities and improve health outcomes in all communities.	Utilize guidance from the Human Services Strategic Plan, once update process completed, and other resources to better understand and address community health disparities.	Staff	Short-Term
	Work with the community to identify potential regulatory or programmatic strategies to address disparities.	Staff, Planning Commission, City Council	Short-Term
ACCESS TO HOUSING			
2.2D Create land use patterns that promote a mix of high quality, diverse, and affordable housing options accessible to all income levels citywide.	Implement the state required middle housing and ADU code amendments by June 30, 2025.	Staff, Planning Commission, City Council	Short-Term
	Review and streamline the multifamily residential design standards.	Staff, Planning Commission, City Council	Short-Term
	Develop and pass an inclusionary zoning ordinance to require diverse and affordable housing.	Staff, Planning Commission, City Council	Medium Term
	See the Housing Element's Implementation Strategies	Staff	Short Term, Medium Term
2.2E Encourage new development that places employment and living areas in close proximity to improve the jobs-housing balance.	Monitor housing development in and near the Urban Center, Neighborhood Centers, and frequent transit.	Staff	Ongoing
	Develop better understanding of airport-related jobs and their locations in relation to SeaTac's residential areas.	Staff	Short-Term
	Consider updates to housing strategies to better understand, address, and improve access to jobs for SeaTac residents.	Staff, Planning Commission, City Council	Medium Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
ACCESS TO NEIGHBORHOOD SERVICES			
2.2F Encourage the development of neighborhood serving and small, "resident-oriented" businesses throughout the City to serve the daily needs of SeaTac's local communities.	Identify types of resident-oriented businesses and potential locations and actively recruit them, working with other agencies (e.g., Soundside Alliance, Chamber.)	Staff	Ongoing
	Allow the resident-oriented types of businesses identified by the City in the implementation strategy listed above as "per-mitted uses" in the zoning code.	Staff, Planning Commission, City Council	Short Term
	Explore and then implement economic development strategies such as small business incubators to encourage resident-oriented businesses working with other agencies (e.g., Soundside Alliance, Chamber).	Staff	Ongoing
	Investigate program to offer grants or culturally appropriate loans to small businesses serving neighborhoods.	Staff, City Council	Medium Term
2.2G Promote and incentivize developments in commercial and mixed use designations with retail and service-oriented businesses on the ground floor or on the same site to serve employees, residents, and visitors.	Review and amend ground floor commercial requirements for mixed use development as appropriate.	Staff, Planning Commission, City Council	Short-Term
2.2H Allow home occupations where residential uses are allowed subject to Zoning Code requirements for such business operations.	Review home occupation codes and address potential barriers while considering neighborhood compatibility.	Staff, Planning Commission, City Council	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
ACCESS TO HEALTHY FOODS			
2.21 Support policies, land uses, systems, and environmental changes that result in increased access to healthy, fresh, and minimally processed foods	Adopt code amendments that incentivize grocery and healthy food retail, especially within urban villages and neighborhood villages. Consider offering density bonuses for new grocery retail.	Planning Commission, City Council	Short-Term
	Incentivize healthy food retail in or near multifamily housing.	Planning Commission, City Council	Short-Term
	Allow or reduce barriers for mobile produce markets and carts.	Staff, Planning Commission, City Council	Short-Term
	Expedite permitting for grocery development in station areas.	Planning Commission, City Council	Short-Term
	Identify and/or assemble potential sites for new groceries.	Staff, Planning Commission, City Council	Short-Term
	Offer grants or culturally appropriate loans for small grocery assistance.	City Council	Short-Term
	Improve pedestrian, bicycle, and transit connectivity to grocery stores.	Staff, City Council	Short-Term
	Conduct zoning code gap/barrier analysis to ensure that small-scale healthy food retail is allowed in all or most zones and has appropriate zoning definitions to allow the sale of fresh food.	Staff, Planning Commission, City Council	Short-Term
	Include food access goals in development review and health impact assessments.	Staff, Planning Commission, City Council	Ongoing Short-Term
	Encourage retailers to accept federal nutrition program benefits.	City Council	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.2J Increase access to healthy and culturally relevant food by encouraging the location of healthy food purveyors, such as grocery stores, farmers markets, urban agriculture programs, and community food gardens in proximity to residential uses and transit facilities, particularly in those areas with limited access to healthy food.	See strategies for Policy 2.2 (above).	Staff	Ongoing
	Develop inter-department coordinated work plan to guide and align City efforts to increase access to healthy and culturally relevant food.	Staff	Short Term
	Consider adopting urban agriculture code amendments.	Staff	Short Term
	Ensure future updates of the Parks, Recreation and Open Space (PROS) Plan considers strategies for increasing access to community gardens.	Staff	Short Term
ACCESS TO TRANSPORTATION CHOICES			
2.2K Establish land use patterns that promote walking, bicycling, and transit use to access goods, services, education, employment, and recreation.	Identify and implement regulatory, capital project, and programmatic changes to promote walkable one-half mile access to complete neighborhood infrastructure and services citywide, including within and connecting to neighborhood villages and future corner store locations.	Planning Commission, City Council	Short Term
	Implement the City Center (once updated), 154th Street, and Angle Lake Station urban village subarea plans to ensure that a high intensity of residences and destinations (e.g., local-serving retail, community gathering places, parks, grocery stores, etc.) develop .	Planning Commission, City Council	Ongoing
	Prioritize pedestrian and bicycle infrastructure improvements to support access and connectivity to centers and complete neighborhood infrastructure and services including transit, healthy food sources, neighborhood-oriented services, and parks and recreation facilities, in the Transportation Improvement Program and the CIP.	Planning Commission, City Council	Ongoing

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.2L Provide for connectivity in the street network to accommodate walking, bicycling and transit use to promote health and well-being.	Develop and implement a plan to increase connectivity in the street and overall multimodal transportation network.	Planning Commission, City Council	Short-Term
ACCESS TO PARKS AND OPEN SPACE			
2.2M Provide a variety of accessible parks, recreational land uses, open spaces, and trails in convenient and walkable locations throughout the City.	See Parks, Recreation, and Open Space strategies for policies related to goals 10. 1 Provide Recreational Opportunities and 10.2 Preserve and Acquire Recreational Land.	Staff, City Council	Medium-Term
2.2N Promote one-half mile walkable access to Community or Neighborhood Parks for all households and aspire to one-quarter mile access for residents of urban villages, neighborhood villages, and residents of other higher density neighborhoods, in alignment with the Parks, Recreation and Open Space (PROS) Plan.	See Parks, Recreation, and Open Space strategies for Policy 10.2A Preserve and Acquire Recreational Land.	Staff, City Council	Ongoing
2.2O Incorporate consideration of physical health and well-being into local decision-making by locating, designing, and operating public facilities and services in a manner that supports creation of community gardens and gathering spaces, in public open spaces, in public open spaces in accessible locations throughout the City.	Develop a neighborhood grant matching program to encourage small, neighborhood-led projects such as community gardens.	Staff, City Council	Short-Term
	Identify appropriate locations for community gardens.	Staff, Planning Commission	Short-Term
	Partner with interested land owners to encourage publicly accessible community gardens.	Staff, City Council	Medium-Term
	Allocate funding to support construction and maintenance of community gardens.	Staff, City Council	Short-Term
	Incentivize community gardens in or near multifamily developments.	Staff, Planning Commission, City Council	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
CITYWIDE LAND USES			
2.3 RESIDENTIAL LAND USE			
RESIDENTIAL LOW			
2.3A Outside of the Urban Center, provide a lower density residential environment that promotes high quality housing, diversity in housing types, and affordability.	Implement code amendments to allow middle housing options and up to two accessory dwelling units (ADUs) within parcels where single family housing is currently permitted by June 2025, as required by the state.	Staff, Planning Commission, City Council	Ongoing
	Maintain code enforcement activities to ensure protection from illegal/inappropriate.	Staff	Ongoing
2.3B Allow single family, middle housing, and accessory dwelling units within the Residential Low designation and compatible non-residential uses including schools, parks, religious use facilities, and small scale neighborhood-oriented services, and home occupations as appropriate.	Review and amend as necessary the Residential Low designation and its implementing zone's permitted uses to ensure alignment with the City's visions and goals.	Staff, Planning Commission, City Council	Ongoing
RESIDENTIAL MEDIUM			
2.3C Outside of the Urban Center, allow higher densities than Residential Low areas while maintaining a desirable family environment through the Residential Medium designation. Some compatible non-residential uses including schools, parks, religious use facilities, small scale neighborhood-oriented services, and home occupations may be allowed.	Review and amend as necessary the Residential Medium designation and its implementing zones (RM, URM, Manufactured Home Park) and standards to ensure their alignment with the City's vision and goals.	Staff, Planning Commission, City Council	Short Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
URBAN MEDIUM			
2.3D Within the Urban Center, allow a moderate density residential option that promotes a desirable family environment through the Urban Medium designation. Some compatible non-residential uses including schools, parks, religious use facilities, small scale neighborhood-oriented services, and home occupations may be allowed.	Review and amend as necessary the Urban Medium designation and its implementing zones (RM, URM, Manufactured Home Park) and standards to ensure their alignment with the City's vision and goals.	Staff, Planning Commission, City Council	Short Term
RESIDENTIAL HIGH			
2.3E Outside of the Urban Center, provide a high density living option through the Residential High designation. Some compatible non-residential uses may be allowed, including neighborhood oriented commercial when part of mixed use development.	Review and amend as necessary the Residential High designation and its implementing zone and standards to ensure their alignment with the City's vision and goals.	Staff, Planning Commission, City Council	Short Term
URBAN HIGH			
2.3F Within the Urban Center, provide a high density living option through the Residential High designation. Some compatible non-residential uses may be allowed, including neighborhood oriented commercial when part of mixed use development.	Review and amend as necessary the Urban High designation and its implementing zone and standards to ensure their alignment with the City's vision and goals.	Staff, Planning Commission, City Council	Short Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
URBAN RESIDENTIAL HIGH MIXED USE			
2.3G Within the Urban Center, promote high density residential uses and opportunities for mixed use development that complements bordering high density commercial areas through the Urban Residential High Mixed Use designation.	Amend the Zoning Code as needed to allow non-residential uses only as part of a residential project.	Staff, Planning Commission, City Council	Short-Term
	Review, and amend as necessary, development standards to ensure public and private open space, compatibility with neighboring uses, and quality building-street interaction.	Staff, Planning Commission, City Council	Short-Term
2.4 COMMERCIAL LAND USE			
COMMERCIAL LOW			
2.4A Outside of the Urban Centers, serve nearby residential and commercial neighborhoods by locating primarily resident- and daily need-oriented goods and services in designated Commercial Low areas.	See strategies under Access to Neighborhood Services	Staff	Medium-Term
NEIGHBORHOOD VILLAGE MEDIUM			
2.4B Outside of the Urban Center, allow medium intensity development within the Neighborhood Village Medium designation that contributes to the creation and maintenance of mixed use neighborhood centers and is compatible with adjacent residential areas.	Review and amend as necessary the NVM land use designation and its zone's development standards to ensure the proper mix of uses is required.	Staff	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.4C Encourage a range of moderately scaled housing options mixed with retail, commercial, and service uses focused on the local community within the Neighborhood Village Medium designation.	See strategy above.	Staff	Short-Term
URBAN VILLAGE MEDIUM			
2.4D Within the Urban Center, allow medium intensity development within the Urban Village Medium designation that contributes to the creation and maintenance of mixed use urban village centers and is compatible with adjacent residential areas.	Review and amend as necessary the UVM designation and its implementing zone's development standards. Ensure the proper mix of residential and commercial uses is allowed and/or required.	Staff	Short-Term
2.4E Provide locations for mixed-use medium density development, especially transit-oriented development, within the Urban Village Medium designation and encourage a range of moderately scaled housing options mixed with retail, commercial, and service uses for the local resident, worker, and visitor communities.	See strategy above.	Staff	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
NEIGHBORHOOD VILLAGE HIGH			
2.4F Outside of the Urban Center, provide moderate to higher intensity, mixed use development in Neighborhood Village High areas that promote the creation and maintenance of compact and compete neighborhood centers focused on the needs of the local community.	Review and amend as necessary the NVH designation and its implementing zone's development standards. Ensure the proper mix of residential and commercial uses is required.	Staff	Short-Term
2.4G Promote mixed use development with a range of moderate to higher scaled housing options and neighborhood-oriented goods and services in the Neighborhood Village High designation.	See strategies above.	Staff	Short-Term
URBAN VILLAGE HIGH			
2.4H Within the Urban Center, provide higher intensity, mixed use development in Urban Village High areas that promote the creation and maintenance of compact, transit-oriented, and complete urban village centers.	Review and amend as necessary the UVH designation and its implementing zone's development standards. Ensure the proper mix of residential and commercial uses is required.	Staff	Short-Term
2.4I Promote mixed use development with a range of higher scaled housing options and varied goods and services for local residents, workers, and visitors in the Urban Village High designation.	See strategies above.	Staff	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
COMMERCIAL HIGH			
2.4J Outside of the Urban Center, allow high intensity development in the Commercial High designation to accommodate intense land uses, such as mixed use hotels, office towers, and high density housing, to support transit/walking/bicycling communities.	Review and amend as necessary the CH designation and its implementing zone's development standards. Ensure the proper mix of residential and commercial uses is allowed and/or required.	Staff	Short Term
URBAN COMMERCIAL HIGH			
2.4K Within the Urban Center, allow high intensity development in the Urban Commercial High designation to accommodate intense, transit-oriented development and land uses, such as mixed use hotels, office towers, and high density housing, to support transit/ walking/ bicycling communities.	Review and amend as necessary the UHC designation and its implementing zone's development standards. Ensure the proper mix of residential and commercial uses is allowed and/or required.	Staff	Short Term
REGIONAL BUSINESS MIX			
2.4L Allow a mix of employment activities primarily related to high intensity commercial uses including distribution/ warehouse, light assembly, R&D testing, service commercial uses, office and related retail commercial uses. Residential uses may be allowed under certain conditions.	Review uses and development standards for "RBX" zone outside of the Urban Center boundary, to ensure: • Appropriate building heights are established, and • Compatible manufacturing, assembly and other business service uses are allowed.	Staff, Planning Commission, City Council	Short Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.4M The Regional Business Mix designation is intended to create a built environment which facilitates the compatible development of heavy commercial uses in tandem with people-intensive uses, while providing an appropriate transition between industrial areas and less intensive commercial, mixed use or residential zones.	Identify regional companies with Airport-oriented distribution needs and encourage them to construct a major facility in SeaTac. [See the Economic Vitality Element for more strategies on business attraction.]	Staff	Ongoing
OTHER COMMERCIAL USES			
2.4N Protect designated land uses from the negative impacts of "adult entertainment" establishments.	Implement codes related to "adult entertainment" establishments.	Staff	Ongoing
2.5 MANUFACTURING, INDUSTRIAL, AND BUSINESS PARK LAND USE			
2.5A Concentrate manufacturing, industrial, and warehouse/distribution uses in specific and appropriate locations to provide services and protect existing residential and other commercial areas.	Identify regional companies with Airport-oriented distribution needs, and encourage them to construct a major facility in SeaTac. [See the Economic Vitality Element for more strategies on business attraction.]	Staff	Ongoing
2.5B Discourage inappropriate, heavy manufacturing businesses from locating in SeaTac, excluding Airport-sited uses.	Revise the Zoning Code to make the following uses subject to the conditional use review process in Zones where they are permitted: • Textile Mill • Chemical/Petroleum Products • Rubber/Plastic/Leather/Mineral Products • Primary Metal Industry	Planning Commission, City Council	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
AIRPORT			
2.5C Provide for the Airport and high intensity Airport-related facilities and activities.	Partner with the Port of Seattle/ Airport and other local jurisdictions and institutions to implement goals and regulations aimed at reducing pollution and noise in airport-adjacent communities.	City Council, Staff	Ongoing
2.5D Encourage land uses adjacent to the Airport that are compatible with Airport operations	Continue to maintain regulations and programs that encourage appropriate land uses adjacent to the Airport.	Planning Commission, City Council, Staff	Ongoing
2.5E Work with the Port of Seattle to implement the Inter-Local Agreement (ILA) and coordinate on Airport master planning projects.	Amend the Zoning Code and Map as necessary to make it consistent with the ILA.	Planning Commission, City Council, Staff	Ongoing
INDUSTRIAL			
2.5F Provide for industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling, storage, warehousing, and heavy trucking through the Industrial designation.	Review and amend code as necessary to ensure appropriate industrial uses provided in the Industrial zone.	Staff	Ongoing
2.6 PARKS AND OPEN SPACE LAND USE			

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.6A This designation identifies publicly funded park and open space areas to be used for outdoor passive and active recreation uses, conservation and protection of municipal watersheds, and wildlife corridors and habitats. Also included are private open space facilities such as cemeteries.	Coordinate Planning, Parks, and Environmental plans to ensure adequate recreation opportunities and conservation and protection of environmental resources and ecosystem services.	Staff, City Council	Ongoing
2.7 ESSENTIAL PUBLIC FACILITIES			
2.7A Administer a process consistent with the Growth Management Act (GMA) and King County Countywide Planning Policies to identify and site essential public facilities (EPF).	Ensure GMA and CPP processes administered to identify and site EPFs.	Site	Ongoing
2.7B Continue to actively engage with Sound Transit on maintenance and development issues related to the successful operations of their high-capacity transit facilities within and near SeaTac.	Work with Sound Transit to define an exit route through the city that minimizes disruptions to private and public property owners, businesses and residents, and that causes minimal adverse aesthetic, economic and environmental impacts.	Planning Commission, City Council, Staff	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.7C Actively engage with the Port of Seattle and neighboring cities on updates to airport master plans and the implementation/ construction of, and mitigation for related projects consistent with the terms of the Inter-Local Agreement (ILA).	Work with the Port of Seattle on master plan updates to identify and minimize impacts to the city, its residents and businesses.	Staff	Short-Term
2.7D Actively engage with WSDOT and neighboring cities on the planning, design and construction of, and mitigation for highway or other major roadway facilities.	Actively engage with WSDOT at the earliest point in the process of developing plans for highway projects in or adjacent to the City.	Staff	Ongoing
2.8 COMMUNITY DESIGN, PLACEMAKING, ARTS, AND CULTURE			
INCLUSIVE PLANNING AND COMMUNITY DESIGN			
2.8A Reduce disparities in access to opportunity for the City's residents through inclusive community planning, engagement, and targeted public and private investments that meet the diverse needs of current and future residents and businesses.	Continue working with City community engagement strategist and other staff to ensure inclusive community engagement processes in projects citywide.	Staff	Ongoing
	For larger scale projects, consider creating Public Involvement Plans that identify and document inclusive community planning practices.	Staff	Ongoing
DEVELOPMENT PATTERN			
2.8B Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision.	Continue implementing City design standards for private and public development and update as needed.	Staff	Ongoing
	Complete street design standards to guide high quality street and streetscape design.	City Council, Staff	Short Term
	See Urban Design and Placemaking implementation strategies.	Staff	Ongoing

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.8C Promote a compact, centers-focused development pattern that includes housing at a range of urban densities, commercial and industrial development, and other urban and public facilities and parks and open space, including a mix of uses that are convenient to access and support public transportation.	Ensure consistency of City plans and codes in promoting development clustered in walkable, urban, centers and the provision of complete neighborhood infrastructure and services within close walking distance of residents.	Staff	Ongoing
2.8D Enhance existing neighborhoods by increasing opportunities for multimodal connectivity in the street network, especially improvements that facilitate walking, bicycling, and transit use.	Develop and implement a plan to increase connectivity in the street and overall multimodal transportation network.	City Council, Staff	Short Term
2.8E Encourage new development and redevelopment projects to break up large blocks and increase walkability and multimodal access to destinations.	Implement subarea plan strategies that identify new multimodal connections.	City Council, Staff	Short Term, Medium Term
	Identify desirable linkages and secure access through purchase or easements.	Staff	Ongoing
2.8F Locate community facilities and services, including civic places like parks, schools, and other public spaces, in centers and near transit, with consideration for climate change, economic, social and health impacts	Incorporate consideration of locating civic uses, community facilities, and public services within centers and near transit into City decision making processes.	Staff	Ongoing
	Work with public agencies on clustering civic places within centers and near transit.	Staff	Ongoing
	Utilize the City's Strategic Real Estate Plan as a guide to public priorities.	City Council, Staff	Ongoing

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.8G Support the transformation of key underutilized lands to complement the development of centers or enhance existing neighborhoods through encouraging new infill development, the provision of adequate public spaces, or other redevelopment that contributes to public health, existing community character, and a mix of uses.	Identify and develop strategies related to infill and underutilized lands through sub-area plan development and updates.	Staff	Ongoing
	Review development code periodically to remove barriers to infill as needed.	Staff	Ongoing
2.8H Encourage development patterns with architectural and landscape elements that create compatible transitions between land uses of different intensities.	Develop and apply design guidelines to transitional areas (especially between residential and commercial zones) that address: Site planning (e.g., setbacks and building placement and orientation); Landscaping and buffers; and Building design (e.g., upper story setbacks and human scale features); and scale.	Planning Commission, City Council, Staff	Short Term
	Consider updates to the multifamily and commercial development standards and others to ensure new development of appropriate size constructed.	Staff	Short Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
URBAN DESIGN AND PLACEMAKING			
PLACEMAKING			
2.8I Promote and implement placemaking efforts that enhance the physical environment and community identity by contributing to the unique look and feel of neighborhoods through design and infrastructure techniques such as streetscape and building design, integration of art and culturally representative features, provision of parks, community gathering spaces, signage, landscaping and other means.	Integrate placemaking goals into City plans and projects to support high quality built and natural environments.		
GATEWAYS			
2.8J Increase recognition of the City of SeaTac by enhancing urban design of the City's key gateway locations, coordinating with neighboring jurisdictions where necessary.	Implement Council approved gateway signage developed by Streetscape Ad Hoc Committee.	Staff	Short-Term
	On an ongoing basis, and as appropriate, consider installation of distinctive physical features, such as specimen trees, seasonal color, art work, lighting, distinctive land-mark building and monument forms, or combinations thereof, to produce a gateway effect at freeway off-ramps and at City limits.	Staff	Ongoing
STREETS WITH TREES			
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.	Require substantial relocation/ replacement mitigation measures through the Zoning Code where preservation of significant trees is deemed by the City to be impractical.	Planning Commission, City Council, Staff	Short Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.8L Require site-appropriate installation of trees and other vegetation along streets.	Develop and adopt a street tree plan for major arterial streets specifying standards for site preparation, suitability of species, size, spacing and tree maintenance.	Staff	Short-Term
	Maintain and enhance Zoning Code landscaping requirements for new development.	Planning Commission, City Council, Staff	Ongoing
	Continue to apply for tree planting grants.	Staff	Ongoing
PARKS AND OPEN SPACE			
2.8M Require developers to provide publicly accessible open space (e.g., neighborhood pocket parks and plazas) as part of commercial development, and require private open space (e.g., decks, balconies, small yards, terraces, courtyards and children's play areas) in multifamily, and mixed use developments.	Develop urban design framework plans to identify locations and types of desired publicly accessible open spaces.	Planning Commission, City Council, Staff	Short Term
	Update or maintain commercial development code to require publicly accessible open space.	Planning Commission, City Council, Staff	Short Term
	Require or develop incentive system for design features and furnishings	Planning Commission, City Council, Staff	Short Term
2.8N Preserve and encourage wildlife habitat and corridors to provide visual and physical relief, and to enhance SeaTac's image as a "green" environment.	Identify greenbelts in SeaTac.	Staff	Short Term
	Examine, and adopt where appropriate, techniques in use elsewhere in	City Council, Staff	Short Term
	Develop and adopt cluster development regulations and tree retention regulations where appropriate.	Planning Commission, City Council, Staff	Ongoing

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.8O Require or incentivize the connection and linkage of parks, boulevards, neighborhood greenways, and other public open spaces, in any redevelopment.	Develop an open space network plan and indicate desired connections [see Policy 10.7D regarding Des Moines Creek Trail extension].	Staff	Short Term
	Update Capital Improvements Program to include linkages on applicable public rights-of-way.	City Council, Staff	Ongoing
	Acquire property or easements for linkages where possible.	City Council, Staff	Medium Term
	Require or incentivize publicly accessible connections in redevelopment.	Planning Commission, City Council, Staff	Short Term
VISTAS AND VIEWPOINTS			
2.8P Identify, classify, and preserve existing and potential public viewpoints.	Inventory and map existing views and vistas.	Staff	Short Term
	Explore the use of Zoning Code requirements for new development to preserve views.	Planning Commission, City Council, Staff	Short Term
	Explore designating scenic routes and add viewpoints provision to the Capital Improvement Program.	City Council, Staff	Short Term
HISTORY, ARTS, AND CULTURE			
2.8Q Identify, commemorate, and preserve the City's historical and cultural resources including tribal treaty fishing, hunting, and gathering grounds and consider the potential impacts of development.	Identify and list the City's historical and cultural resources.	Planning Commission	Short Term
	Establish interpretive and commemorative signs and displays.	Staff	Short Term
	Determine if any structures warrant preservation.	Staff	Short Term
2.8R Preserve significant historic, visual, archeological, and cultural resources, including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character.	Work with City's arts and culture committee and interested community members on preserving SeaTac's art, cultural, and historical resources.	Staff	Short-Term.

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.9 DEVELOPMENT PRACTICES AND DESIGN STANDARDS			
2.9A Promote innovative and environmentally sensitive development practices in siting, design, materials selection, construction, and maintenance.			
2.9B Encourage energy-efficient site and building design, construction and building operation practices, and the use of energy-conserving materials in all new construction and retrofits of existing buildings.			
2.9C Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and the need for equity and predictability in decision making.			
2.9D Adopt flexible design standards, parking requirements, incentives, or guidelines that encourage green building, multimodal transportation, and infill development.			
2.9E Coordinate, design, and plan for public safety services and programs, including emergency management, and through interjurisdictional collaboration.			
	Regularly review and update development codes, programs, and practices as appropriate to address: • Environmentally sensitive, green building, and energy-efficient development practices, and • Innovative and flexible design approaches that achieve City goals.	Staff	Ongoing

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
PUBLIC SAFETY			
2.9F Identify, commemorate, and preserve the City's historical and cultural resources including tribal treaty fishing, hunting, and gathering grounds and consider the potential impacts of development. Inventory places, events, and people that contributed to the evolution of the community and trace this back to Native American influences. Once completed, choose appropriate methods of recognition.	Consult community to identify "Areas of Concern" including but not limited to dark corners, abandoned buildings, unlighted parks, adult uses, and large unsupervised parking lots.	Staff	Short Term
	Continue education efforts with apartment building owners regarding CPTED techniques.	Staff	Ongoing
	Develop and apply CPTED design standards to new commercial and multifamily development, including: - Require new buildings to have windows facing the street or public area to enhance surveillance. - Require recreational facilities and open spaces to be multipurpose (i.e., useful to a number of different user groups). - Require the installation of sidewalks and human-scale street lighting to promote pedestrian safety	Planning Commission, City Council, Staff	Ongoing
CITYWIDE PARKING AND ACCESS			
2.9G Require parking to be located away from the street front or buffered with landscaping or design elements to reduce its visual impact in commercial and higher density residential areas.	Continue to require parking to be located away from the street front or buffered in the Urban Center and neighborhood villages and other pedestrian-oriented locations.	Staff	Ongoing
2.9H Enhance the visual character of surface parking areas through screening and vegetation.	Encourage owners of existing lots to provide trees around the perimeter of their lots.	Planning Commission, City Council	Ongoing
	Consider developing a list of suitable native and drought-tolerant nonnative trees.	Planning Commission, City Council	Ongoing
2.9I Ensure that the appearance of parking structures makes a positive contribution to the image of the City.	Develop design standards or guidelines to address parking structures' visual appearance and compatibility with its context.	Planning Commission, City Council	Ongoing

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.9J Provide alleys or encourage development to utilize alleys where possible to separate service access and parking from the street frontage in residential areas throughout the city.	Designate areas where alleys are required with new development and apply alley standards. Consider public-private partnerships to build alleys or place on Capital Improvement Program.	Planning Commission, City Council, Staff	Short Term
2.9K Incentivize the transition from surface parking to structured parking as structured parking becomes more economically feasible.	For Commercial Medium and High Density designations, explore the feasibility of and apply incentives and requirements for providing structured parking rather than surface parking.	Planning Commission, City Council, Staff	Ongoing
	Limit surface parking through impervious surface limits.	Planning Commission, City Council, Staff	Short Term
2.9L Implement changes to the parking code for residential and commercial uses as needed to support the City's growth strategies while maintaining a high quality of life for residents.	Consider and implement recommendations from Parking Code Study undertaken throughout 2024 and 2025, as appropriate, to establish "right size" requirements for multifamily and commercial uses in the Urban Center and residential low density uses outside the Urban Center.	Planning Commission, City Council, Staff	Short Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
DESIGN OF REGIONAL FACILITIES			
2.9M Ensure Sound Transit, WSDOT, the Port of Seattle and other public agencies work closely with affected neighborhoods in the design of regional public facilities, such as transit, highway and other major projects, that impact residential neighborhoods.	Work with agencies and affected communities to ensure public input and high quality design of regional facilities.	Staff	Ongoing
2.9N Use visual barriers and sound absorption methods to reduce impacts from the construction and operation of regional transportation projects in, or adjacent to residential uses, including the Port of Seattle, Sound Transit’s Link light rail facilities and WSDOT’s SR 509 extension projects.			
2.9O Implement visual and aesthetic enhancements, such as landscape buffers, high quality construction materials, and public art, in the design of regional public facility projects as a means of preserving and contributing to the quality of residential neighborhoods.			
MAJOR INSTITUTIONS			
2.9P Attract and encourage major institutions that are well designed and beneficial to the community.	See strategy below.	City Council, Staff	Ongoing

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.9Q Require institutions to contribute publicly accessible amenities and a high design quality.	Work to establish interagency agreements when major institutions decide to locate here.	City Council, Staff	Ongoing
INDUSTRIAL AREAS			
2.9R Promote well-designed developments in the Industrial and Aviation Commercial zones that respect the natural environment.	See strategy below	Planning Commission, City Council, Staff	Short-Term
2.9S Ensure that Industrial and Regional Business Mix developments apply high design standards with respect to site planning, natural areas, transit use, pedestrian movement, and parking facilities.	Develop and apply design standards to Industrial and Aviation Commercial that address: site planning, natural areas preservation, transit use, pedestrian movement, and parking facilities.	Planning Commission, City Council, Staff	Short-Term
CODE ENFORCEMENT			
2.9T Ensure adequate code enforcement so that regulations are appropriately implemented.	Maintain code enforcement activities to ensure protection from illegal/inappropriate land uses and activities.	Staff	Ongoing
	Continue Code Enforcement practices that raise public awareness about City regulations and programs.	Staff	Ongoing
2.10 AIRPORT			
2.10A Extend design elements from the Airport into the community.	Explore visual linkages: landscaping, signs, building design features, color, and other cues to connect to themes of travel and international access.	Staff	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.10B Improve the character of pedestrian, bicycle, and transit connections between the Airport and the community.	Explore ways of providing functional and comfortable connections with the Airport into the ILA.	City Council	Ongoing
	Work with the Port of Seattle to promote a network of safe, convenient, and attractive linkages within the Urban Center that utilize the urban design elements discussed in the Urban Center policies (7.2F-R).	City Council, Staff	Ongoing
	Work with the Port of Seattle and Sound Transit to develop improved pedestrian connections between the Airport terminal and the City Center core.	City Council, Staff	Short-Term
2.10C Partner with the Port to screen undesirable views.	Work with the Port to devise standards and methods for fencing and screening at agreed sites and locations (e.g., loading and parking areas).	City Council, Staff	Ongoing
2.10D Develop viewpoint parks containing landscaping, signage, and other enhancements to strengthen the Airport's positive image in SeaTac.	Work with the Port to identify appropriate locations for viewpoint parks with landscaping, signage, and other enhancements.	City Council, Staff	Ongoing
2.10E Partner with the Port to infuse high-quality art, architecture, and landscape architecture in Airport development.	Work with the Port of Seattle in encouraging imaginative art, architecture, and landscape architecture on Port of Seattle property. Design themes could draw from concepts such as "diversity of cultures," "international access through travel," or "Pacific Northwest history."	Planning Commission, City Council, Staff	Ongoing