

NEIGHBORHOODS ELEMENT BACKGROUND REPORT

CHAPTER 4



PRR26-564 08262026 000127



ENVISION
SEATAC 2044

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Neighborhoods

SeaTac's residential areas include nine neighborhoods, which cover a range of residential densities and include some non-residential land uses.

As noted in SeaTac's Housing Action Plan, limited pre-automobile development means that only one neighborhood, McMicken Heights, has a functional neighborhood business node. The City's only major grocery store, Safeway, anchors this area.

While most neighborhoods lack north-south streets and sidewalks, neighborhoods in the north end tend to have more well-connected street grids than those in the south. A well-connected street grid allows better local mobility options, promotes active transportation like walking and bicycling, and can better support access to goods, services, education, recreation, and other nearby opportunities.

The Citywide Growth Strategy aims to focus new housing and job growth within centers, including urban villages within the Urban Center and neighborhood villages outside the Urban Center. The Strategy prioritizes creating healthy, equitable, connected, and complete neighborhoods citywide, allowing residents to easily access nearby goods and services, multi-modal transportation options, affordable housing options, healthy food options, and parks and open spaces. (See the citywide growth strategy goals and policies in the Ch. 2 Land Use Element, and neighborhood-specific growth strategies in the Ch. 4 Neighborhoods Element.)

More background information pertaining to the Neighborhoods Element may be found in the Introduction Background Report, Land Use Background Report, and Housing and Human Services Background Report. These reports provide demographics of the City, inventories of existing housing stock, growth allocations for population and housing, City's growth strategy for the next twenty years.

Urban Center and SeaTac Neighborhood Framework

City of SeaTac



Place Typologies

Urban Center

Urban Village

Urban Center Boundary

Neighborhood Center/ Neighborhood

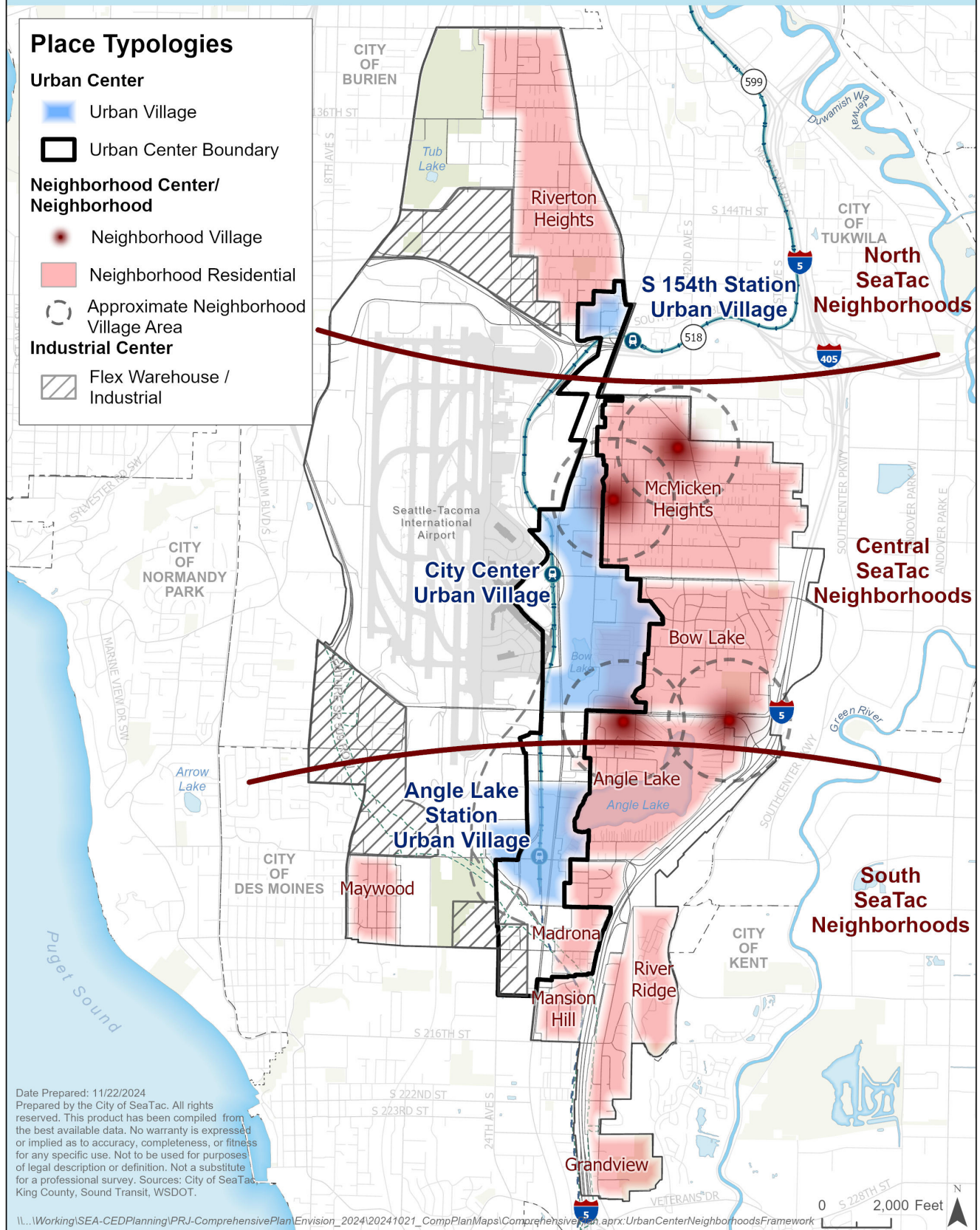
Neighborhood Village

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.

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Figure BR4.1 - Neighborhood Planning Framework

Complete Neighborhoods

Strategy 1 of the SeaTac Housing Action Plan, adopted 2021, is “Strengthen complete community policies.” “Complete community” policies generally promote multi-modal, connected neighborhoods with a mix of housing options and access to parks, neighborhood-oriented commercial, and other services.

SeaTac’s Envision SeaTac 2044 periodic update updated these policies, now called “Complete Neighborhood” policies, to help implement the Housing Action Plan guidance and achieve the following Envision project objectives:

- Create healthy, equitable, connected, and complete neighborhoods.
- Maintain a high quality of life for current and future city residents.

Complete neighborhoods provide half-mile walkable access to:

- **Diverse, Affordable Housing:** Varied housing types attainable for residents of all income levels.
- **Neighborhood Services:** Resident-oriented businesses and daily needs services.
- **Healthy Food:** Grocery stores, healthy food shops, farmers markets, community gardens.
- **Community & Neighborhood Parks:** Multi-purpose parks for all ages and abilities.
- **Transportation Choices:** Connected street networks and walking, bicycling, and transit.

In urban villages and higher density residential areas, the goal is to provide ¼ mile access as possible to serve larger, denser populations. More specific complete neighborhood policy guidance can be found in the Land Use, Urban Center, and Neighborhoods elements.

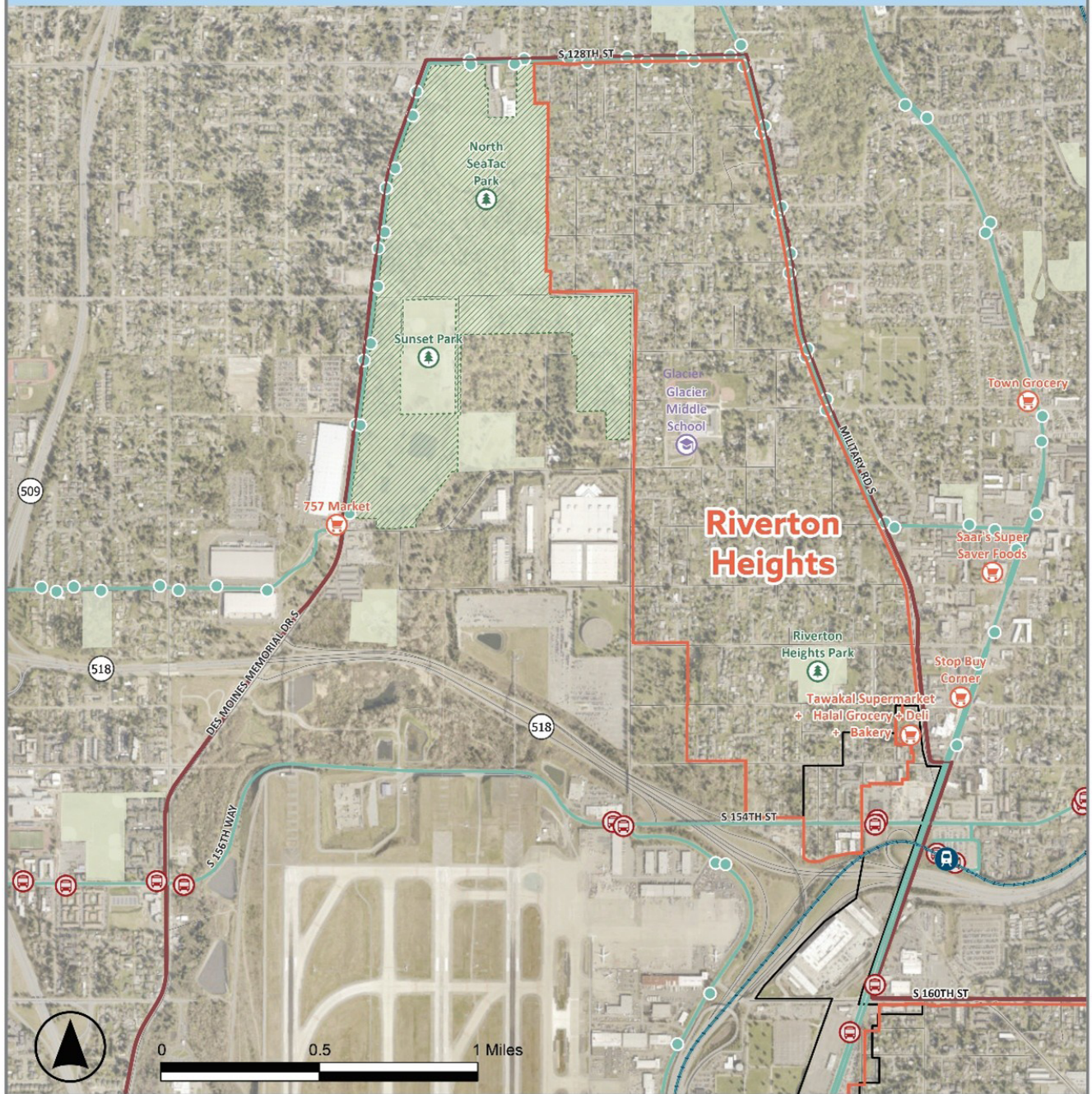
To support complete neighborhoods, it is essential to ensure that new housing and job growth are matched by adequate infrastructure and services. By prioritizing equitable access to resources and fostering healthy, connected communities, SeaTac can create neighborhoods where residents of all backgrounds can thrive. This approach not only enhances the quality of life for current residents but also ensures a vibrant, sustainable environment for future generations.

2024 Complete Neighborhoods Overview

In 2024, the complete neighborhood infrastructure and services shown on the following maps existed in the north, central, and south sectors of SeaTac along with various other amenities and services.

North SeaTac Complete Neighborhoods

City of SeaTac



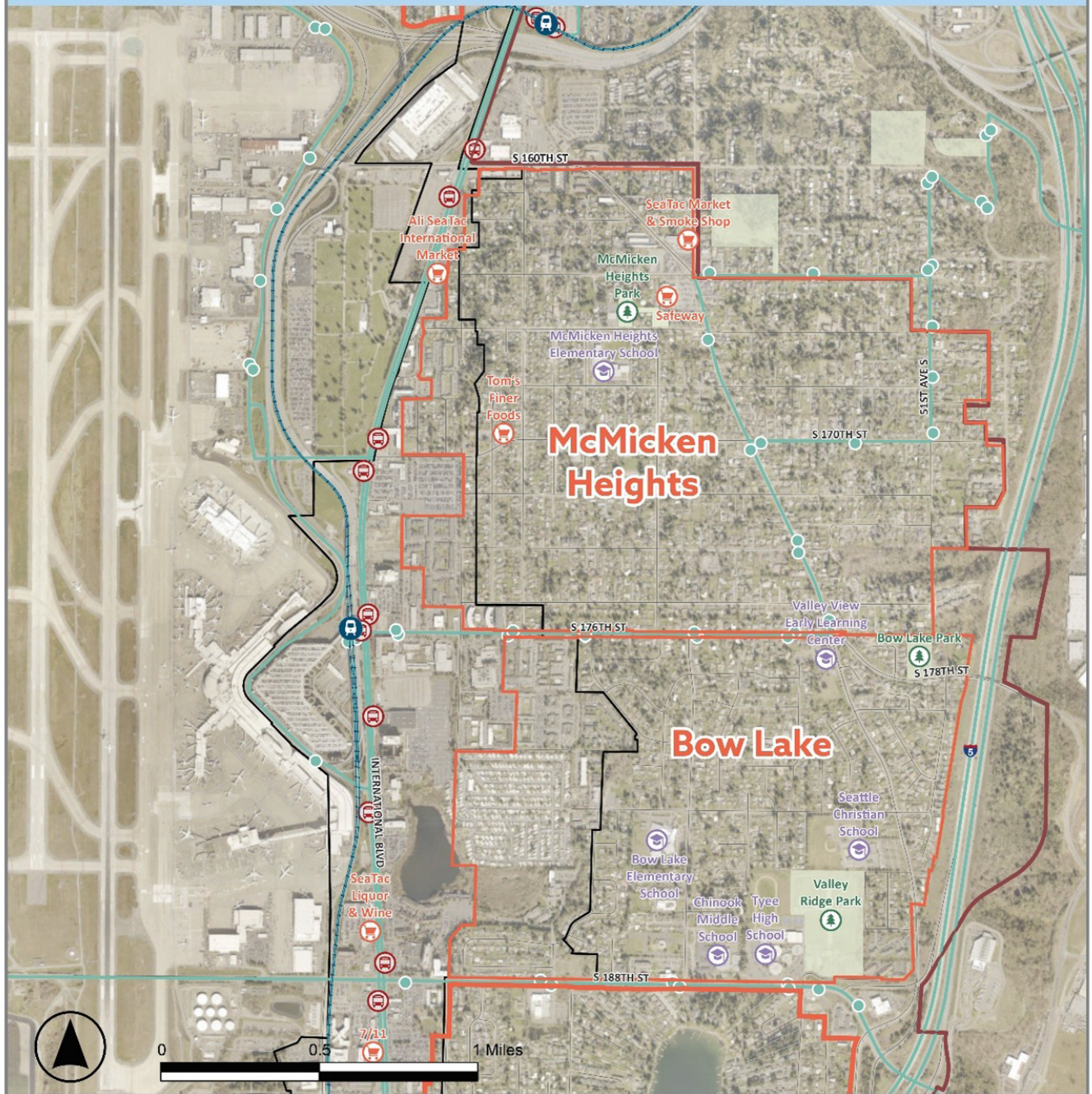
LEGEND

Food Locations	KCM Bus Stops	Light Rail Stations	North SeaTac Park
Education Facilities	King County Transit Routes	Freeway	Urban Center Boundary
Park Facilities	Completed Light Rail Lines	Principal Arterial	City of SeaTac
KCM RapidRide Stops	Proposed Light Rail Lines	Minor Arterial	Park

Figure BR4.2 - North SeaTac Complete Neighborhoods Overview

Central SeaTac Complete Neighborhoods

City of SeaTac



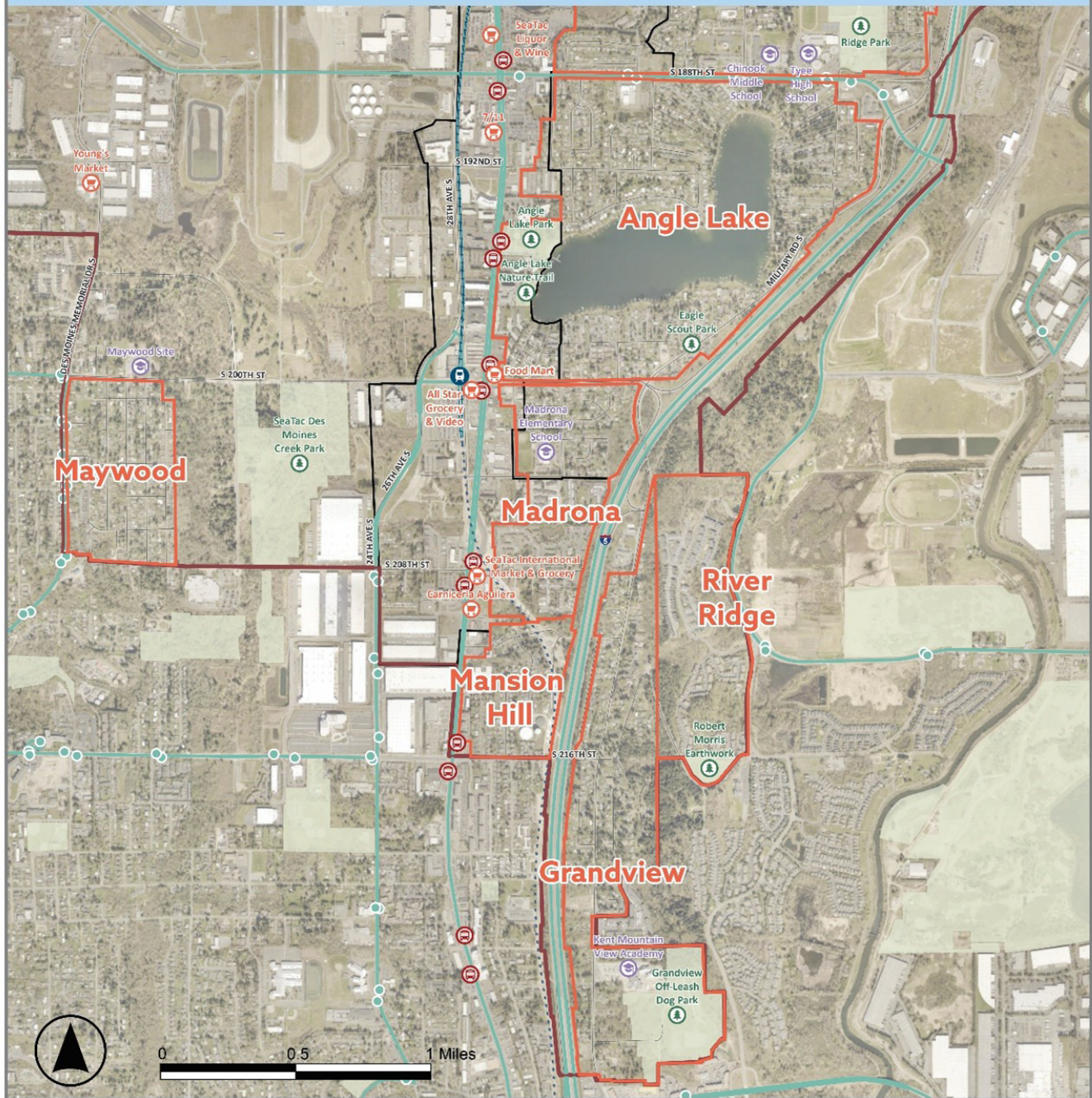
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|----------------------|----------------------------|---------------------|-----------------------|
| Food Locations | KCM Bus Stops | Light Rail Stations | Urban Center Boundary |
| Education Facilities | King County Transit Routes | Freeway | City of SeaTac |
| Park Facilities | Completed Light Rail Lines | Principal Arterial | Park |
| KCM RapidRide Stops | Proposed Light Rail Lines | Minor Arterial | |

Figure BR4.3 - Central SeaTac Complete Neighborhoods Overview

South SeaTac Complete Neighborhoods

City of SeaTac



LEGEND

Food Locations	KCM Bus Stops	Light Rail Stations	Urban Center Boundary
Education Facilities	King County Transit Routes	Freeway	City of SeaTac
Park Facilities	Completed Light Rail Lines	Principal Arterial	Park
KCM RapidRide Stops	Proposed Light Rail Lines	Minor Arterial	

Figure BR4.4 - South SeaTac Complete Neighborhoods Overview