

# Regional Growth Center Plan Certification Report SeaTac Urban Center Element

February 12, 2026



The SeaTac regional growth center is located in King County and was designated as a regional growth center by the Puget Sound Regional Council (PSRC) in 1995. The subarea plan seeks to leverage regional transit investments to continue developing a multifaceted neighborhood with a diverse mix of housing, office, retail, and public space.

PSRC conducted a certification review of the SeaTac Urban Center element. SeaTac adopted their center plan on December 10, 2024. The city's center plan was not previously certified by PSRC.

## Certification Action

The Puget Sound Regional Council certifies that SeaTac's Urban Center Element addresses planning expectations for regional growth centers.

The remainder of this report contains a summary of the PSRC review of the Downtown SeaTac Center Plan and recommendations for future work to advance consistency with VISION 2050.

## About Regional Growth Centers Certification

VISION 2050 directs jurisdictions with regional growth centers and/or manufacturing/industrial centers to develop subarea plans (DP-Action-8 and p. 80). This expectation has been in place since the PSRC Executive Board adopted the Plan Review Process in 2003. The review process is required by the [Regional Centers Framework](#) to both certify existing plans and when designating new regional centers.

VISION 2050, the Regional Transportation Plan, and PSRC's Adopted Policy and Plan Review process call for PSRC to review and certify these subarea planning efforts.<sup>1</sup> The [Regional Centers Framework](#) requires a review of centers in 2025, following local comprehensive plan updates. All regional centers are expected to have adopted subarea plans that meet the requirements of the Regional Centers Framework and VISION 2050. Certification of a subarea plan affirms the planning direction for the regional center is consistent with VISION

<sup>1</sup> The specific requirements for center planning are provided in [PSRC's Plan Review Manual](#), and the process is also described in [VISION 2050: Implementation](#). Certification of the jurisdiction's comprehensive plan for consistency with the regional transportation plan, regionally established guidelines and policies, and Growth Management Act requirements for transportation planning is completed through a separate board action.



2050 and is an opportunity to identify any additional planning recommendations to better align with regional policy.

## Report Format

Plans are reviewed using PSRC’s [VISION 2050 Consistency Tool for Regional Growth Center Plans](#). This report documents where the plan meets requirements, highlights outstanding provisions of the plan, and identifies where additional work is needed to fully address VISION 2050, the Regional Transportation Plan, or center planning requirements. This section is organized by the sections in VISION 2050. While this may align with plan elements, many of these concepts may be addressed in various parts of the center plan.

## Plan Vision & Regional Collaboration

### Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- **Vision for the center**, including a commitment to compact, pedestrian and transit-oriented development.
- **A market analysis** of the center’s development potential.
- **Equitable engagement process** with community and stakeholders.
- **Coordination** with tribes, ports, military installations, special purpose districts, and adjacent jurisdictions.
- Prioritize **services and access to opportunity** for people of color, people with low incomes, and historically underserved communities.
- Prioritize **local investments** in the center.

## Certification Findings

The SeaTac Center plan effectively addresses the center vision provisions of the VISION 2050 Consistency Tool. The plan includes a market analysis of the center’s development potential, which identified hospitality and multifamily housing as the most feasible property types in the center. The plan highlights the city’s coordination with Port of Seattle on airport-related issues.



## Environment and Climate Change

### Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Identify significant environmental features, including existing and planned **parks, trails and open spaces**.
- Minimize gaps in **equitable access** to parks and open spaces.
- Identify provisions to meet greenhouse gas emission reduction goals.
- Expand **electric vehicle infrastructure**.
- Promote innovative **green building practices** and encourage retrofitting.
- Avoid and mitigate environmental impacts on **vulnerable populations**.

### Certification Findings

The SeaTac Center plan effectively addresses the environment and climate provisions of the VISION 2050 Consistency Tool. The plan includes policies to reduce greenhouse gas emissions by encouraging walking, bicycling, transit and other alternatives to auto travel, recognizing the role of transportation on greenhouse gas emissions. The plan also works to expand electric transportation infrastructure by working to incorporate it into new public and private development.

## Land Use/Development Patterns

### Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Define **compact, walkable boundaries and shape** for the center.
- Include residential and employment **growth targets** accommodating a significant share of the jurisdiction's growth.
- Describe and map distribution and location of **existing and future land uses**. Encourage a mix of complementary uses.
- Develop **design standards** for pedestrian-friendly, transit-oriented development and other transit-supportive planning that focuses land uses around transit.
- Outline center's role in achieving VISION 2050's goal of attracting **65% of regional population growth and 75% of employment growth** to centers and high-capacity transit station areas.



## Certification Findings

The SeaTac Center plan effectively addresses the land use/development pattern provisions of the VISION 2050 Consistency Tool. The plan includes residential and employment growth targets, allocating 68% of its citywide housing target and 47% of its citywide jobs target to its regional growth center. The plan describes the distribution of existing and future land uses and works to ensure that future developments are pedestrian-friendly and transit-supportive.

The city should address the following comment in future updates to the center/subarea plan and/or implementation steps:

- The city should review the regional center boundary to meet regional criteria for a compact and walkable shape while considering alignment with walksheds required by state transit-oriented development legislation (HB 1491). The city will submit documentation of the boundary review for PSRC board approval.

## Housing

### Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Document **existing and targeted housing units** by type, affordability, and special needs housing.
- **Assess future housing needs:** address in a housing needs assessment.
- Address **density standards and development regulations** for housing types, addressing income bands.
- Reduce risk of displacement through a variety of **anti-displacement strategies;** preserve existing affordable housing.
- Encourage **partnerships with housing organizations** to promote more equitable housing opportunities.

## Certification Findings

The SeaTac Center plan effectively addresses the housing provisions of the VISION 2050 Consistency Tool. The plan documents existing and targeted housing units, promotes housing at a range of building types and affordability levels, and commits to a range of displacement mitigation strategies. The plan also commits to ensure that density standards and development regulations allow for a variety of housing types and household income bands.

The city should address the following comment in future updates to the center/subarea plan and/or implementation steps:



- Regional growth centers are critical locations to encourage affordable housing and provide opportunities for all. The city is encouraged to continue to work with regional partners to implement housing strategies to support affordable housing development in the center.

## Economy

### Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe **key economic sectors and industry clusters** including those in the Regional Economic Strategy.
- Demonstrate the center’s **market potential** for accommodating future population and job growth.
- Reduce the risk of **commercial displacement** through multiple strategies.
- Expand **access to economic opportunity**; identify pipeline education and training opportunities.

### Certification Findings

The SeaTac Center plan effectively addresses the economic provisions of the VISION 2050 Consistency Tool. The plan describes the airport as one of its major economic drivers and looks to increase employment opportunities and diversify its economic environment by leveraging the city’s major economic asset. The plan also looks to reduce the displacement risk of neighborhood-based small business owners and commercial developments through strategies such as allowing for adaptive reuse of single-family homes to encourage work/live opportunities and neighborhood services.



## Transportation

### Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe connections to **regional high-capacity transit systems** and address existing and planned transit services and coordination with transit agencies.
- Identify **planned transportation investments**, policies, programs, and resources, including transit, pedestrian and bicycle facilities, connectivity, superblock removal, and projects promoting safety.
- **Encourage** environmentally friendly “green street” treatments.
- Adopt **level-of-service standards** and concurrency provisions designed to promote transit use.
- Establish a **parking management strategy** covering supply, on-street parking, and mitigating impact.
- Include **mode split goals** to reduce single occupant vehicle trips.

## Certification Findings

The SeaTac Center plan effectively addresses the transportation provisions of the VISION 2050 Consistency Tool. The plan adopts detailed mode split goals for a variety of trip types taken by the center’s residents, workers and visitors, promoting a reduction of single-occupant vehicles. The plan describes connections to its existing bus rapid transit and light rail stations and requires active transportation connections between development and its light rail stations. In the city’s Transportation Master Plan, adopted in December 2024, level-of-service standards and planned transportation investments were adopted to promote transit usage.

## Public Services

### Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe **local capital plans for infrastructure**, such as sewer, water, gas, electric and telecommunications, including financing and strategies to ensure facilities are provided consistent with planned growth.



## Certification Findings

The SeaTac Center plan effectively addresses the public services provisions of the VISION 2050 Consistency Tool. The plan includes policies to meet the water, wastewater, education and public safety needs anticipated for growth.

## Conclusion and Next Steps

PSRC found the City of SeaTac Urban Center plan is substantially consistent with the planning expectations for regional growth centers.

PSRC encourages the city to address areas identified for additional work in upcoming plan updates and other planning efforts. These may be areas where additional work would make the plan more consistent with the Growth Management Act or VISION 2050.

PSRC is available to provide assistance with future plan updates. Find additional planning resources on [PSRC's Plan Review webpage](#). If the city has questions or needs additional information, please contact Shaun Kuo at 206-464-6180 and [SKuo@psrc.org](mailto:SKuo@psrc.org).

