Local Comprehensive Plans Certification Report

City of SeaTac Comprehensive Plan

March 27, 2025



The Puget Sound Regional Council conducted a certification review of the City of SeaTac comprehensive plan. SeaTac adopted their 2024 comprehensive plan update on December 10, 2024. PSRC staff provided comments on the draft plan in November 2024 to inform the final plan adopted by the city.

This document is organized into two primary parts: a statement of certification and any applicable conditions to certification; and a discussion of conformity with the Growth Management Act and consistency with VISION 2050 by topic area.

Certification Action

The Puget Sound Regional Council certifies that the transportation-related provisions in the City of SeaTac 2024 comprehensive plan conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan.

Within the central Puget Sound region, local governments and PSRC have worked together to develop an overall process for reviewing and certifying local, countywide, regional center, and long-range transit plans.[1] Transportation-related provisions that are key for certification are based on RCW 47.80.026 and the Growth Management Act (RCW 36.70A). This report may recommend additional work to fully address the requirements of the Growth Management Act, VISION 2050, or the Regional Transportation Plan, although such revisions may not be strictly required for certification. Jurisdictions are encouraged to address those items during upcoming comprehensive plan updates and other planning efforts.

Conformity with Growth Management Act Transportation Planning Requirements and Consistency with Regional Plans and Policies

OVERVIEW

This section discusses conformity with the Growth Management Act (RCW 36.70A.070(6)) and the transportation-related requirements for local comprehensive plans. It also discusses consistency with the adopted multicounty planning policies (established regional guidelines and principles under RCW 47.80.026) adopted in VISION 2050 and the Regional

[1] The certification requirement in the Growth Management Act is described in RCW 47.80. The specific requirements for transportation elements in local comprehensive plans are spelled out in RCW 36.70A.070. PSRC's Interlocal Agreement, Section VII, also provides direction for the review of local comprehensive plans and countywide policies (Resolution A-91-01, amended March 1998). The Council's Executive Board last updated its process for Policy and Plan Review in September 2003. The process is also described in VISION 2050: Implementation.

Transportation Plan. In addition to the multicounty planning policies, VISION 2050 contains a regional growth strategy with a preferred distribution of the region's residential and employment growth, as well as several implementation actions for local governments to carry out. Each policy area addressed in VISION 2050 is discussed in turn below. More information about the requirement to review and certify local plans is provided in the Adopted Policy and Plan Review Process.

Plans are reviewed using PSRC's VISION 2050 Consistency Tool. 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 Growth Management Act 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 local comprehensive plans.

Regional Collaboration

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) and VISION 2050 call for local comprehensive plans to:

- **Coordinate** with other jurisdictions, agencies, tribes, ports, military installations, and special purpose districts.
- Prioritize **access to opportunity** for people of color, people with low incomes, and historically underserved communities.
- Address opportunities and challenges related to **military installations** when applicable.
- Prioritize investments in **centers**.
- Explore **funding sources** and fiscal tools to meet infrastructure and other needs.

Certification Findings

The SeaTac comprehensive plan effectively addresses regional collaboration policies in VISION 2050. The plan's first policy commits to continuing inclusive and meaningful community engagement, building upon the history of opportunities that the city has created for community members to voice concerns. The planning process emphasized coordination with other King County jurisdictions and the Port of Seattle. The plan prioritizes investments in its regional growth center to implement the Growth Management Act and VISION 2050.

Regional Growth Strategy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Incorporate **housing and employment targets**.
- Use **land use assumptions** substantially consistent with countywide growth targets.
- Demonstrate sufficient zoned **development capacity** to accommodate targets.
- Use consistent **land use assumptions** throughout plan.
- Maintain a **stable urban growth area** with densities that support the Regional Growth Strategy.
- Support growth in designated **centers and high-capacity transit station areas**.
- Manage and reduce **rural growth** and protect natural resource lands.

Certification Findings

The SeaTac comprehensive plan effectively addresses the Regional Growth Strategy policies in VISION 2050. The plan incorporates targets for another 5,900 housing units and 14,810 jobs in total by 2044. The plan demonstrates capacity to meet its jobs and housing targets and supports growth in the SeaTac regional growth center and around high-capacity transit stations.

Environment

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Ensure **air quality standards** are met and reduce emissions of air toxics and greenhouse gases.
- Protect **critical areas and habitat** through coordination and environmental stewardship.
- Plan for **park, trail, and open space** resources and needs.
- Protect and enhance **tree canopy and native vegetation**.
- Protect and restore **water quality**, including actions to restore shorelines and estuaries, remove fish-passage barriers, reduce toxic products, and manage stormwater.
- Ensure **access to healthy environments** for all residents, prioritizing the reduction of impacts for vulnerable residents.

Certification Findings

The SeaTac comprehensive plan effectively addresses the environmental policies in VISION 2050. The city's plan for parks, recreation and open space, approved in November 2020, includes a level of service standard for the city's parks system and plans to provide residents

access to parks within a 10-minute walk. The plan's environment element promotes preservation and enhancement of water and air quality.

Climate Change

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Reduce **greenhouse gas emissions** in support of state, regional, and local reductions goals.
- Protect and restore natural resources that **sequester and store carbon**.
- Address impacts to **vulnerable populations** that have been or will be impacted by climate change.
- Retrofit **existing buildings** to reduce building energy use.
- Increase **resilience** by identifying and addressing the impacts of climate change and natural hazards.
- Address **rising sea levels** by siting and planning for relocation out of the floodplain.

Certification Findings

The SeaTac comprehensive plan effectively addresses the climate change policies in VISION 2050. The plan recognizes state, regional and county greenhouse gas reduction goals and supports emission reductions through reduced building energy use and active transportation infrastructure. The plan also promotes increased natural carbon storage through street trees and protecting green belts.

The city should address the following comment in future updates to the plan:

- The city has made important progress in addressing climate change in the comprehensive plan. The Department of Commerce plans to release final guidance on climate planning consistent with House Bill 1181 in 2025, which will apply to the implementation progress report for jurisdictions in the Puget Sound region. The city should be aware of this upcoming deadline and monitor whether the plan's current state reflects the new requirements.

Land Use/Development Patterns

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Build **thriving urban communities** through inclusive engagement.
- Support **centers** as connections to opportunity.
- Address **healthy environment**, physical activity and well-being, and safety, while reducing disparities.
- Support **annexation and incorporation** by planning for phased growth of communities.
- Preserve **rural areas and natural resource lands.**
- Evaluate potential **residential and commercial displacement** and mitigate impacts.
- Limit **incompatible uses** adjacent to military lands, industrial centers, and tribal reservation lands.

Certification Findings

The SeaTac comprehensive plan effectively addresses the land use and development patterns policies in VISION 2050. The plan dedicates a chapter to lay out its vision for its Urban Centers, supporting walkable and transit-supportive centers for jobs and housing. The plan evaluates residential and commercial displacement risk in its 2021 SeaTac Housing Action Plan. The plan also addresses the role of Sea-Tac International Airport and discourages incompatible uses adjacent to the airport.

Housing

Scope of Review

The Growth Management Act (RCW 36.70A.070) and VISION 2050 call for local comprehensive plans to:

- Provide an **inventory and analysis** of existing housing and housing needs at each income level.
- Document **sufficient land capacity** to accommodate housing for all income levels and emergency shelters.
- Identify **actions** to provide housing for all income levels.
- Identify and address **racially disparate impacts, displacement, or exclusion** in housing.
- Expand housing capacity for **moderate-density housing**.
- Promote **jobs-housing balance**.
- Support the **development and preservation of affordable housing** by considering inclusionary and incentive zoning and promoting affordable housing near high-capacity transit.
- Promote **homeownership** opportunities.

Certification Findings

The SeaTac comprehensive plan effectively addresses the housing policy topics in VISION 2050. The plan provides a detailed analysis of the existing housing stock, community demographics and housing affordability in the city. The plan documents capacity by income band and for emergency housing. The plan expands capacity for middle density housing and promotes home ownership opportunities for low to middle income households.

The city should address the following comment in future updates to the plan:

- The region is facing a housing crisis and jurisdictions should act with urgency to address the housing needs of all residents. PSRC encourages the city to continue to work with regional partners to monitor housing conditions, to implement housing strategies and to amend the plan periodically to adjust to changing conditions.

Economy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Identify and enhance **industry clusters**, including those that provide goods and services for export.
- Support retention and recruitment of **family wage jobs** and small businesses that are **locally, women-, and minority-owned**.
- Develop a **range of employment opportunities** to create a closer balance between jobs and housing.
- Address and prevent potential **physical, economic, and cultural displacement** of existing businesses.
- Expand **access to opportunity** and remove barriers for disconnected communities.
- Recognize and empower the contributions of the region's **culturally and ethnically diverse communities**.

Certification Findings

The SeaTac comprehensive plan effectively addresses the economy policies in VISION 2050. The plan promotes workforce development efforts for marginalized groups that have not yet fully benefited from regional economic growth. The plan also aims to encourage and recruit economic activity from industry clusters, such as aerospace and clean technology, to encourage a job mix that prioritizes living wage jobs.

Transportation

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) requires local comprehensive plans to:

- Use **internally consistent land use assumptions** and forecasts of travel demand and that are consistent with growth targets.
- Provide **inventories of existing facilities**, and level-of-service standards and concurrency provisions that address multiple modes of travel, planned land uses and densities, and state highways.
- Include a **multiyear financing plan** and reassessment strategy to address potential funding shortfalls.
- Direct **demand management**, including programs to implement the Commute Trip Reduction Act.
- Plan for **pedestrians and bicycles**, including capital investments, education, and safety.
- Discourage **incompatible uses adjacent to airports**.
- Address **air quality** and the reduction of pollutants consistent with WAC 173-420-080.

VISION 2050 also calls for local comprehensive plans to:

- Plan for **system maintenance, safety and emergency management**.
- Support the **Regional Growth Strategy**.
- Provide **alternatives to driving alone**.
- Plan facilities and services for **special needs transportation**.
- Avoid the creation of new and expanded facilities in **rural areas**.
- Identify **racial and social equity** as a core objective when implementing transportation projects.
- Protect the **environment** and reduce stormwater pollution.

Certification Findings

The SeaTac comprehensive plan effectively addresses the transportation planning requirements of the Growth Management Act and the transportation policies in VISION 2050. The city's Transportation Master Plan (TMP), adopted in December 2024, includes transportation facility inventories and multiyear financing plans. The TMP also includes a detailed analysis of transportation safety in the city.

The city should address the following comments in future updates to the plan:

- Consistent with VISION 2050, the plan includes multimodal level of service standards to identify system improvements. Please note the Growth Management Act will require multimodal level of service standards in central Puget Sound jurisdictions by 2029, and additional guidance may be available in the future to refine adopted standards.

- Consistent with the Growth Management Act, the plan's modeled land use assumptions should be consistent on adopted targets. The adopted Transportation Master Plan modeled alternatives with growth assumptions higher than the adopted targets. However, the outcome was found to be similar with modeling done with the adopted housing and employment targets. Future plan updates should be clear about modeling transportation based on targets adopted for the jurisdiction.

Public Services

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Promote **coordinated and efficient** use of public services.
- Protect **water quality** by serving urban development with sewer systems and replacing failing septic systems.
- Consider the **impacts of climate change on public facilities** and promote renewable energy.
- Promote **affordable and equitable access to public services**, especially for underserved communities.
- Promote working with school districts on **school siting and design** to support safe, walkable access.

Certification Findings

The SeaTac comprehensive plan effectively addresses the public services policies in VISION 2050. The plan includes policies on coordination of service providers to provide affordable utilities and services to the public. The plan also promotes environmentally sensitive technologies, renewable energy and the development of infrastructure to support electrification goals.

Conclusion and Next Steps

PSRC found the City of SeaTac comprehensive plan is substantially consistent with the transportation-related provisions of the Growth Management Act, VISION 2050 and the Regional Transportation Plan.

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 and areas that may be necessary to address prior to the 2029 Growth Management Act Implementation Progress Report.

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 Liz Underwood-Bultmann at 206-464-6174 and LUnderwood-Bultmann@psrc.org or Shaun Kuo at 206-464-6180 or SKuo@psrc.org.