How to Use LID BMP Infeasibility Web Maps

The City of SeaTac hired a consultant to create a series of Low Impact Development (LID) Infeasibility Web Maps by Best Management Practice (BMP) type to help property owners and developers identify <u>known</u> areas infeasible for the use of LID. These web maps allow the user to zoom into the parcel level to identify the area(s) of the parcel known to be infeasible for the given LID BMP.   Please note however, that these maps are based on existing data, which came from a variety of sources, so not all LID infeasibility criteria were used to create these maps and there may be errors included in the data.

How to Use Web Maps

1) Go to the City of SeaTac's LID Infeasibility Study web page.

2) Scroll down the page until you get to LID BMP Infeasibility Maps header.

3) Before clicking on a map, please click on the Disclaimer Language link and be sure to read the Intended Use and Limitations of Use language.

4) Click on the link to the LID BMP Infeasibility Map you would like to review.

5) Click on the "I agree to the above terms and conditions" box that appears in the blue window, then click on the OK button.
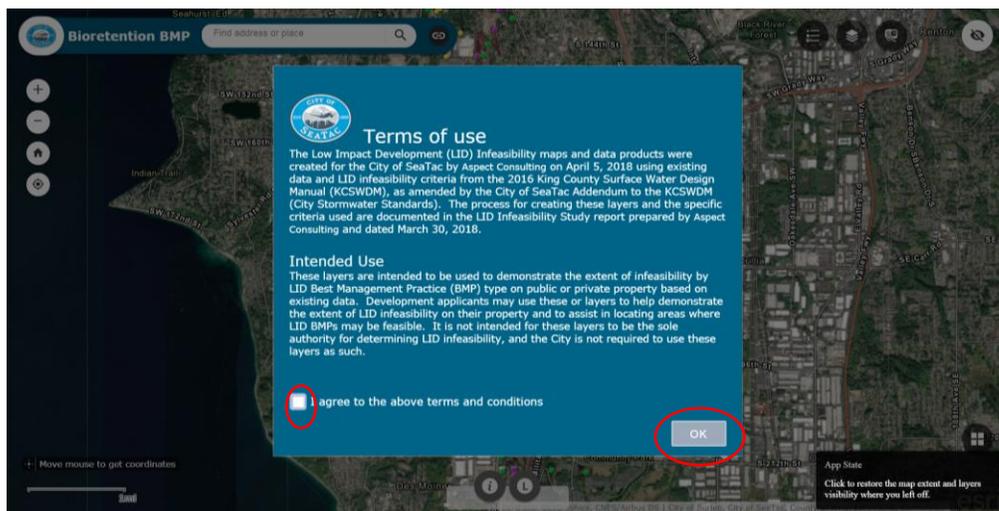
6) Use the wheel on your mouse or the plus or minus buttons in the upper left hand corner of the screen to zoom into your parcel.
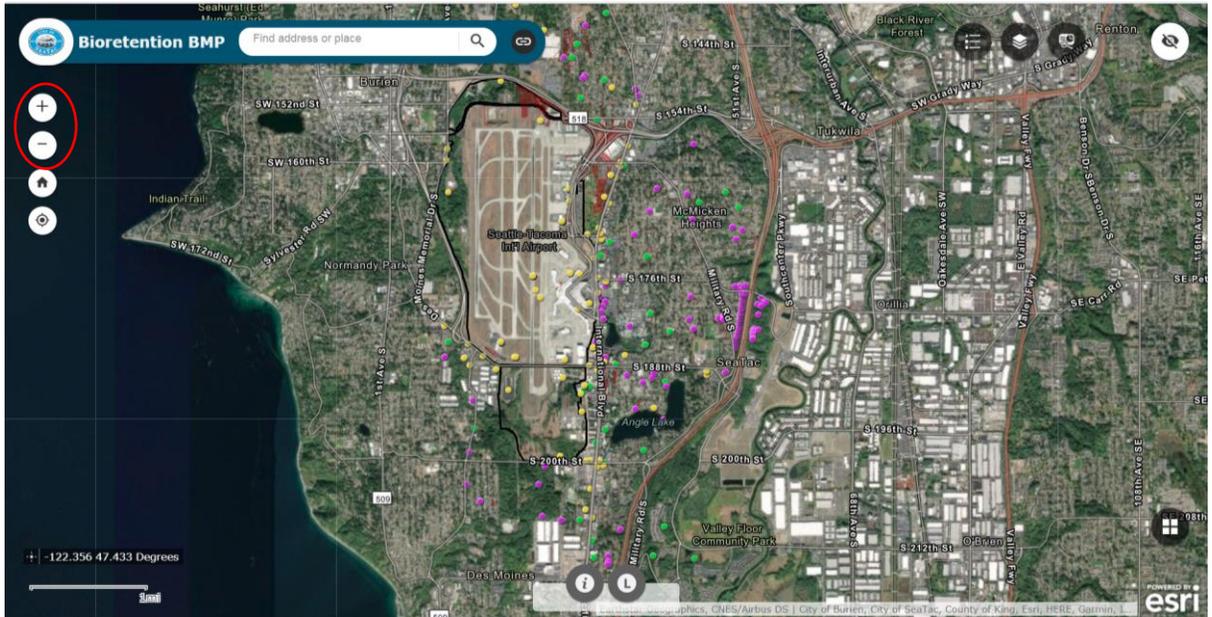
7) Zoom in until you can see the parcel number and the full extent of the parcel you want to review. The red areas shown on the map indicate all known areas of infeasibility based on existing data and LID Infeasibility Criteria. [**Please note**: Areas not shown in red will require a site assessment to determine if these areas are infeasible or feasible for a specific LID BMP.]
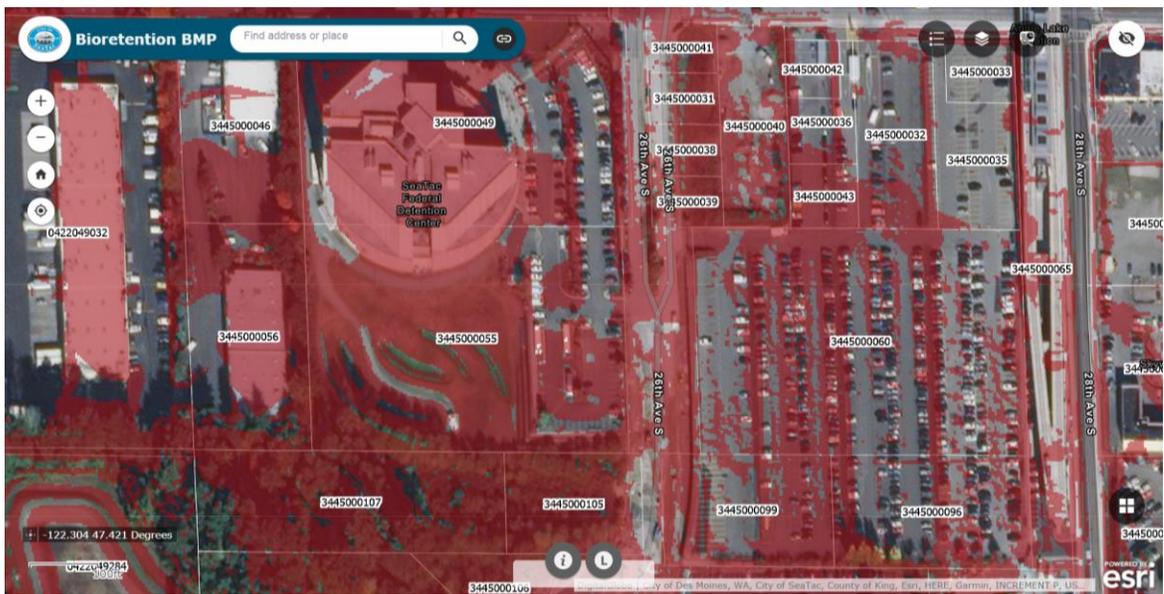
8) To view which infeasibility criteria are limiting the use of the LID BMP on the parcel you are reviewing, click on the "Map Layers" button in the upper right hand corner of the screen.
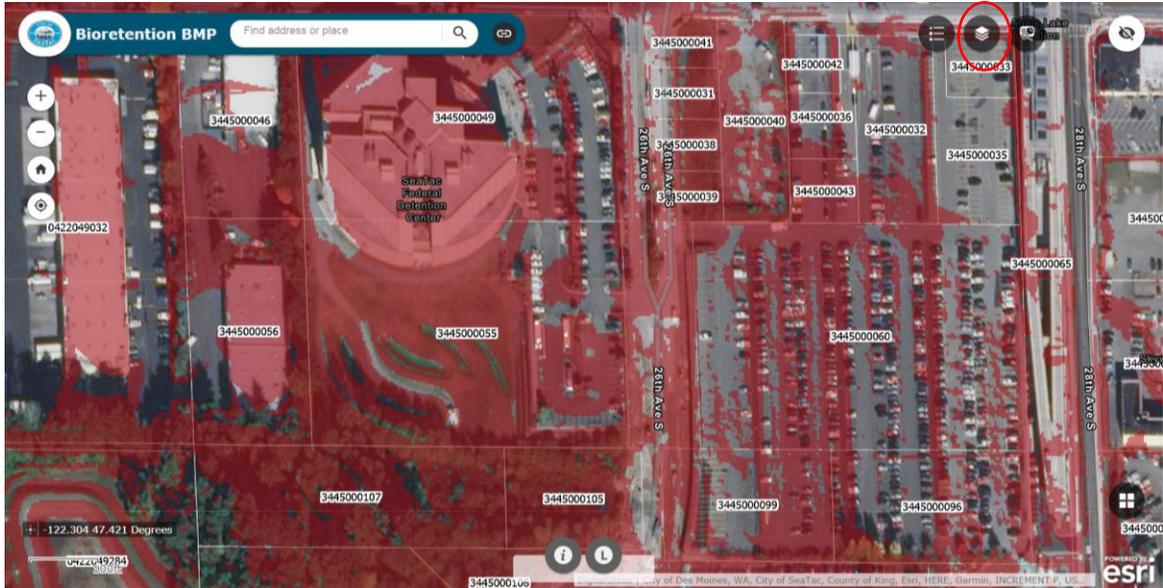
How to View Individual Map Criteria

9) Once the Map Layers window opens, uncheck the main BMP layer (In this case: Bioretention Infeasibility). This will deactivate the base layer, which showed all of the known infeasible areas in red.
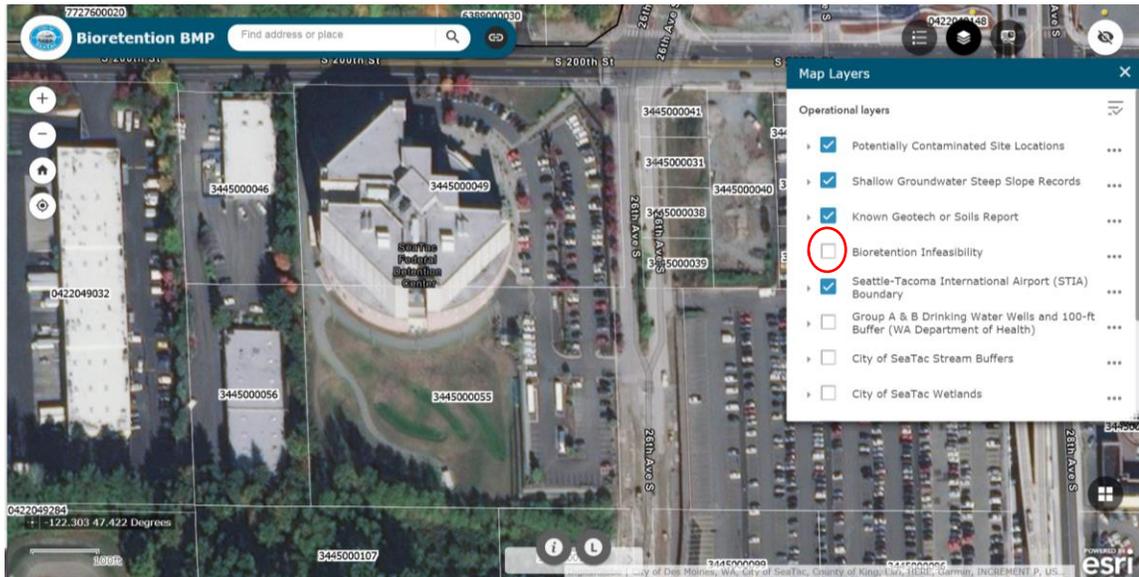
10) Then click on the individual infeasibility criteria layers affecting your property. [**Note**: The individual criteria are the layers listed below the STIA Boundary.] Use the scroll bar on the on the right side of the Map Layers window to see all of unchecked map layers. Click on the triangle to the left of the layer to see the color coding for each layer.
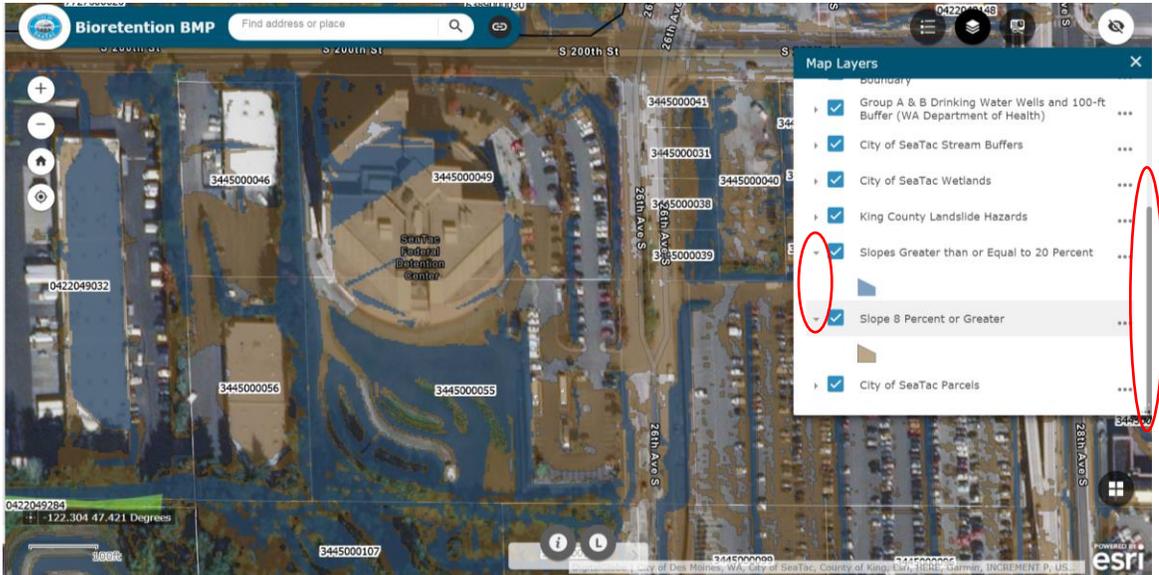
How to Print Maps for Development Application Submittal

11) For developers and property owners submitting a development application and want to use these maps to demonstrate known areas of infeasibility, you can print these maps by clicking Ctrl-P or click on the three dots in the upper right corner of the screen.
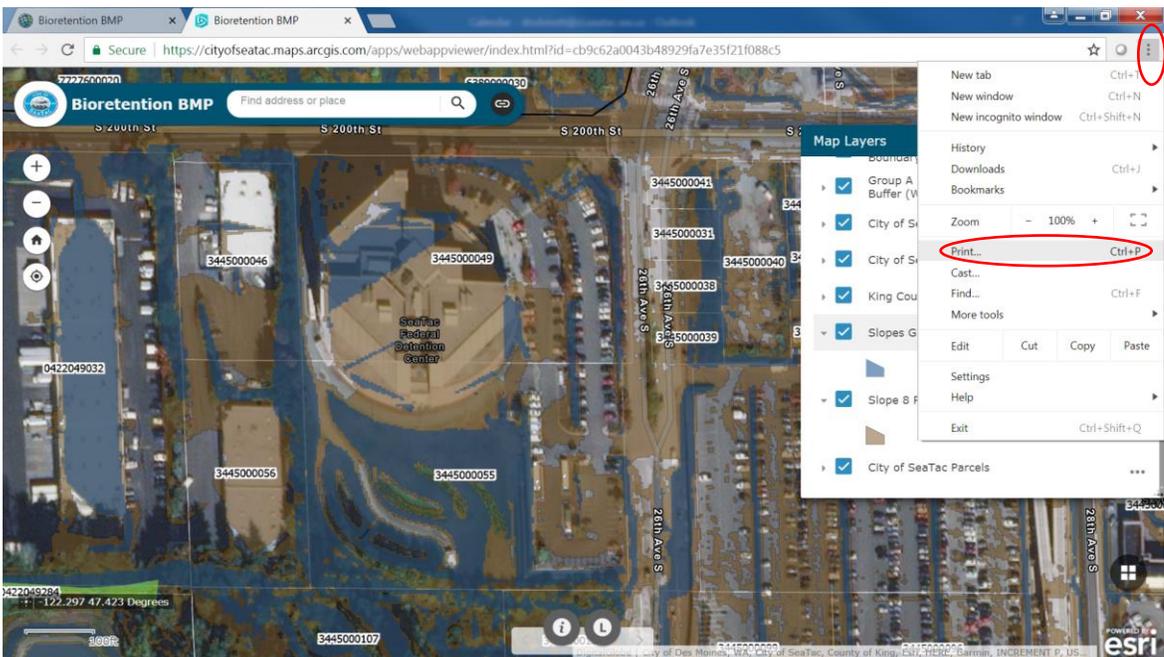
a. Select your printer, then click print and include the print out as part of your development application.

- **Please Note**: These maps are not survey accurate, so if a survey is required as part of your development application, these infeasible areas will have to be surveyed and shown in your development application site plan map.
- **Please Note**: City Engineering Review staff will field confirm all submitted infeasibility maps to ensure their accuracy prior to development approval.
- **Please Note:** Development applications will need to include a print out for each LID BMP that have mapped infeasibility areas on the parcel.
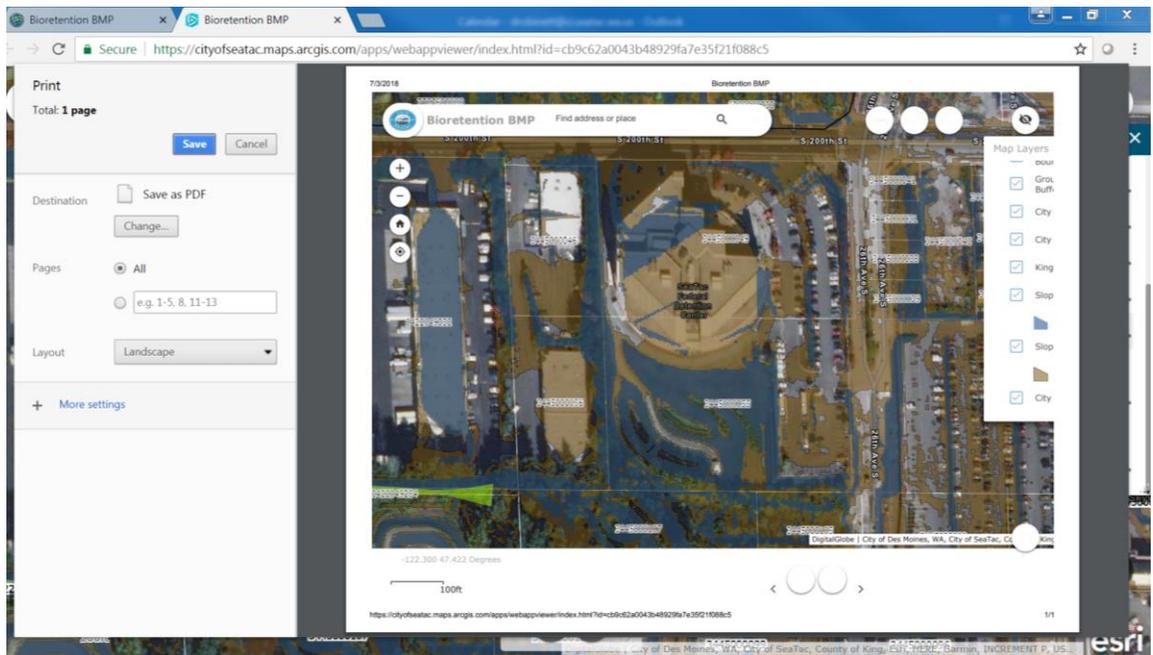
Other Map Features

12) The Info Button at the bottom center of the screen provides the Terms of Use, Intended Use and Limitations of Use Language for all of these maps. Use the scroll bar on the side of the Info window to see all the text.
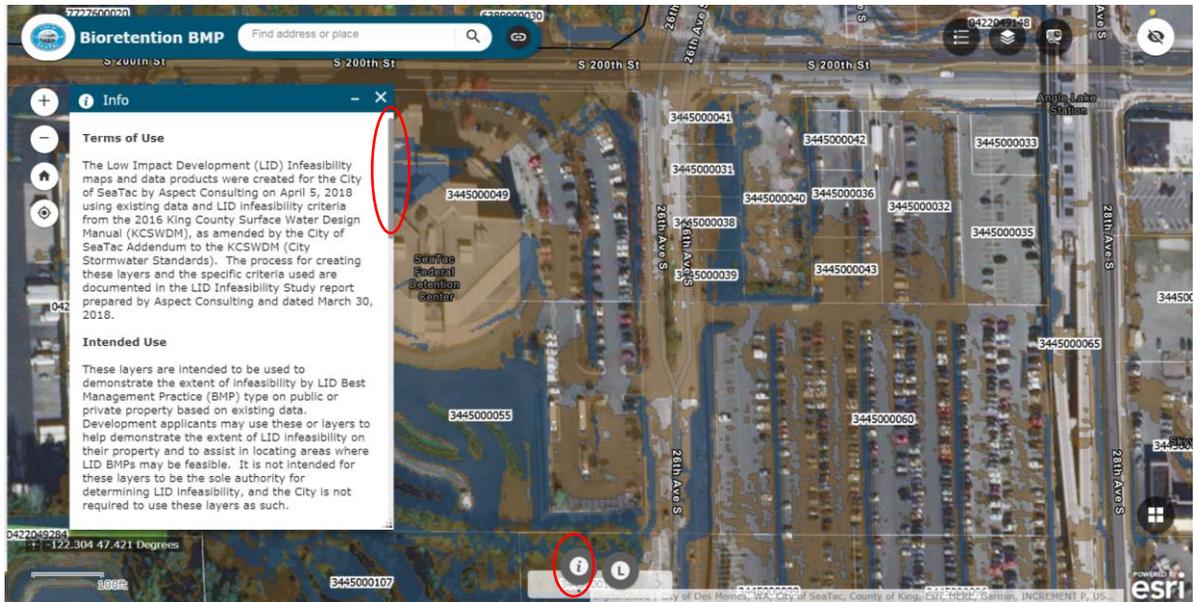
13) The Legend button at the bottom center of the screen displays the basic legend for the map. [**Please Note**: The areas mapped as Slopes Greater than or Equal to 20% shows only the slopes, but not the 50 foot setback from top of slopes, which is also infeasible. Property owners/developers are responsible for mapping the 50 foot setback from top of slope.]
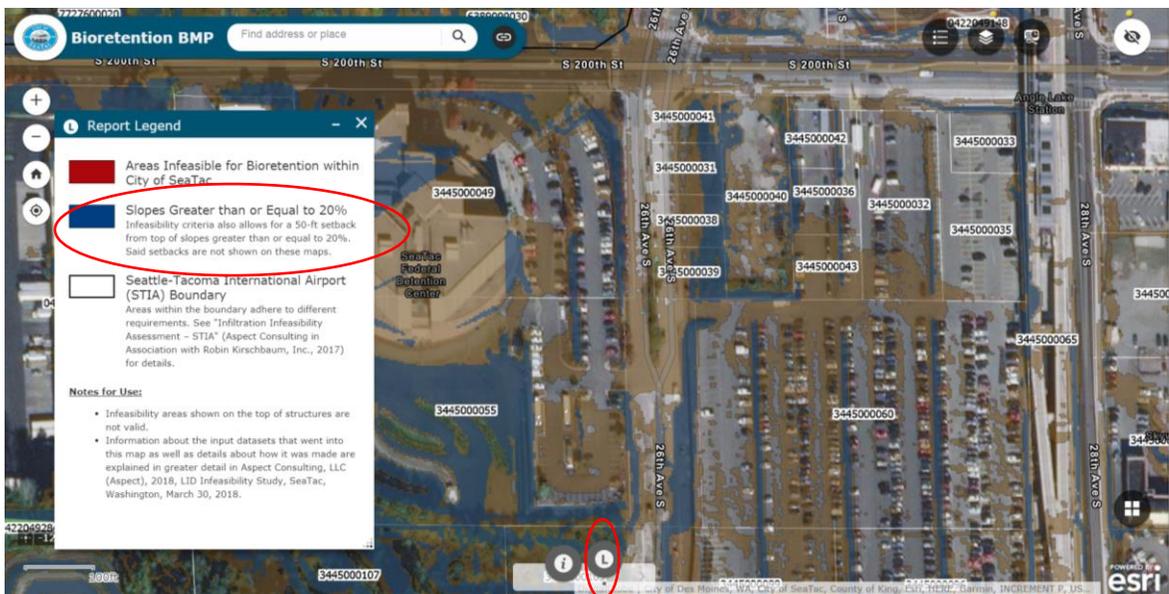
14) <u>The My Location and the Default Extent buttons,</u> near the upper left corner of the screen, will zoom the map into your location or zoom out to the City view of the map, respectively.
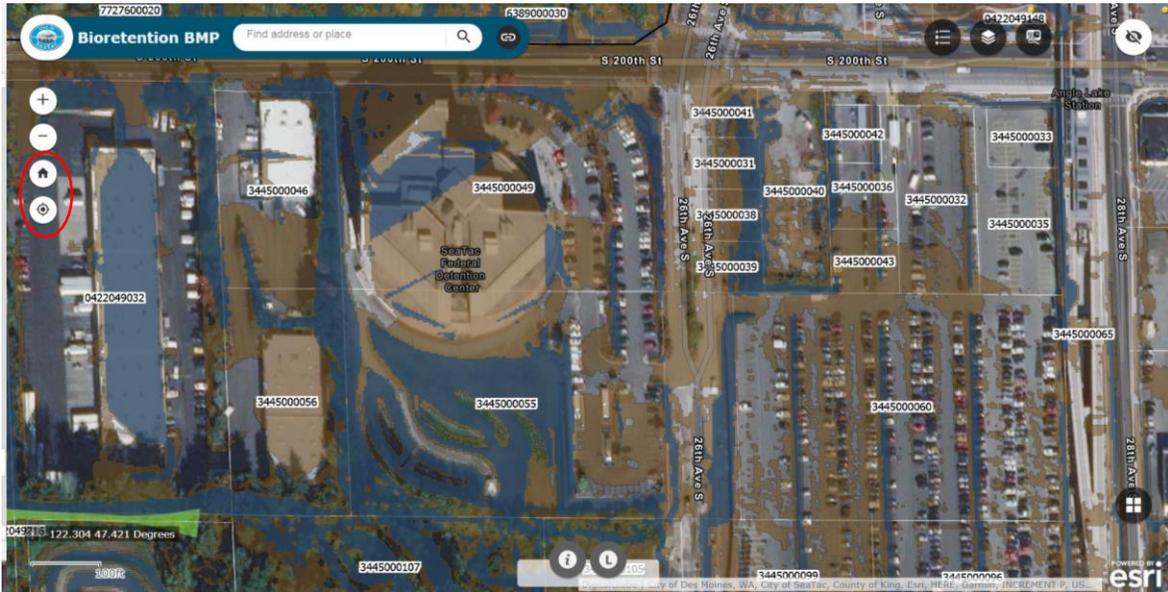
15) <u>A Second Legend button,</u> located in the upper right corner of the screen, displays a color coded legend for all the active layers on the map. Use the scroll bar to view the entire legend.
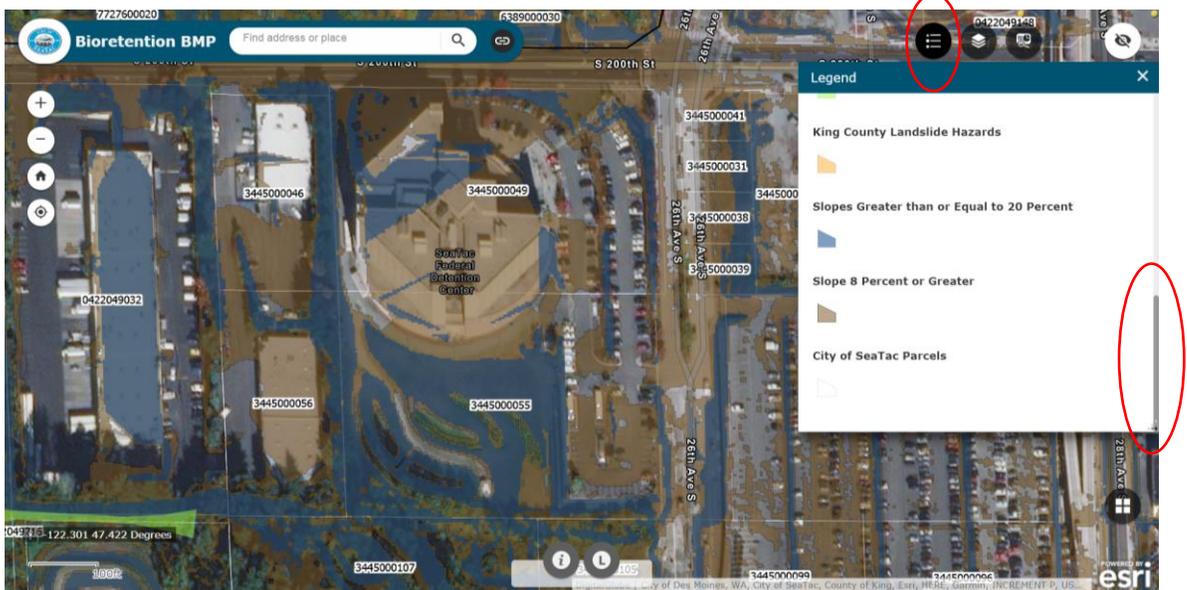
16) <u>The Report button,</u> located in the upper right corner of the screen, (when working) allows you to create a printable report showing all areas of infeasibility by LID BMP type. [**Please Note**: Given the large amount of data downloaded for this report it may have significant lag before working or may not work.] City staff recommends not using this function.
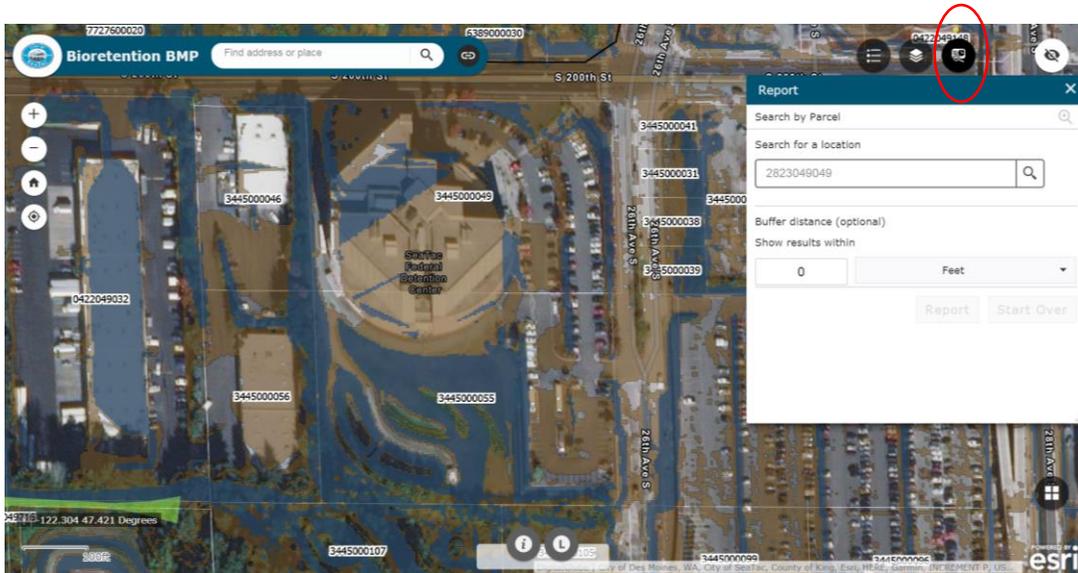
17) Data Point Locations - the yellow, pink or green dots on the map indicate locations where additional information is available, which may further limit feasibility of LID BMP use.
    a. <u>Green Dots</u> indicate parcels with geotechnical reports/assessments on record with the City. Click on the green dot to reveal some basic information on the report. For more information or to get a copy of the report, please contact SeaTac's Community and Economic Development Department at 206-973-4749.
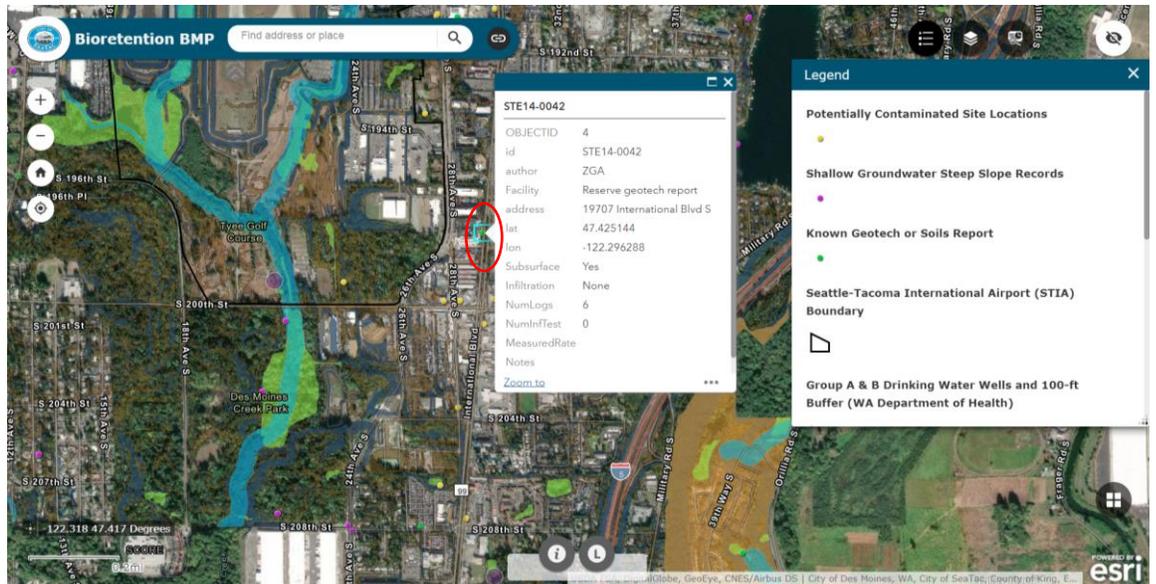
b. <u>Pink Dots</u> indicate parcels that drain to steep slopes or parcels where the City has received complaints regarding shallow water tables or drainage issues.
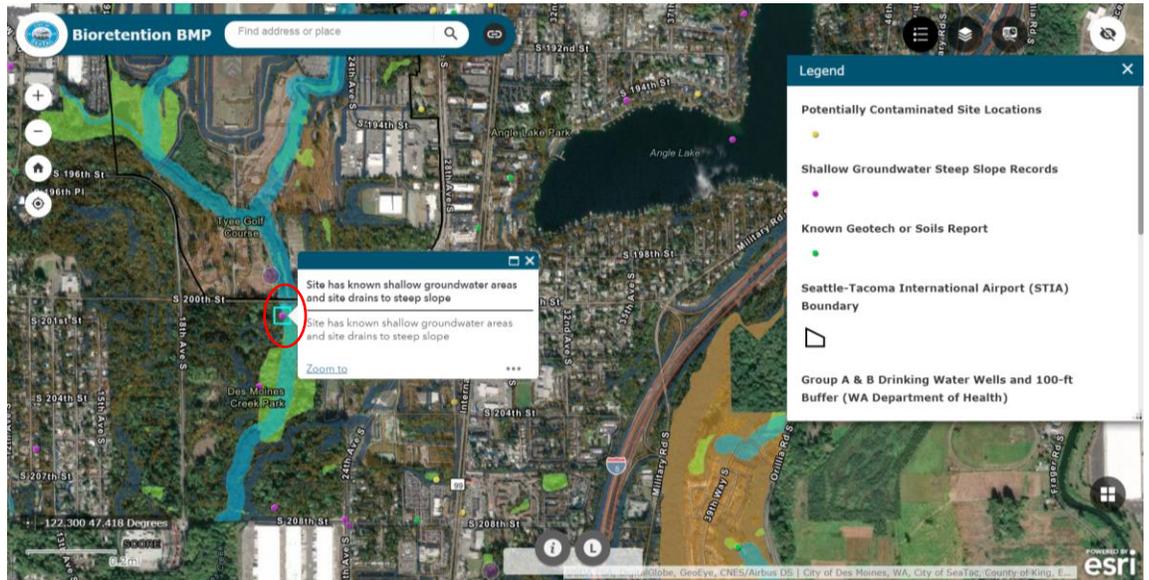
c. <u>Yellow Dots</u> indicate parcels where Washington Department of Ecology's Model Toxics Control Act Program has information on existing or historic soil contamination on the site. Please contact the Department of Ecology at 425-649-7000 for more information.
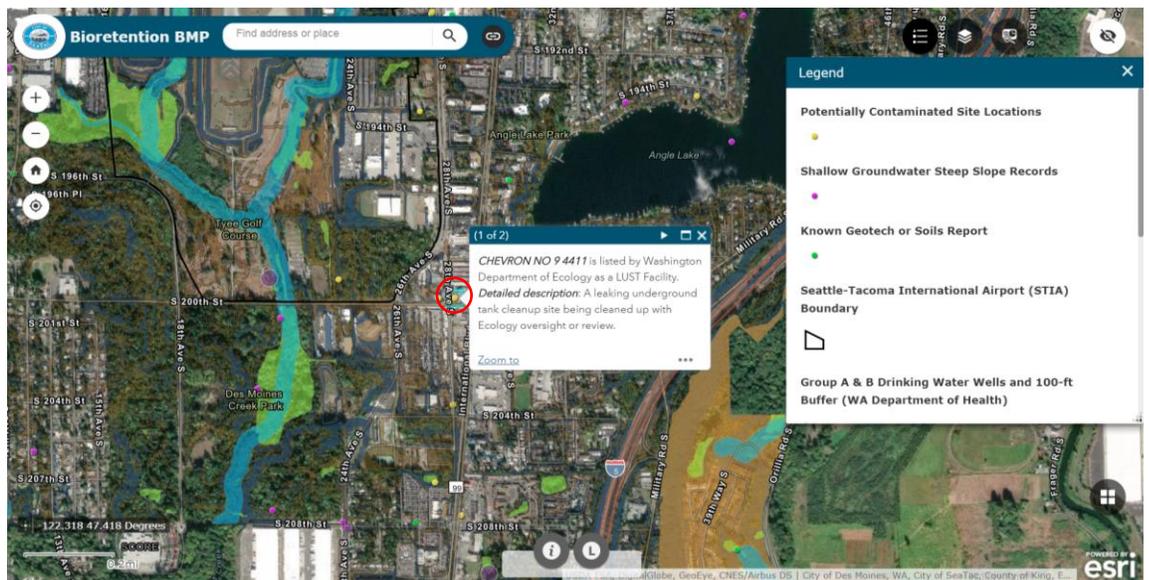
Known Issues and Tips

1) <u>Lag Issues</u> – These maps are hosted by ESRI ARCGIS Online and are very data intensive. As a result, there may be lag time in downloading these maps depending on the demand on the online system, band width of your internet connection and the size of the data files.
   <u>Tip:</u> Be patient and let the all the map layers load before you before you click on another map function.

2) <u>Report function</u> – Due to size of the data files used to create these maps, the reporting function and the print reports may take a long time to load or may crash.
   <u>Tip</u>: Staff is working on a solution to this problem. Avoid using this function in the interim.

3) <u>Development Applications</u> – If you have any questions on how these maps can be used with your development applications please see the Focus Sheet available on the main LID Infeasibility Study and Maps web page. If the Focus Sheet does not answer your questions, please contact SeaTac's Community & Economic Development Department (CED) – Engineering Review Division 206-973-4750.

4) <u>Disclaimer Language</u> – Please review the Disclaimer Language, including the intended use and limitations of use for these maps.

5) <u>Mapping Errors</u> - As noted in the disclaimer language, these maps were developed from data from a variety of different sources, so there may be errors included in these maps. Therefore, CED's Engineering Review Division will conduct site inspections to field confirm the location and accuracy of mapped infeasibility areas.

6) <u>Surveys May Be Needed</u> - These maps are not survey accurate, so if a survey is required as a part of your development application, these areas of known infeasibility will have to be surveyed and included in your development application.

7) <u>Slopes Greater than or Equal to 20%</u> - The areas mapped in blue as Slopes Greater than or Equal to 20% show only the slopes, but not the 50 foot setback from top of slope, which is also infeasible. Property owners/developers are responsible for mapping the 50 foot setback from top of slope.