

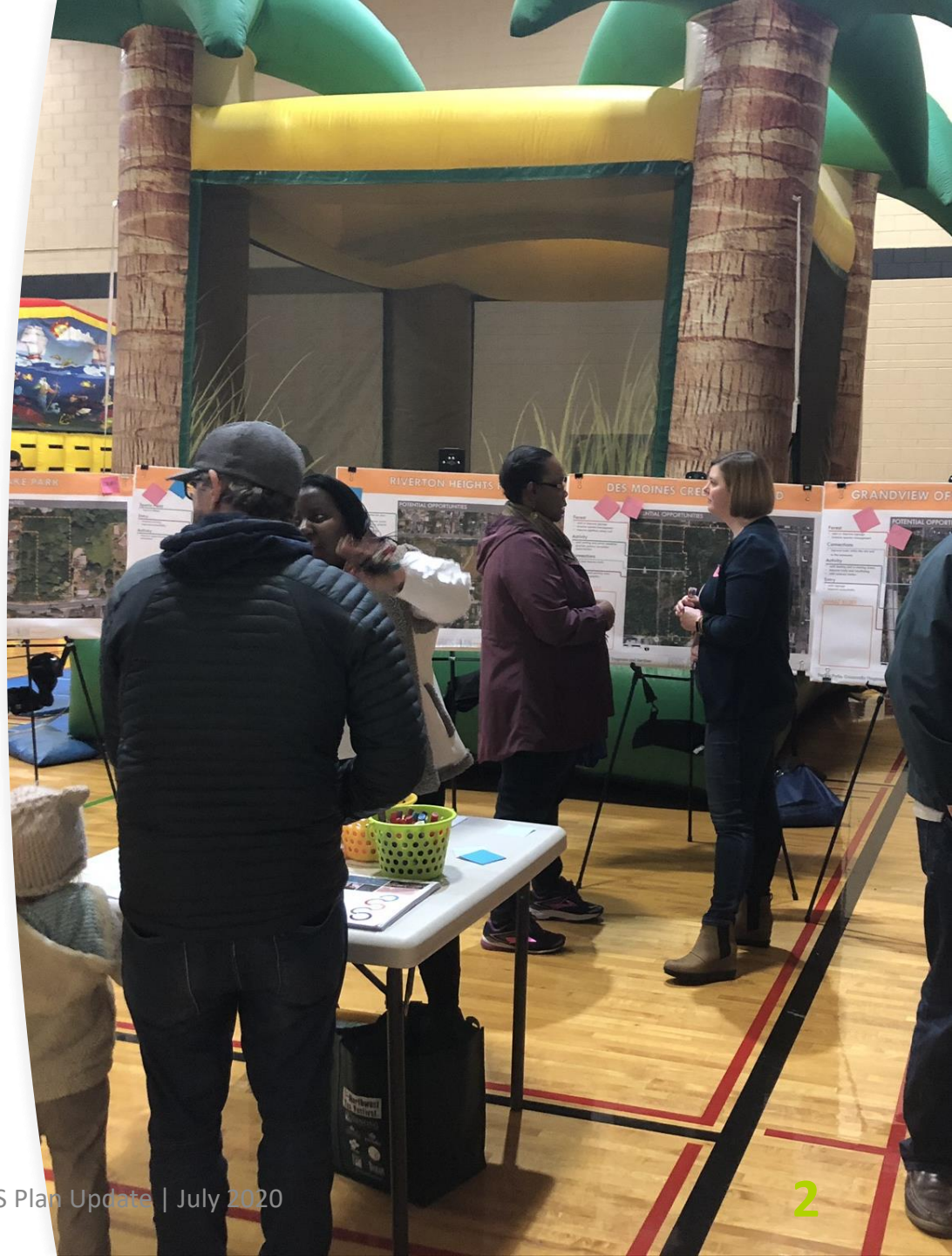


PROS 2020 Parks Committee

July 22, 2020 · PROS Plan Update

Agenda

- Purpose
- Proposed Goals and Objectives
 - Access and Priorities
- Park Classifications and Guidelines
- LOS and Future Needs
- System Plan Components
- Projected Revenues
- Preliminary Capital Plan
- Schedule





Purpose

- PROS Plan and RCO
- Fit with Comprehensive Plan

PROS Plan Overview

Executive Summary

- 1.0 Vision, Goals, and Objectives**
- 2.0 Inventory and Management**
- 3.0 Community Involvement**
- 4.0 Demand and Need**
- 5.0 Parks and Recreation System Plan**
- 6.0 PROS Capital Improvement Plan**
- 7.0 Implementation Strategies**

Proposed Goals and Objectives

Updated to build on what was already there with a few policies receiving a new focus.

- 1/2 mile access standard still applies but added a ¼ mile aspirational standard for station areas:
 - 10.2 A Continue City efforts to expand the PROS system so that all residents live within one-half mile of a community or neighborhood park.
 - *Within the City's transit-oriented development areas (including the city center area, the S 154th Street and Angle Lake station areas), SeaTac should strive to provide parks within ¼ mile walkable areas. In these areas intended for SeaTac's highest density urban development residents, businesses, and visitors all benefit from increased availability of parks and open space areas.*

Proposed Goals and Objectives

Objective 10.2B Prioritize the acquisition of new land for parks and recreation using the following criteria:

- The proposed acquisition serves an identified gap area.
- The proposed acquisition furthers the goals or objectives of other adopted City plans or initiatives (such as those for human services, arts and culture, transportation, economic development, etc.).
- The proposed acquisition is within ½ mile of rapid or mass transit facilities or serves a high population density.
- The proposed facility builds multi-use trails that connect parks and recreational facilities.
- The proposed acquisition is located where there are no other recreation partner facilities and the City is the best provider of service, or the acquisition leverages other recreation partner investments (e.g. schools, non-profits) to advance healthy lifestyles in underserved areas.
- The proposed acquisition can meet the criteria for a neighborhood park.

Proposed Goals and Objectives

Objective 10.2C Prioritize the expansion, redevelopment, or improvement of existing vacant or underutilized facilities using similar criteria in 10.2B, plus

- The proposed facility leverages the existing system and adds capacity and variety to serve more users.
- The proposed facility expands the use of school or other publicly-owned sites.
- The proposed facility creates a neighborhood or community park.
- The proposed facility creates indoor recreation space.
- The proposed facility builds multi-use trails that connect parks and recreational facilities.
- The proposed facility addresses the need for additional active recreational facilities or special use needs.

Proposed Goals and Objectives

- Objective 10.5C Improve access to SeaTac parks and recreation facilities by using signage to provide wayfinding from other civic locations.

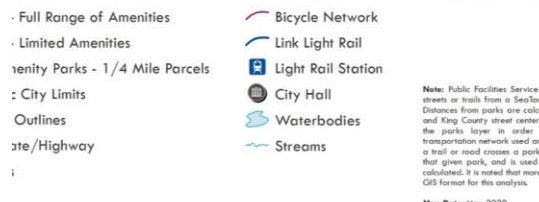
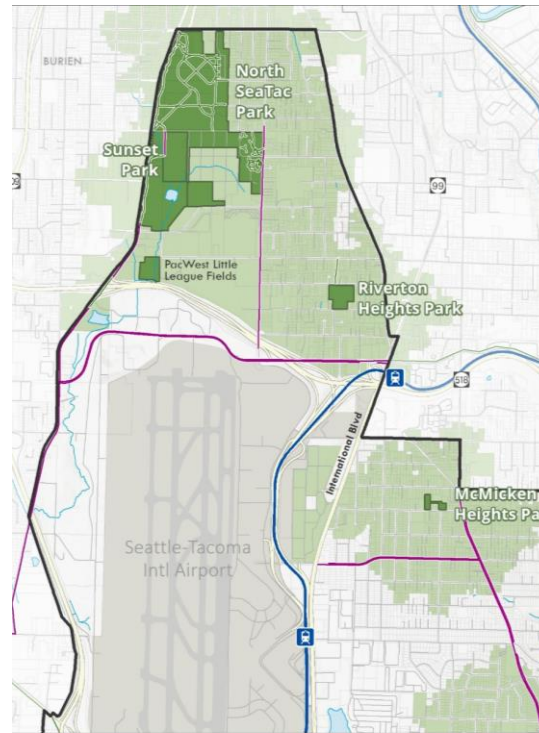
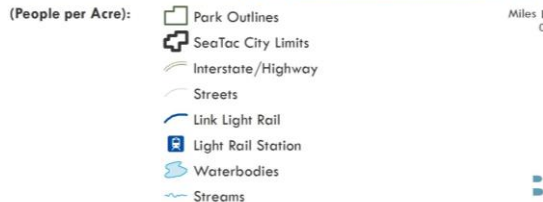
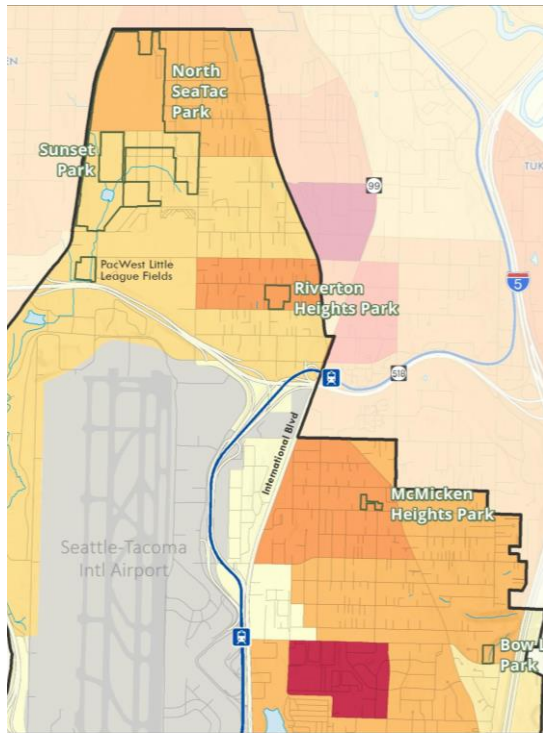
Park System Elements



Access & Opportunity

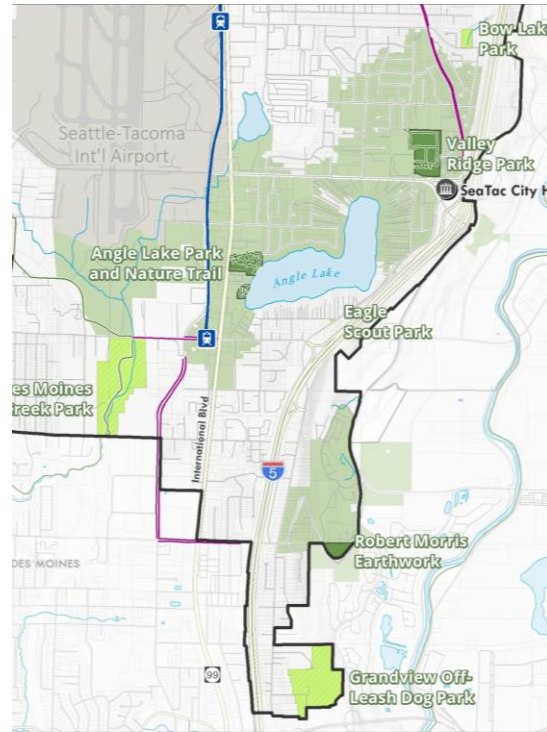
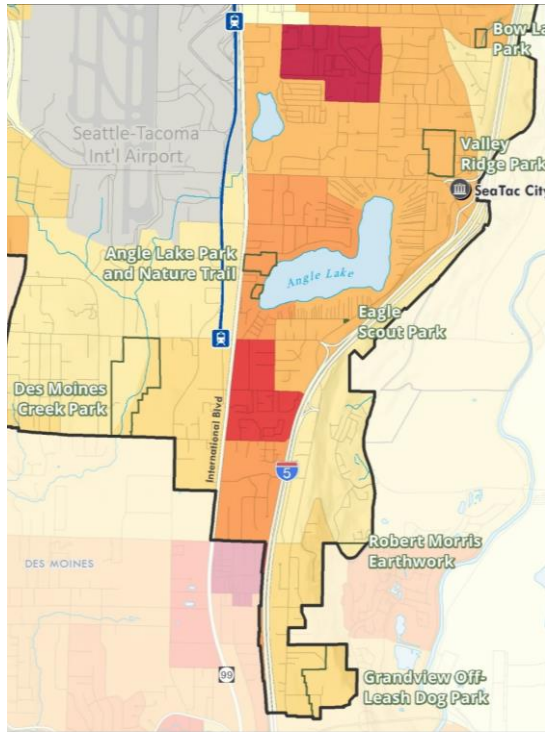
- Consider long-standing SeaTac policy goals that promote the distribution of neighborhood park space within a ½ mile of people's homes ~ 10 minute walk
- To help assess current access to neighborhood park space, a GIS analysis evaluated access to Neighborhood Park facilities, and also to Community Park facilities which meet the criteria for neighborhood park space.
 - Parks with a single purpose, e.g. Grandview Dog Park, or with no amenities to date were not included.
- The mapping analysis also considered ¼ mile distance from parks in proximity to the city's higher density residential neighborhoods, where the City is planning for additional high density residential and commercial development:
 - Designated City Center area
 - Station areas at Angle Lake and S 154th

Population & Areas with Full Park Amenities

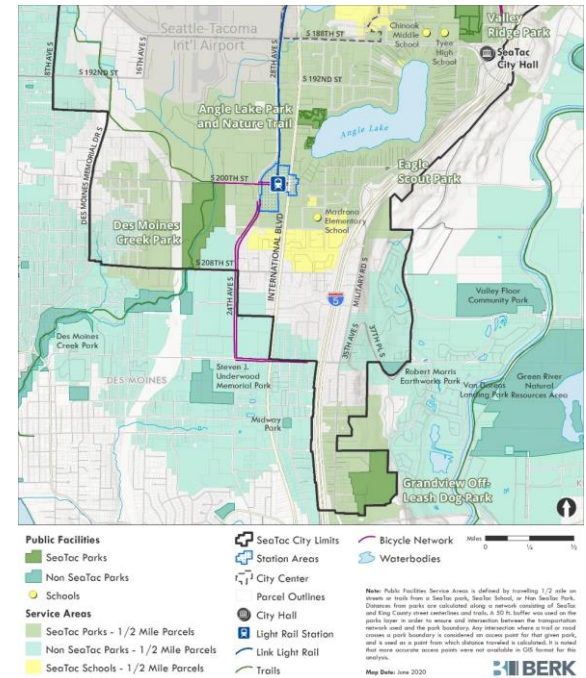
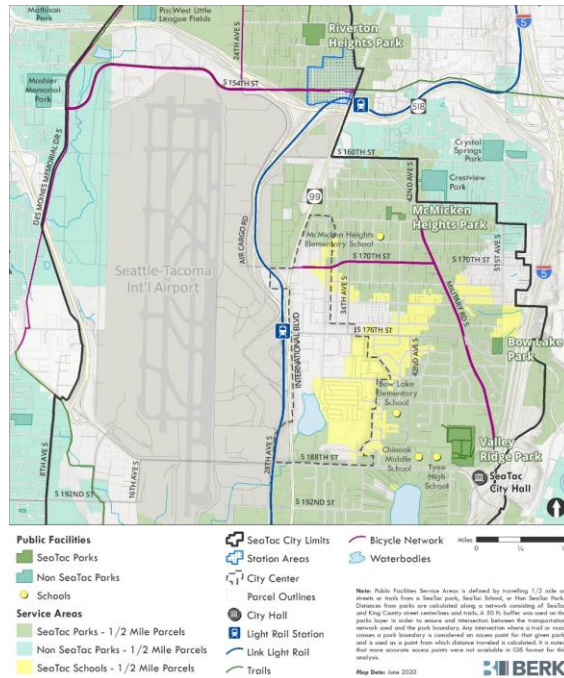
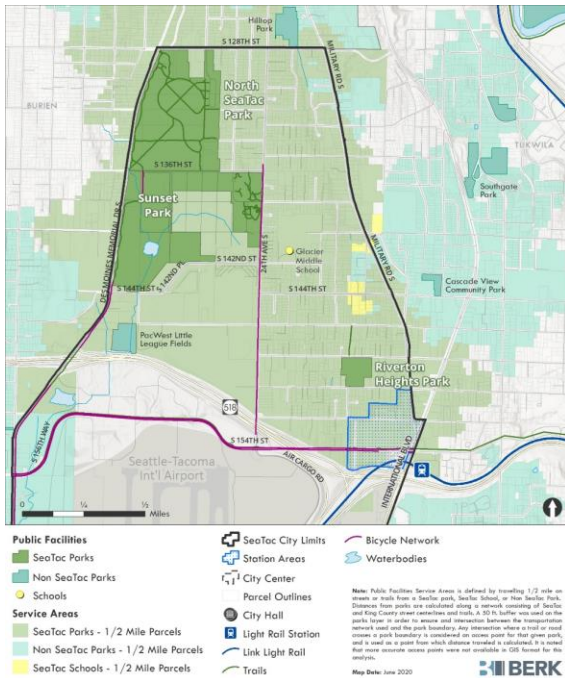


- North fairly well served
- East, denser area with gaps

Population & Areas with Full Park Amenities

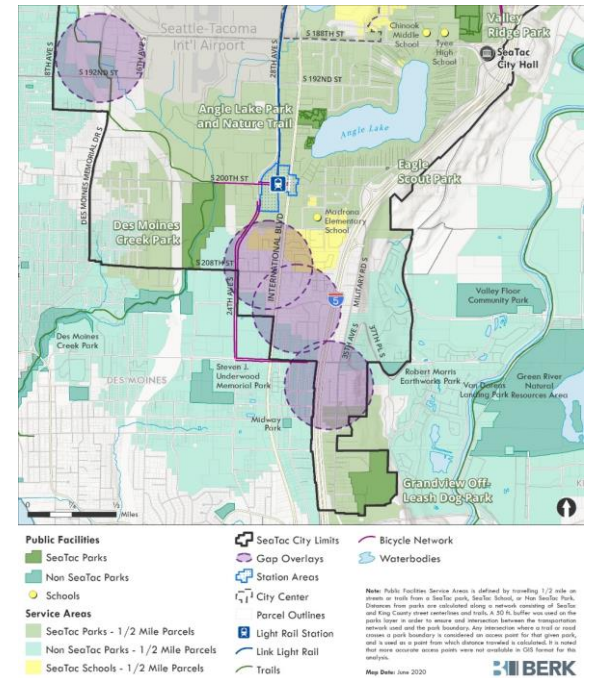
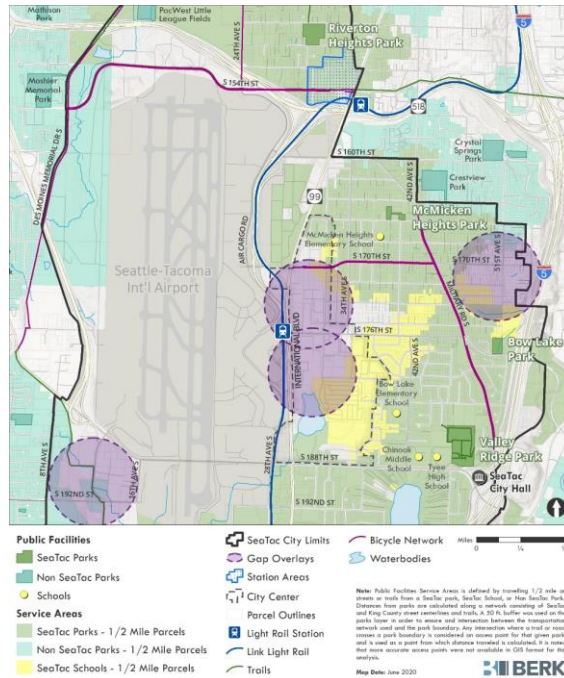
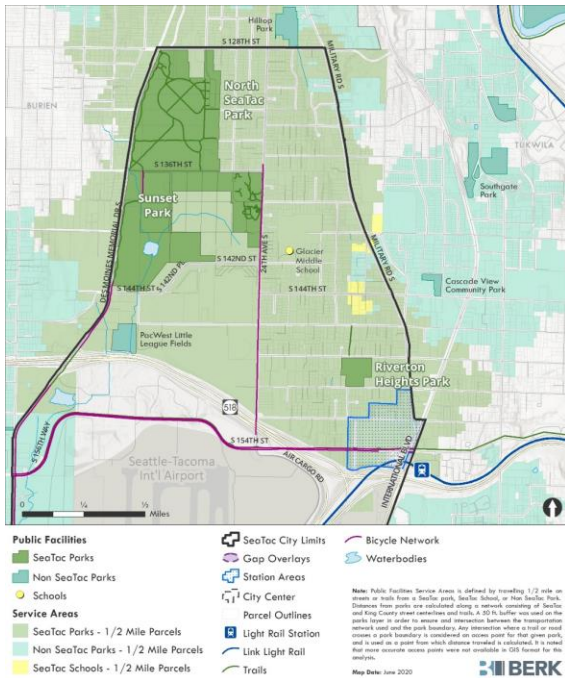


- West and south partially served
- Some gaps such as near transit stations and higher population



Gaps with full Park Network, City and Non-City

- North fairly covered
- City Center with some gaps
- West and south with some gaps

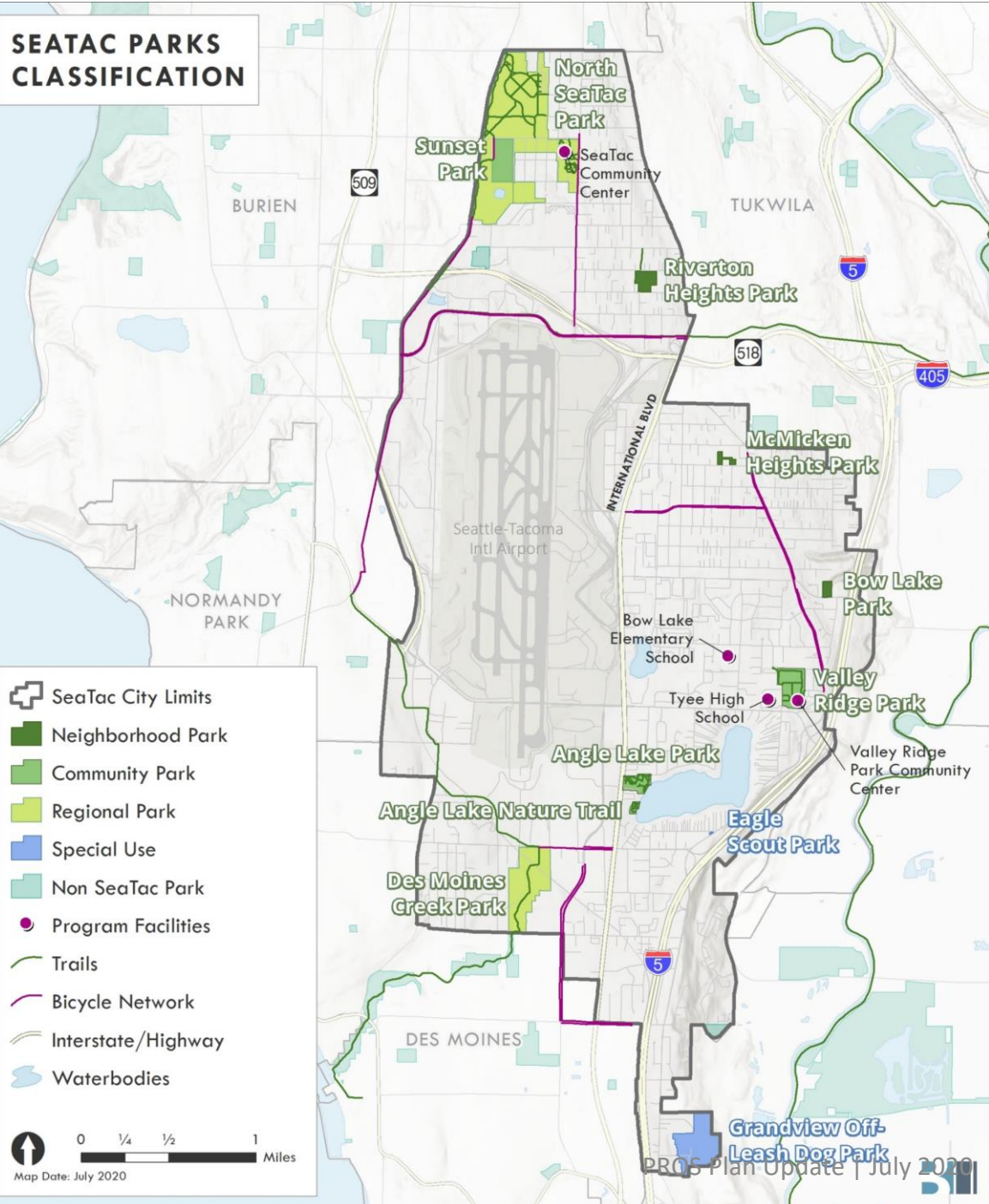


Opportunities for Parks & Partnerships

- North fairly covered
- Opportunities in City Center and central-east
- Opportunities in west and southeast

Quality

SEATAC PARKS CLASSIFICATION



Park Classifications and Guidelines

Park Class & Purpose

Minimum Guidelines for future master planning and improvement

- Size & Key Features
- Elements to provide, consider, or avoid

Class	Summary Description	Examples
Regional 20-100+ acres	Larger parks variety of major recreation facilities, open space, and/or recreation programming, and are generally treated as a destination for visitors within 10 miles+.	<ul style="list-style-type: none"> • Des Moines Creek Park • North SeaTac Park
Regional Trails No size	Regional trails are off-road linear parks that offer recreation or non-motorized transportation, nature-based recreation, passive facilities, trailheads and parking	<ul style="list-style-type: none"> • West Side Trail
Community 5-20 acres	Community parks contain the features of a neighborhood park plus dedicated space for specific activities and/or programmable space for events or programs, and serve multiple neighborhoods	<ul style="list-style-type: none"> • Angle Lake Park • Angle Lake Nature Trail • Sunset Park • Valley Ridge Park
Neighborhood 1-5 acres	Neighborhood Parks are intended for frequent and convenient access to basic recreation activities and serve neighborhoods within walking distance of a ¼ to ½ mile.	<ul style="list-style-type: none"> • Bow Lake Park • McMicken Heights Park • Riverton Heights Park
Special Use Size dependent on purpose	Special Use Parks are designed for specialized or single-purpose recreation activities. These parks typically offer a narrower range of recreation uses or amenities.	<ul style="list-style-type: none"> • Grandview • Eagle Scout Park • City Center Parks – future • Station Area Parks – future

System Concepts

- High level conceptual diagrams for 10 parks
- Respond to community input about desires/needs at parks
- Support future master planning and improvements
- Examples follow

NORTH SEATAC PARK (NORTH)

OPPORTUNITY AREAS



Entry

- improve parking and accessibility
- add wayfinding



Activity

- add restrooms
- provide opportunities for family activities
- add seating and picnicking amenities



Sports Field

- improve fields, ie. synthetic, lighting, etc.
- expand multi-use



Forest

- enhance wildlife habitat
- invasive species management

Connections



- improve or define trails throughout the park
- add wayfinding elements to local landmarks and throughout the park



Offers great variety and flexibility for large population
Improved fields & some cost recovery

NORTH SEATAC PARK (SOUTH)

Offers passive recreation and other opportunities

OPPORTUNITY AREAS

- Entry**
 - add or improve signage
 - improve accessibility
- Forest**
 - limit access to lake
 - enhance wildlife habitat
 - provide educational opportunities
- Connections**
 - improve and add trails throughout the park
 - improve perimeter trail and viewing into pond area
 - improve sightlines throughout the park
 - add wayfinding elements to local landmarks and destinations



DES MOINES CREEK TRAILHEAD

OPPORTUNITY AREAS

Helps address gap area

Forest

- add or improve signage
- invasive species management
- improve sightlines along trail

Activity

- add seating and picnic amenities
- provide passive recreation opportunities
- add educational opportunities

Connections

- add and improve trails
- add wayfinding elements across park and to surrounding neighborhood
- add or improve neighborhood landmarks
- improve sightlines

Entry

- new entry and parking area
- improve accessibility
- add new restroom facilities

Site Boundary



ANGLE LAKE PARK

OPPORTUNITY AREAS

Investment in high-demand area near transit

- Activity**
 - maintain park programming and update amenities as needed
- Circulation**
 - define drop-off zone
 - improve pedestrian experience
- Connections**
 - add wayfinding elements to the neighborhood
 - add or improve city or neighborhood landmarks
- Waterfront**
 - reduce conflicts between waterfront users
 - reconfigure pier
 - add restroom facilities

Site Boundary



SUNSET PLAYFIELDS

OPPORTUNITY AREAS

Offers active recreation and family activities



Sports Field

- improve fields, ie. synthetic, lights, etc.



Entry

- expand parking
- improve accessibility



Activity

- improve opportunities for passive recreation, ie. walking paths, picnic
- improve sightlines

Connections



- add wayfinding elements to nearby landmarks
- improve trails throughout the park and connecting to other park properties



Site Boundary



0 50' 100' 200'



VALLEY RIDGE PARK

OPPORTUNITY AREAS

Offers active recreation and landscape improvements



Sports Field

- add seating and shade
- enhance landscaping



Activity

- increase shade opportunities
- enhance landscaping
- enhance recreational opportunities

Connections



- wayfinding throughout the park, to the surrounding neighborhood & major landmarks



- add or improve city and neighborhood landmarks



Site Boundary



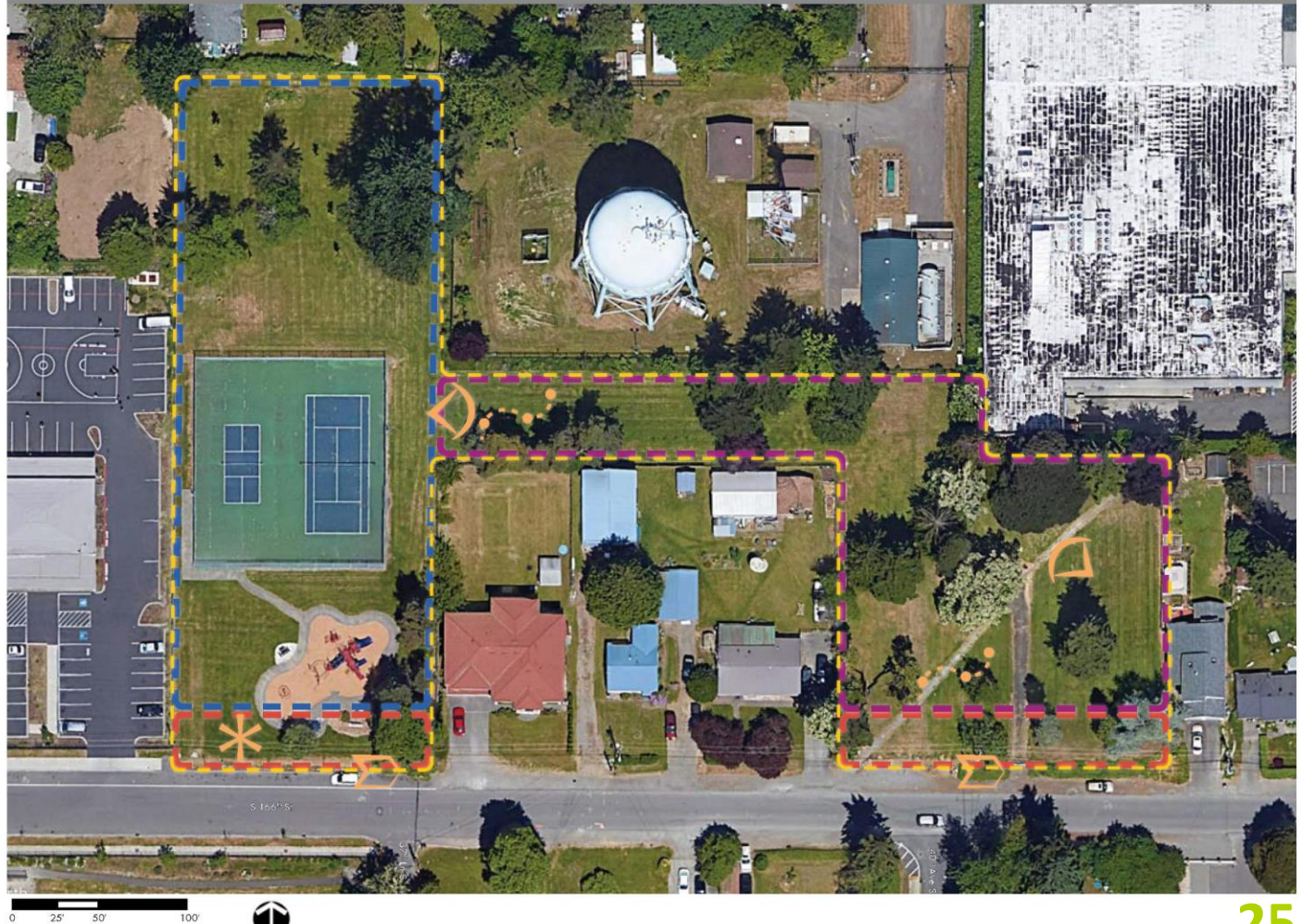
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MCMICKEN HEIGHTS PARK

Adds family activities

OPPORTUNITY AREAS



- Play**
 - reconfigure/relocate court
 - expand play opportunities
- Activity**
 - improve recreational opportunities (i.e. off-leash dog park, event space, picnic amenities, zip line)
 - add picnic and seating areas
 - enhance landscape
- Entry**
 - improve signage
 - improve accessibility
- Connections**
 - improve sightlines throughout the park
 - incorporate neighborhood landmarks
 - add wayfinding elements to the surrounding neighborhood
 - add or improve trails
- Site Boundary**

RIVERTON HEIGHTS PARK

OPPORTUNITY AREAS

Adds family activities

- Activity**
 - add splash pad
 - add restrooms
 - add event or performance space
 - improve opportunities for passive recreation
 - improve shade and seating
- Entry**
 - add restroom facilities
- Connections**
 - add wayfinding elements to the surrounding neighborhood

Site Boundary

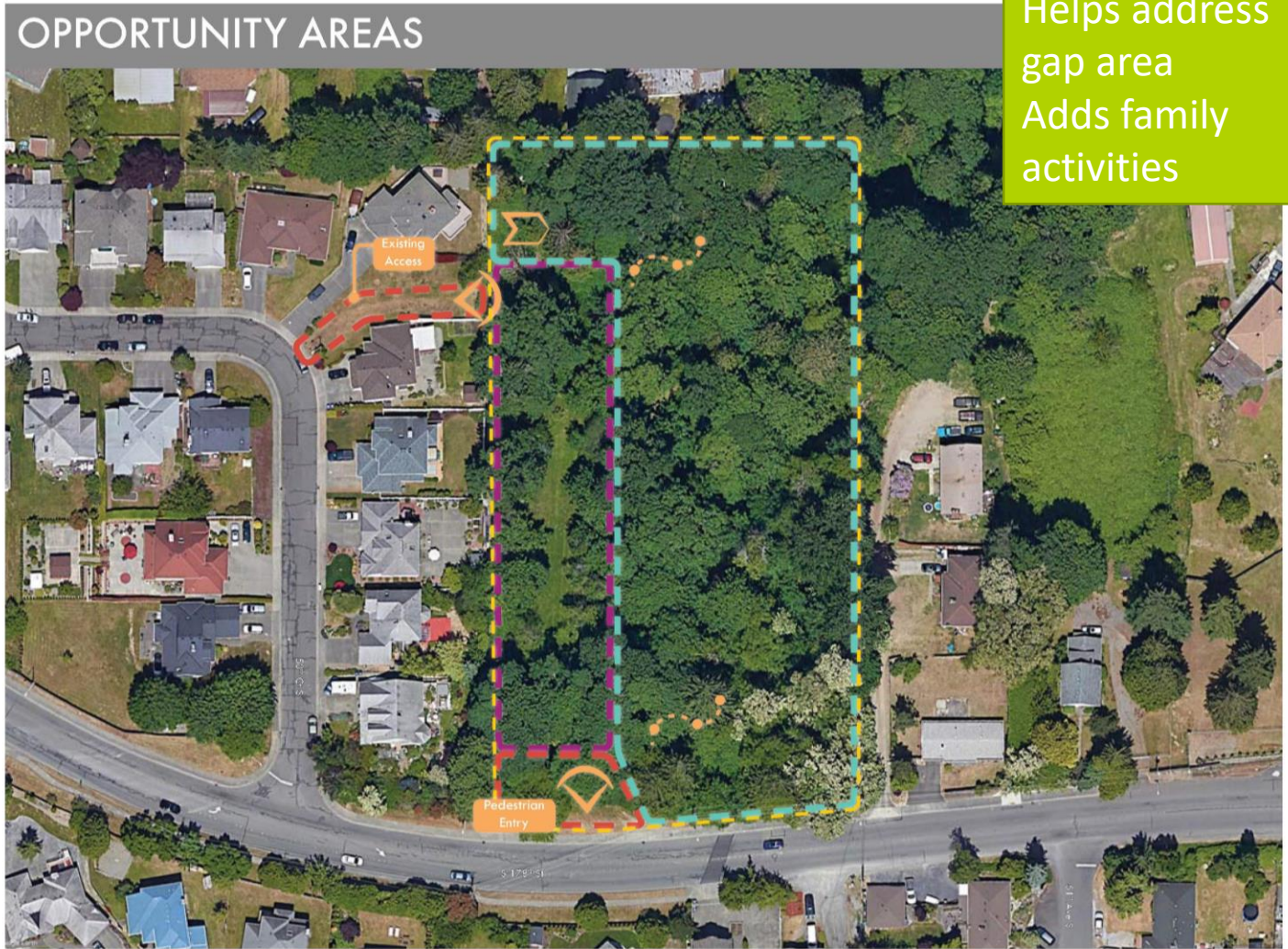


BOW LAKE PARK

OPPORTUNITY AREAS

Helps address gap area
Adds family activities

- Forest**
 - invasive species management
- Entry**
 - add signage
 - enhance landscape
 - improve views into the park
- Activity**
 - improve recreational opportunities ie. nature play and picnic amenities
- Connections**
 - improve sightlines into and throughout the park
 - add wayfinding elements within the park
 - add informal trail through the site and to the neighborhood
- Site Boundary**



GRANDVIEW OFF-LEASH DOG PARK

Special use
If developed
with greater
range of uses
could help
reduce gap

OPPORTUNITY AREAS

- Forest**
- add or improve signage
 - invasive species management

- Connections**
- improve trails within the site and to the community
 - add wayfinding elements across park and to surrounding neighborhood
 - add or improve city or neighborhood landmarks
 - improve sightlines

- Activity**
- add seating and a viewing areas
 - improve trails and wayfinding
 - add covered shelter
 - add amenities for small dogs

- Entry**
- add signage
 - improve accessibility
 - add restroom facilities

Site Boundary



LOS and Future Needs



Assets: What

• **Measure:**
per 1,000 people

- Citywide Park acres
- Community & Neighborhood Parks acres
- Trail feet
- Indoor Space square feet



System Investment:
How Much

• **Measure:**
per person

- System Investment
- Maintenance and Operations Investment

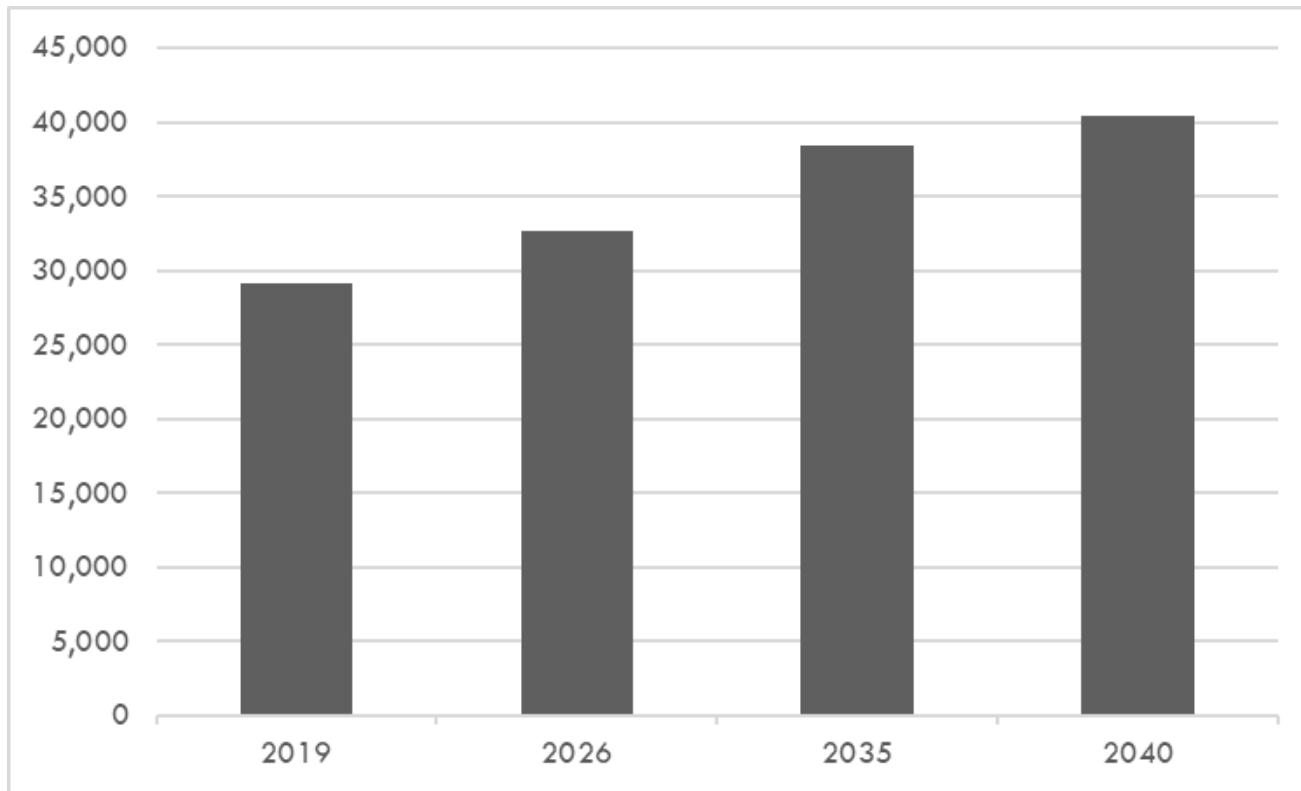
Base and Target LOS

- SeaTac's Park System LOS is set to provide the same ratios of facilities enjoyed by the community in 2019
- "Base" LOS is the minimum standard the system is designed to meet
- "Target" LOS is an aspirational figure to strive to meet if resources allow

LOS and Future Needs

Measure	2019 Inventory	LOS Units	Existing 2019 LOS	Proposed Base LOS Standard	Proposed Target LOS
2019 Population	29,180				
Citywide Parks (Total Acres)	352.0	Acres/1,000 pop	12.06 acres	N/A	12.10 acres
Citywide (Developed Acres)	147.1	Acres/1,000 pop	5.04 acres	5.00 acres	
Community and Neighborhood Parks (Total Acres)	62.1	Acres/1,000 pop	2.13 acres	N/A	2.10 acres
Community and Neighborhood Parks (Developed)	52.0	Acres/1,000 pop	1.78 acres	1.8 acres	
Trails (Total Feet in Parks and Off-Road)	27,684	Feet/1,000 pop	948.73 ft.	950 ft.	
Trails (Feet, Off Road)	7,200	Feet/1,000 pop	246.74 ft.	N/A	250 ft.
Indoor Facilities (square feet)	29,809	Sq. ft./1,000 pop	1,022 sq. ft.	1,020 sq. ft.	
System Investment per Capita	\$94,004,563-\$123,146,043	\$ per person	\$3,222	\$3,200	\$4,200
Annual M&O Investment	\$3,285,997	\$ per person	\$113	\$110	

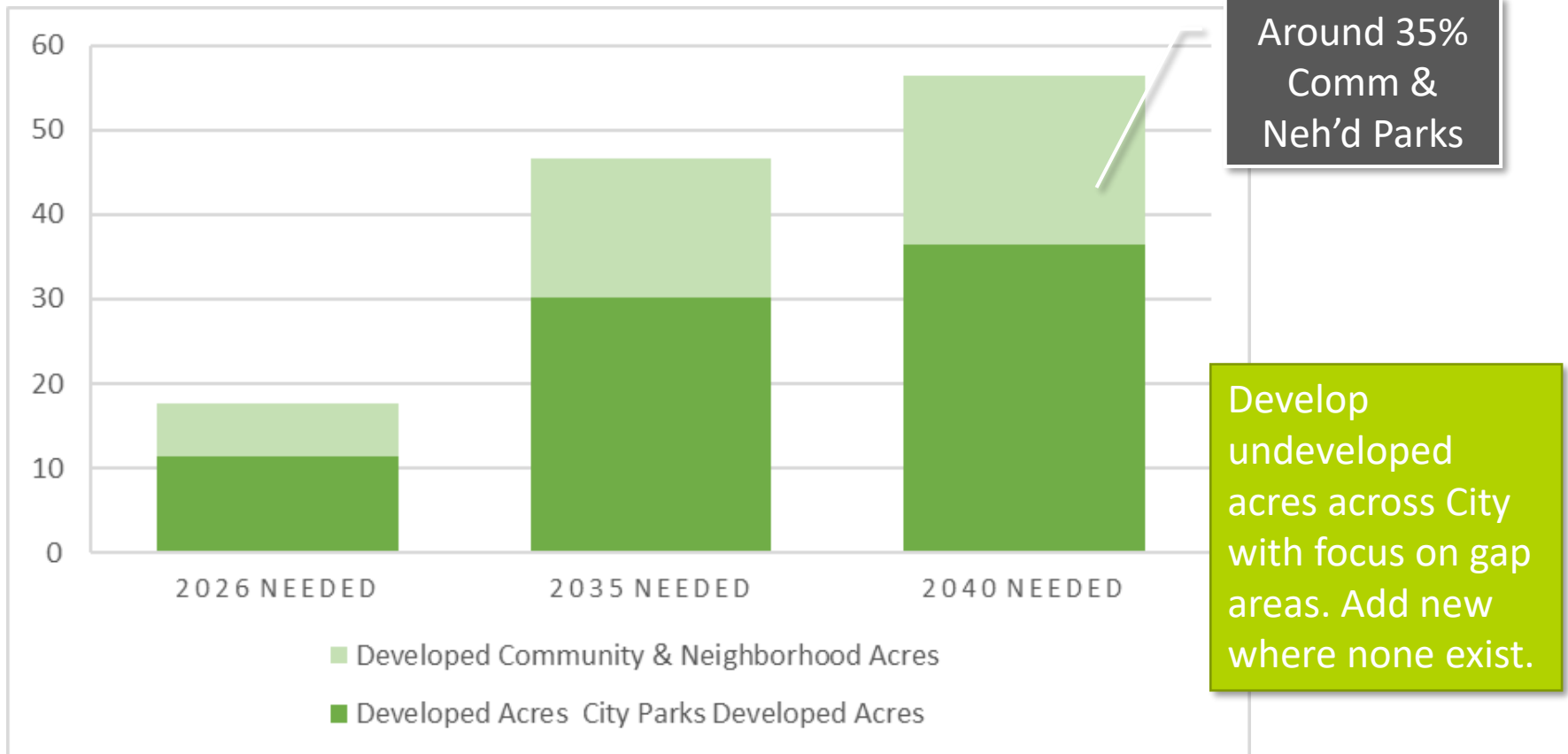
Population Growth 2019-2040



Population Growth matches City growth targets to 2035

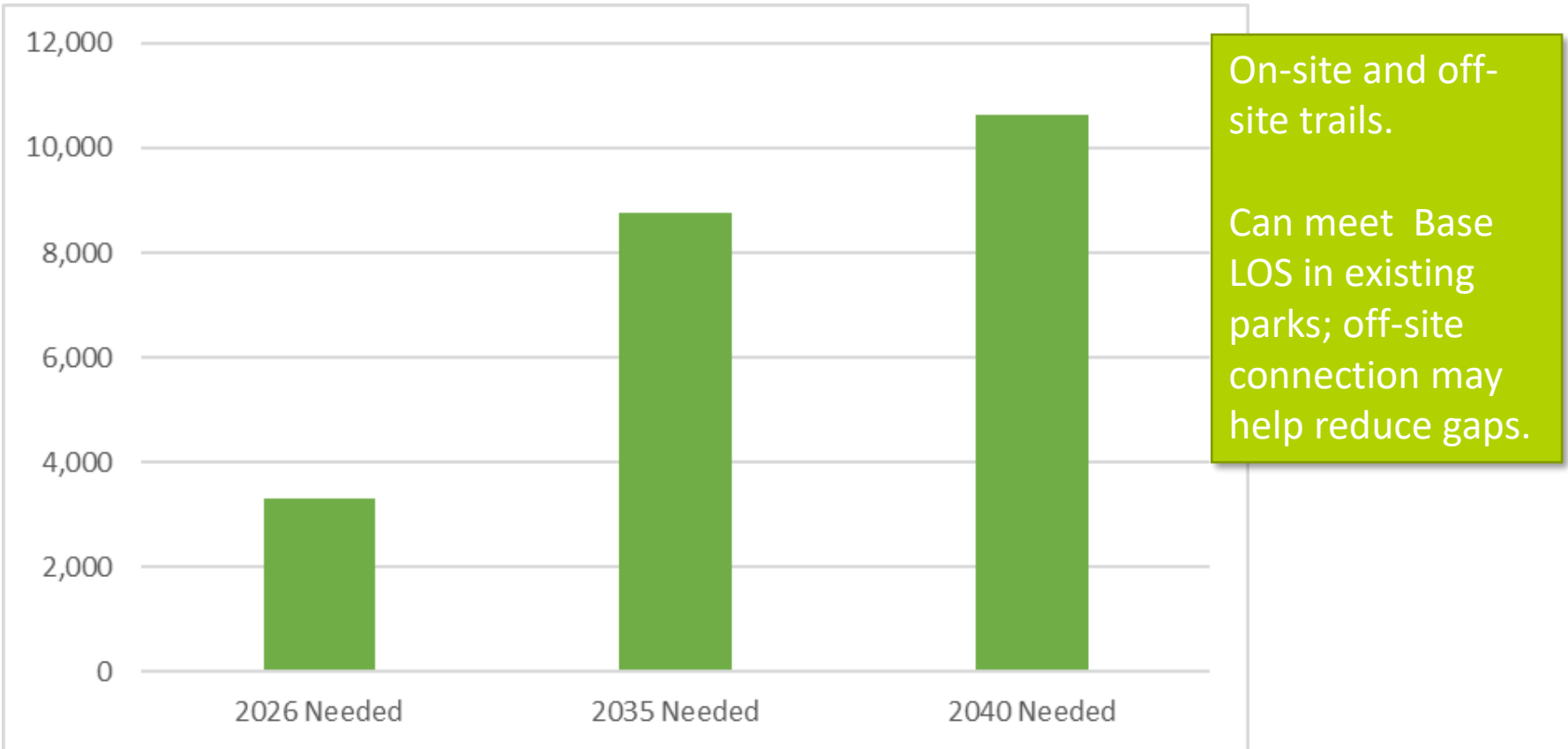
Base LOS: Future Need Developed Parks (acres)

LOS:
Total: 5 ac per 1,000 people
Comm & Neh'd Parks: 1.8 ac



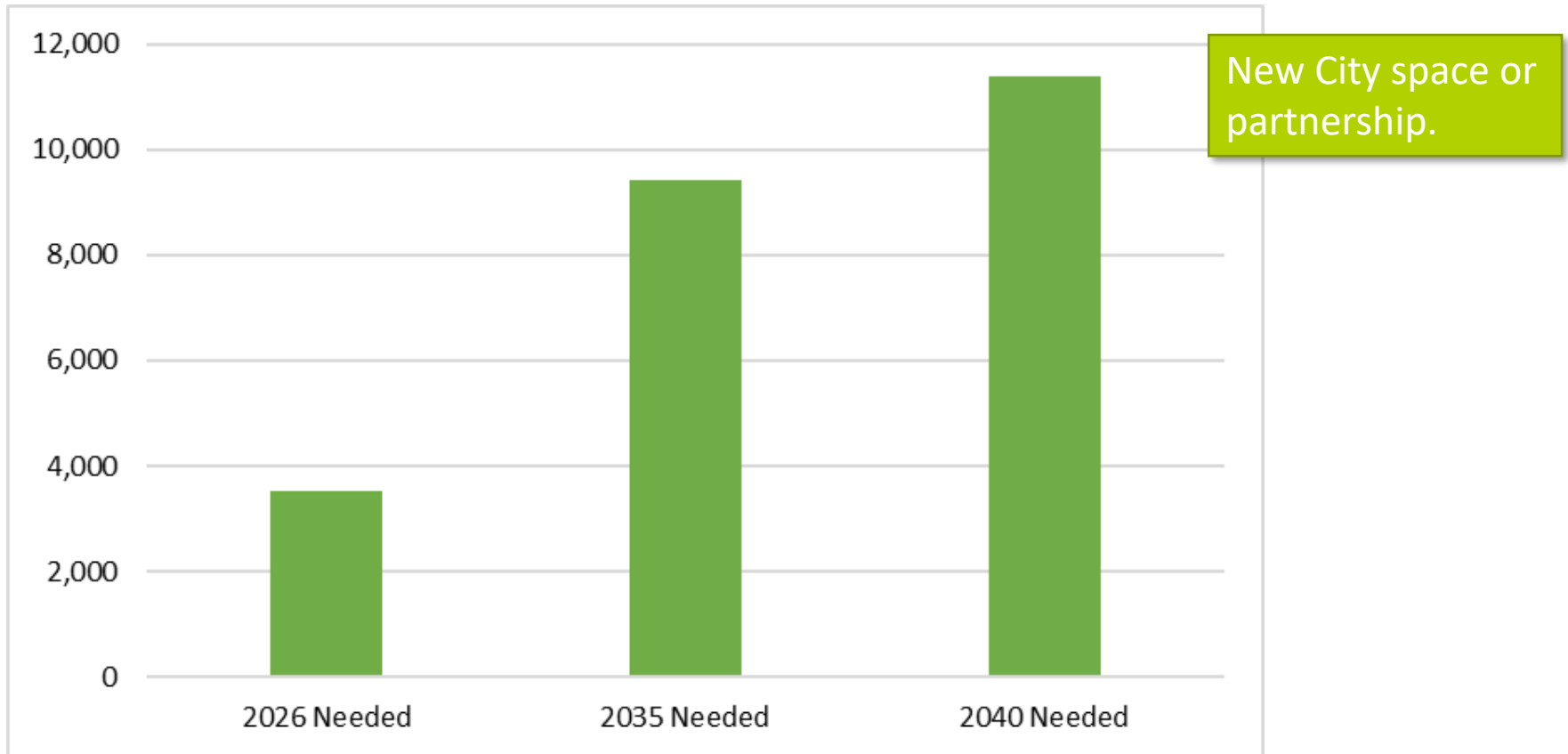
Base LOS: Future Need Trails (feet)

LOS: 250 ft./1,000 people

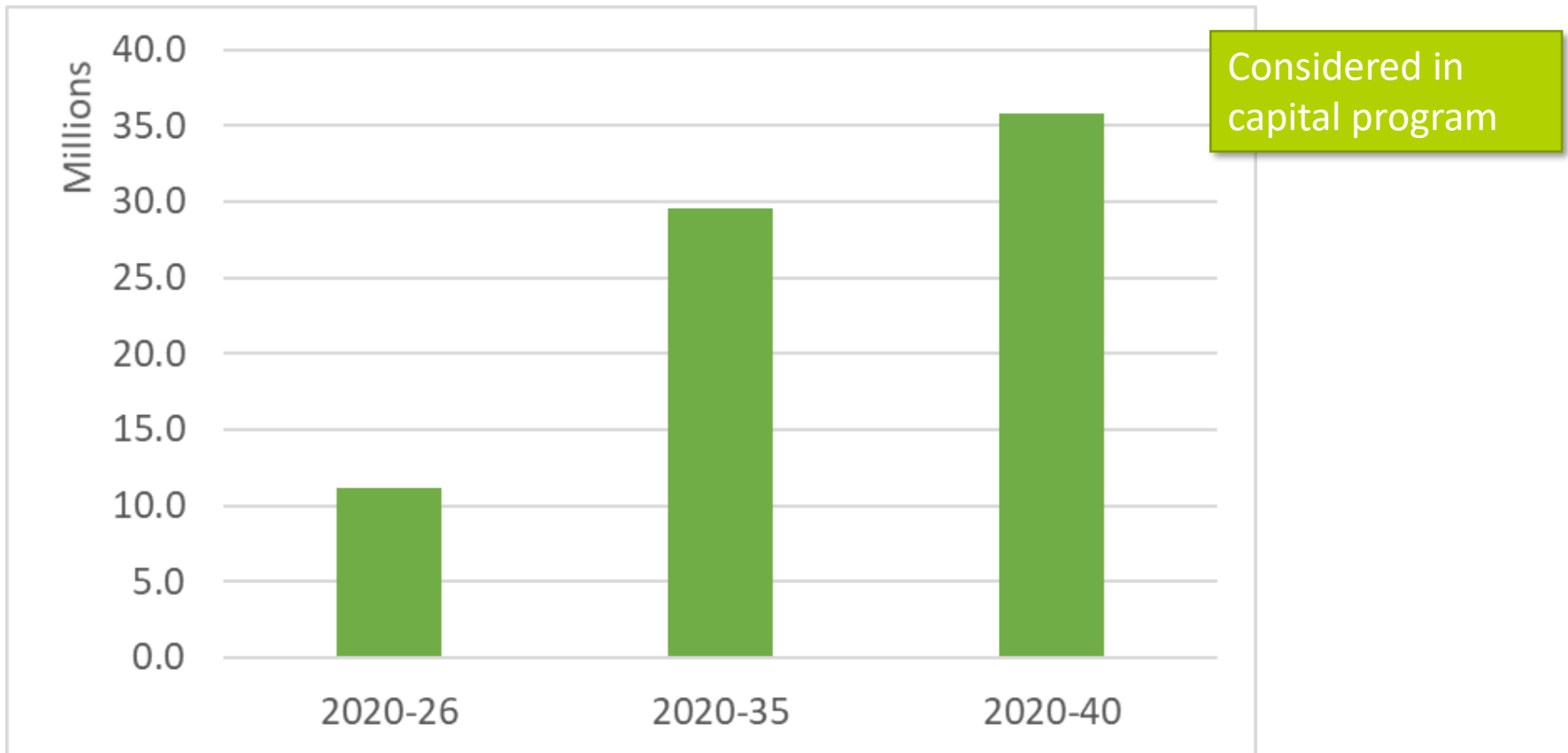


Base LOS: Indoor Facilities Program Space (square feet)

LOS: 1,020 sq. ft. / 1,000 people



Base LOS: System Investment for Growth (per capita)



Share of Investment by Park Type @ Base LOS Per Capita



- 2026 & 2035 Focus**
- Existing Parks with limited amenities to reduce gaps
 - Existing Parks with high use
 - Expand Community Space
 - New parks in gap areas
 - New connector trail

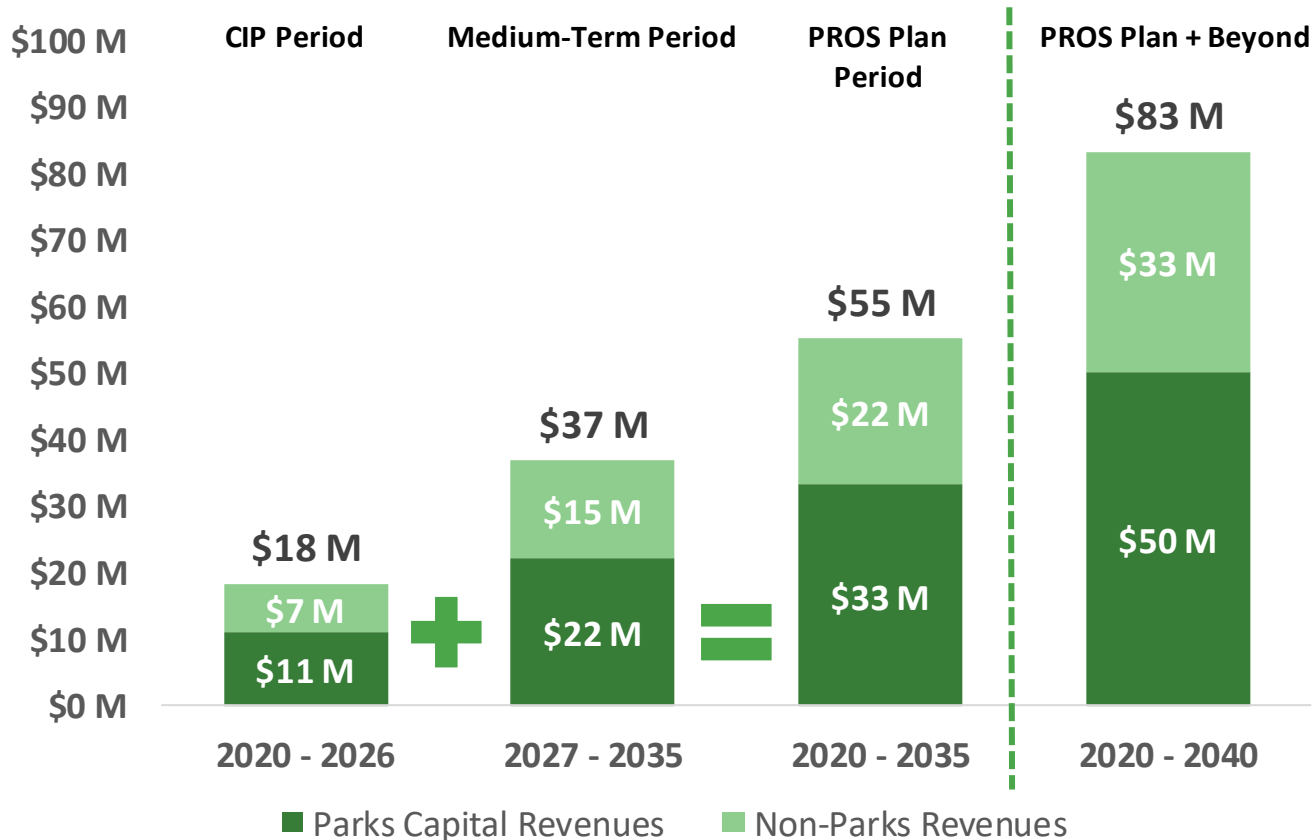
Potential Investments – Leverage Existing and add in Gap Areas – Phase

Feature	2020-26	2027-35	Beyond 2035
Invest in Existing Parks filling gaps	Des Moines Creek Trailhead Bow Lake	Des Moines Creek Trailhead	Des Moines Creek Trailhead Grandview Dog Park
Invest in Existing Community & Neighborhood Parks	Angle Lake Riverton Heights	Sunset Playfields	Valley Ridge McMicken Heights Riverton Heights
New Parks in Gap Areas	One location	One location Off-Road Trail Connector	Multiple Locations
Other	NST Community Space	NST Community Space	NST Community Space

Projected Parks Capital Revenues

- Parks capital projects are funded by the Municipal Capital Improvement Fund (Fund #301)
 - Sources: sales taxes associated new construction around the City, real estate excise taxes, grants, and charges for service.
- Projected available revenues for parks capital projects are based on historical and budgeted Fund #301 revenues and estimated parks vs. non-parks related capital spending.
- Impacts from the COVID-19 pandemic are incorporated in estimates in the short-term (2020, 2021, 2022, and 2023).
 - Long-term impacts are difficult to predict given the level of uncertainty around the pandemic's continuance and long-term effects.

Projected Parks Capital Revenues (Fund #301)



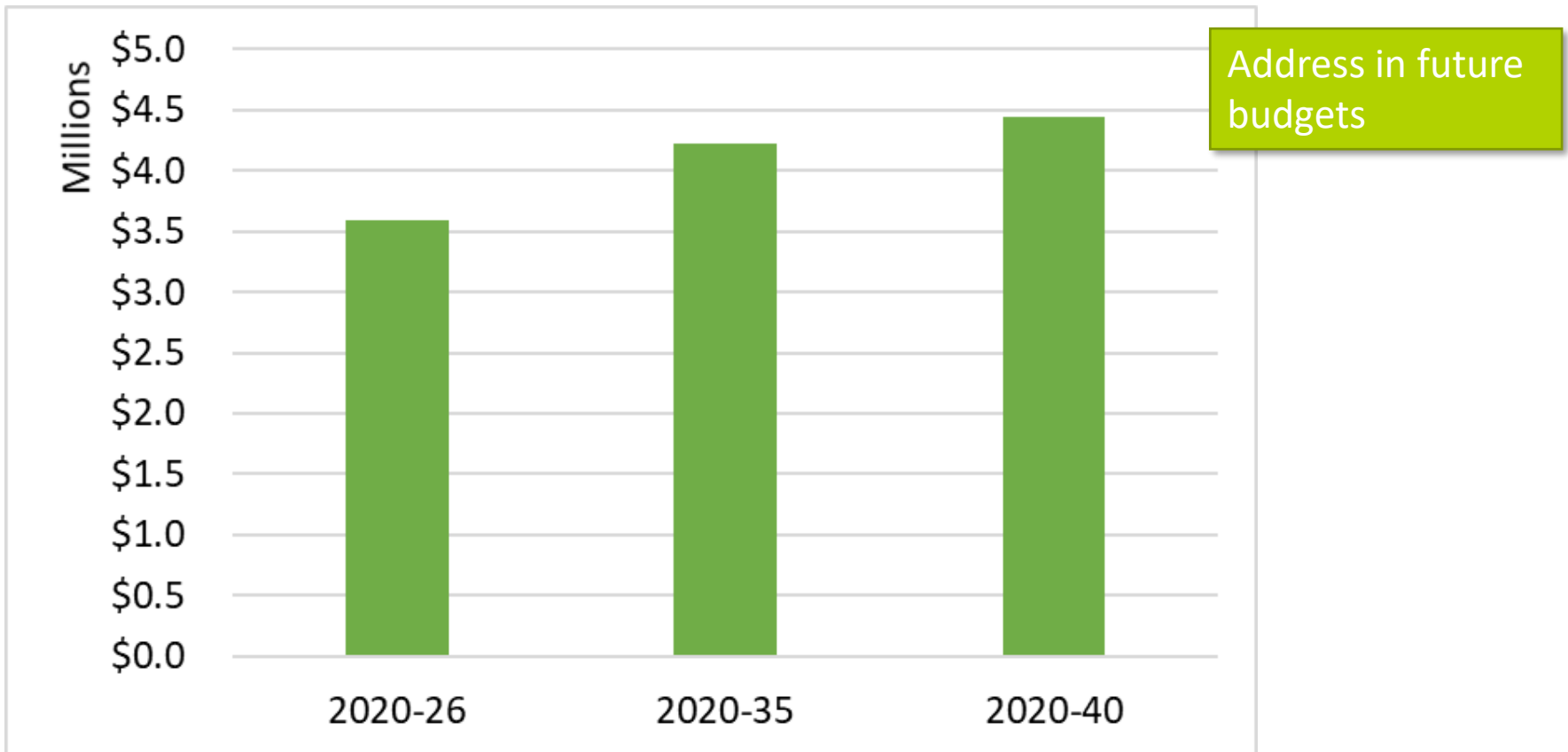
Revenues available for parks capital are estimated to be around \$33 million over the course of the PROS plan period, with 23% of that estimated to come from grants.

Note: total revenues shown are for projected Fund #301 revenues.

Observations & Considerations

- Minimum level of investment is similar to projected revenues:
 - Account for slowing due to COVID-19
 - Similar success in grants as historically
- Minimum level of investment:
 - Focused on adding capacity for new growth
 - Balance with need for major capital replacement
- Capital costs to achieve Park Concepts and meet LOS:
 - Greater than expected revenues (likely 3 times expected revenue projected in 2035)
 - Capital costs – are long-term whereas PROS is short and medium term
 - More extensive capital list can be advanced in future years and gives flexibility to seek grants
 - Use policies to help prioritize to fit funding

Beyond Capital Investment Address Maintenance Investment (per capita)



Schedule

August

- Draft PROS Plan
- Draft Comprehensive Plan materials

September

- Planning Commission
- City Council