



CITY OF SEATAC

PLANNING COMMISSION MEETING

Virtual Meeting
Special Meeting Date
October 12, 2020, 5:30 p.m.

Due to the current COVID-19 public health emergency, and social distancing protocols, pursuant to the Governor's and public health officials' orders, this meeting will be conducted virtually. The public may call in to the conference line to listen to the meeting. The number is 206.973.4555. While you will be able to hear the meeting; you will not be able to participate in the meeting through this phone number. Please note that if you are unable to mute your phone, everyone else on the call-in line will be able to hear you, so please refrain from speaking. No one will be able to physically attend this meeting. Public comment opportunities for this meeting are below.

MEETING AGENDA

- 1) Call to Order/Roll Call
- 2) Approval of the minutes of September 15, 2020 regular meeting (Exhibit 2)
- 3) Public Comment on items not on the agenda. *Comments on agenda items will be taken after the staff presentation and Commission discussion on each item below. See Public Comment Process below.*
- 4) Public Hearing 2020 Comprehensive Plan Amendments: Parks, Recreation, and Open Space Plan Update
- 5) Road Standards Code Update (Exhibit 4a, 4b, 4c, 4d, 5a, 5b, 5c)
- 6) CED Director's Report
- 7) Planning Commission Comments (including suggestions for next meeting agenda)
- 8) Adjournment

Public Comment Process: In an effort to adhere to the social distancing protocols, pursuant to the Governor's and public health officials' orders, and in order to keep our residents, Council and staff healthy, the Commission will not hear any in-person public comments during this COVID-19 public health emergency. The Commission is providing remote and written public comment opportunities. All comments shall be respectful in tone and content. Signing-up for remote comments or providing written comments must be done by 3:30pm the day of the meeting.

- Instructions for providing remote oral public comments are located at the following link: [Council Committee and Citizen Advisory Committee Virtual Meetings.](#)

- If you wish to submit written public comment, including written testimony for a public hearing, email/text public comments to PCPublicComment@seatacwa.gov Any comment not related to a public hearing will be mentioned by name and subject and then placed in the committee handout packet posted to the website. Written testimony for the public hearing will be read verbatim into the record, up to five minutes each and then placed in the committee handout packet posted to the website. Public comments and testimony submitted to an email address other than the provided address, or after the deadline, will not be included as part of the record.

**A quorum of the City Council may be present.
All Commission meetings are open to the public.**

The Planning Commission consists of seven members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of September 15, 2020 Meeting**

Members present: Leslie Baker, Tej Basra, Tony Sanchez, Andrew Ried-Munro, Jagtar Saroya

Members absent: Tom Dantzler (excused), Kyle Becker

Staff present: Jennifer Kester, Planning Manager; Dennis Hartwick, Senior Planner; Kate Kaehny, Senior Planner; Anita Woodmass, Senior Management Analyst; William Appleton, Public Works Director; Neil Tabor, Associate Planner; Barb Mailo, Administrative Assistant 3, Erika Rhett (Consultant to PROS Plan)

1. Call to Order/Roll Call

Chair Basra called the meeting to order at 5:35 p.m.

2. Approval of minutes of August 4, 2020 regular meeting

Moved by Commissioner Ried-Munro and seconded by Commissioner Baker to approve the minutes as written; **passed 5-0.**

3. Public Comments on items not on the agenda

Chair Basra summarized the public comment submitted via email from Teshim Tsegay regarding traffic safety on S 200th St between IB and I-5.

Earl Gipson, provided comments and general concerns regarding the planning commission process.

4. 2020 Comprehensive Plan Amendments: Parks, Recreation, and Open Space Plan Update - Introduction

Erika Rhett of BERK Consulting provided an overview of the Parks, Recreation, and Open Space (PROS) plan, as well as work completed and feedback received thus far.

The main presentation items included:

- The purpose of this update
- Contents of the update
- Community engagement conducted and feedback received
- Level of Service (LOS) of recreation amenities, including existing gaps and potential improvement areas
- Integration with the comprehensive plan and potential policy changes

Commissioner Baker asked what the designated city center area is and expressed concern the City of SeaTac did not have a designated city center.

Erika Rhett of BERK Consulting and Senior Planner Kate Kaehny explained that general boundaries of the city center and how this designation extends far PROS Plan items and has far broader implications. The current city center boundary was established in its current form through the 1999 City Center Plan.

5. Public Hearing - Road Standards Code Update – Continued from August 4, 2020 meeting

Public Works Director Will Appleton provided an overview of reasons why adoption of road standards will be beneficial to both the residents of SeaTac and potential developers, as it will provide greater clarity on standards, enhance public safety, and the efficiency of processes.

Public comments for the hearing were provided by Mr. Earl Gipson taking issue with the process of ROW dedications for frontage improvements not being compensated to property owners.

Commissioner Baker expressed similar concerns from a conversation she had with a business owner, and expressed concerns at the cost to property owners of these proposed road standards.

Chair Basra closed the public hearing.

Commissioner Ried-Munro and other commissioners expressed that they are not ready to make a recommendation on the topic.

Public Works Director Appleton responded to comments, clarifying that dedications of right of way are prompted by development by property owners or developers representing those property owner, and that this would not be a blanket requirement for single family homeowners. Instead these dedications and improvements are mitigations of the impacts proposed development. He also emphasized that the city would not take more right of way than is needed, and there must be a connection, or nexus, between ROW dedication and improvements required and the development proposed. Director Appleton also mentioned that he and Senior Analyst Anita Woodmass had previously met with the aforementioned property owner and clarified that additional requirements brought on by adoption of road standards would largely not apply to their property without substantial redevelopment or additional development.

Chair Basra expressed that ultimately any additional cost derived due to adopt of road standards would eventually be passed on to the consumer by the developer.

After further discussion it was determined that staff would gather additional input from the public before returning to planning commission.

No action was taken was taken on this topic.

6. Public Hearing - 2020 Housekeeping Code Amendment Package Phase 1 – Continued from August 4, 2020 meeting

Senior Planner Dennis Hartwick gave an overview of key items previously presented to the commissioners and the process to date. It was also shared that the same presentation is intended to be presented to the Planning and Economic Development Committee in October, and ideally City Council in November.

Commissioner Baker had questions on the parking chart and possible maximum parking spaces for single family homes. Senior Planner Hartwick clarified that there are not maximum number of parking spaces required, with a few small exceptions for projects in specific areas.

Public comment for the record was presented by Mr. Earl Gipson against the proposed changes. Mr. Gipson was concerned with the package of proposed amendments being characterized as “Housekeeping”, feeling there were substantive changes proposed in the amendments and this title was not appropriate.

Chair Basra commented that he agreed that the housekeeping title was not apt, and closed the public hearing. Planning Manager Jennifer Kester clarified that staff will change the title of the package to “miscellaneous” code amendments.

Commissioner Saroya asked if there is an ability to distinguish the more substantive proposed amendments with those proposed for minor grammatical, or organizational reasons. Commissioner Baker expressed that she had not adequately reviewed this package and desired more time for review.

Chair Basra closed the public hearing, and confirmed that the commission was not prepared to make a recommendation on this package to City Council.

Planning Manager Kester asked if commissioners desired to review individual proposed code amendments in greater detail, as had been conducted in previous planning commission meetings. Chair Basra agreed that this would be beneficial.

No action was taken on this topic.

7. CED Director’s Report

Planning Manager Kester informed the commission that Community and Economic Development Director Evan Maxim has started at SeaTac and will join in a future planning commission meeting. Due to a scheduling conflict with city council the next planning commission meeting is being rescheduled. Planning Manager Kester mentioned that the commission will be asked to provide a recommendation to the City Council in a subsequent meeting in 2020, that small cell wireless updates have been delayed due to COVID, but will also be expected in an upcoming meeting, that the October 20, 2020 meeting will include a review of privately initiated comprehensive plan amendment proposals, that there will be a future update

on the Housing Action Plan and that potential code amendments on short term rentals will be another future agenda topic.

8. Adjournment

Being no further business, the meeting was motioned to adjourn at 7:35pm by Commissioner Ried-Munro and seconded by Commissioner Basra.



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: October 6, 2020
To: Planning Commission
From: Kate Kaehny, Senior Planner
Subject: Information for 10/12 Public Hearing on Proposed Parks, Recreation & Open Space (PROS) Plan Amendments

The purpose of this memo is to provide an overview of activities and materials associated with this Monday's Public Hearing on the proposed PROS Plan and related policy amendments.

10/12 Public Hearing on Proposed PROS Plan Amendments:

Staff and the project consultant will present an overview of the proposals before opening the floor to public testimony. After the public hearing:

- Commissioners have the opportunity to ask staff for clarifications or additional information on the proposal.
- The Commission is asked to make a recommendation to City Council on adoption of the proposed amendments.

Staff Report on Proposed PROS Plan Amendments:

Per the City's procedures, staff has completed the evaluation of the PROS Plan proposals. The Staff Report is attached to this memo.

Anticipated Review & Adoption Schedule:

- 10/12: Public Hearing on PROS Plan Update Proposal & anticipated PC recommendation
- November: City Council review and adoption

Proposed Amendments Available on Project Website:

The proposed amendments and other project information are available on the project website at the following link:

- [Parks, Recreation & Open Space \(PROS\) Plan Update Project](#)

PUBLIC HEARING

PROS Plan Update:

Proposed amendments to the SeaTac Comprehensive Plan

Planning Commission
October 12, 2020



PURPOSE OF PRESENTATION

- Summary overview of proposed Comprehensive Plan amendments related to the PROS Plan Update.

WHY IS THIS ISSUE IMPORTANT?

1. The PROS Plan was last updated in 2008, and does not reflect the current needs of the community or condition of parks and recreation facilities.
2. Adoption of a PROS Plan will ensure eligibility for state Recreation & Conservation Office (RCO) grants.
3. An updated PROS Plan requires updates to the Comprehensive Plan for consistency.



POTENTIAL COMMISSION ACTION

PLANNING COMMISSION ACTION REQUESTED

- After the public hearing, the Planning Commission is asked to provide a recommendation to City Council on adoption of the proposed PROS Plan amendments.

REVIEWS TO DATE

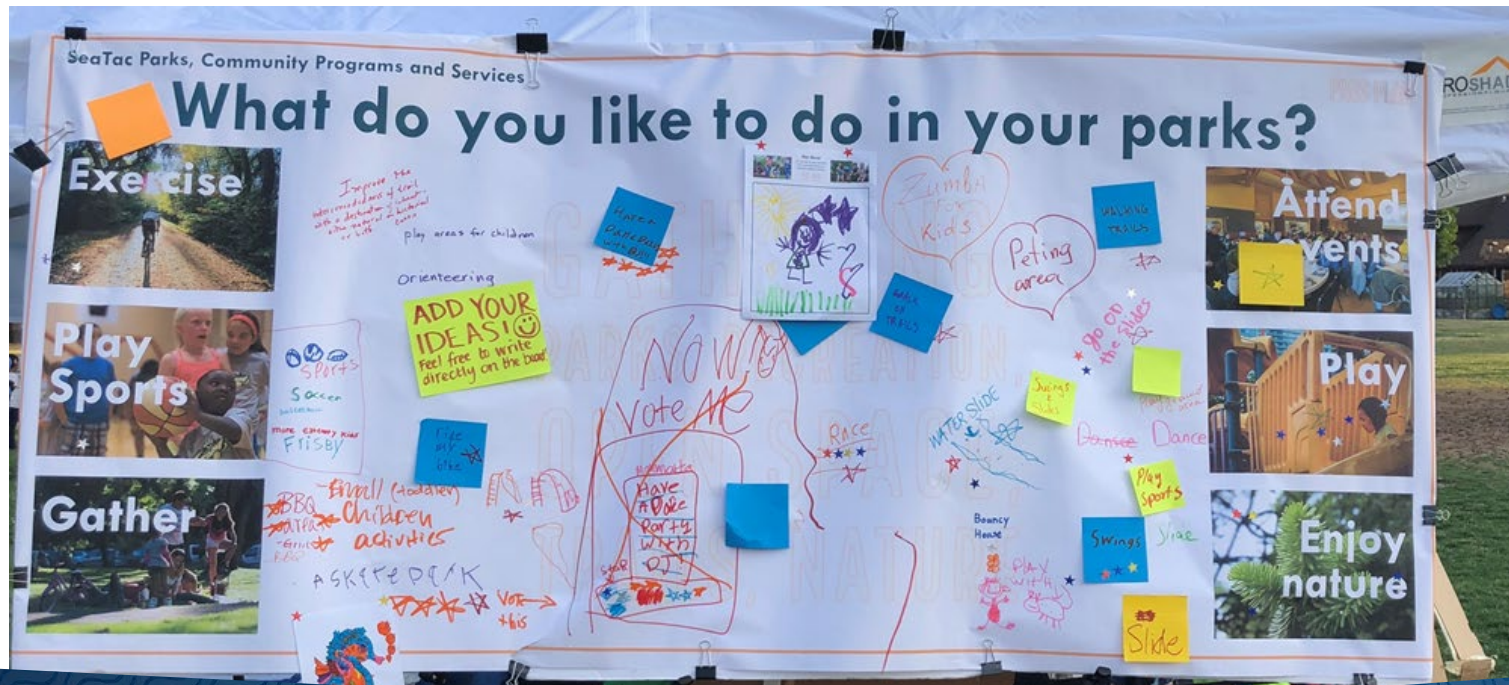
- **Parks & Recreation Committee:** 11/25/2019, 6/4/2020, 7/16/2020
- **PED Committee:** 6/25/2020
- **Planning Commission:** 7/1/2020, 9/15/2020



POTENTIAL COMMISSION ACTION

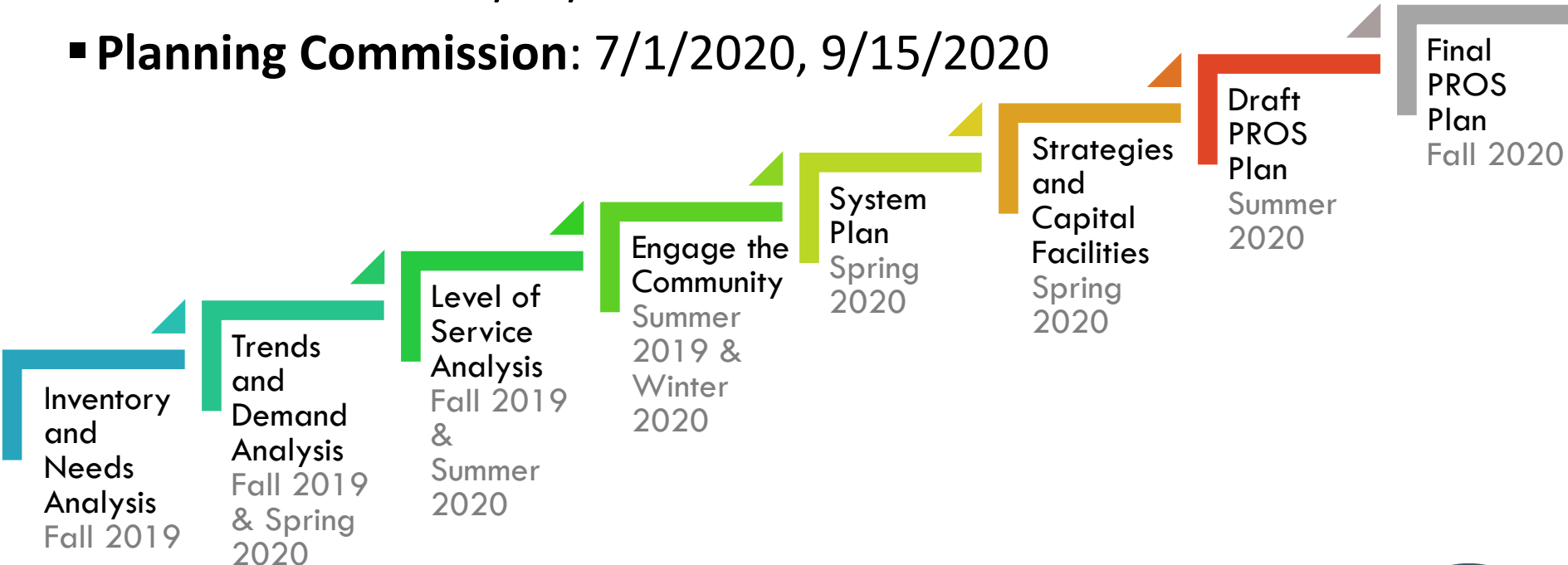
PLANNING COMMISSION ACTION REQUESTED

- Recommendation to City Council on adoption of proposed Comprehensive Plan amendments to support the PROS plan.



REVIEWS TO DATE

- **Parks & Recreation Committee:** 11/25/2019, 6/04/2020, 7/16/2020
- **PED Committee:** 6/25/2020
- **Planning Commission:** 7/1/2020, 9/15/2020



Project Purpose

Update the PROS plan to better connect community needs with the facilities and programs offered.

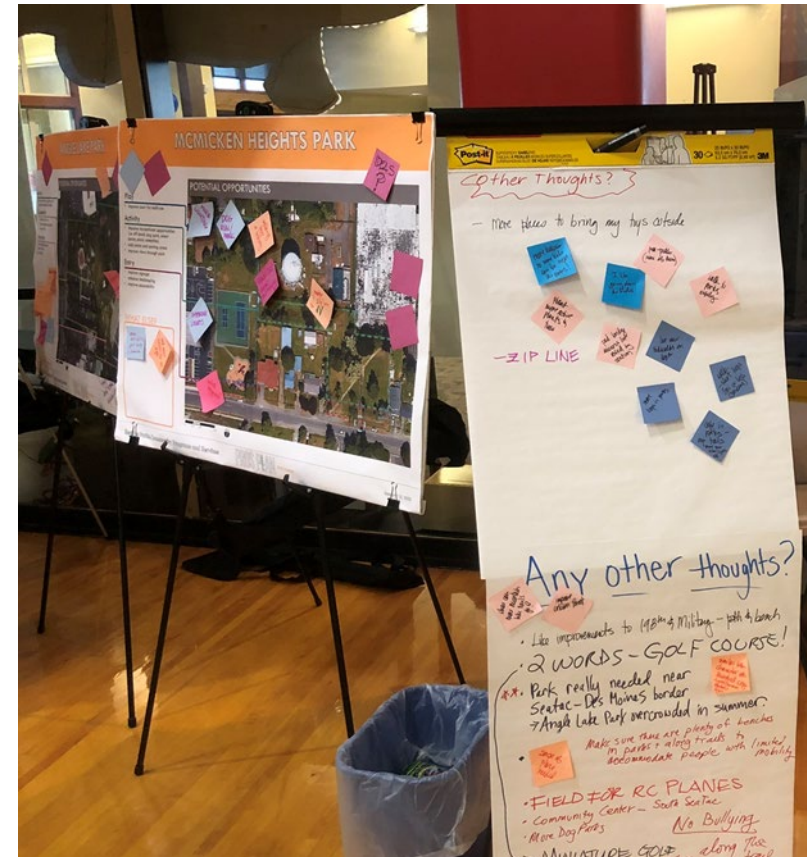
Ensure the plan is consistent with RCO standards and GMA.

- The Recreation and Conservation Office provides grant money
- GMA requires Cities to plan for adequate facilities and services for their communities as they grow



Crafting the PROS Plan

- Community Profile - needs suggested by your demographics
- System Inventory – today’s system
- Recreation Demands and Trends – what people want and expect
- Access gaps – identifying opportunities for new facilities
- Level of Service – ensuring services keep pace with growth
- Community Engagement – identifying resident priorities



The community wants:

- Places to play – indoors and outdoors
- Gathering places for informal and community events
- Well maintained parks that feel safe
- More programming and events
- Free or low-cost opportunities to maintain health and wellness
- Places to experience nature
- Walking access to parks and rec
- More trails in and between parks
- Spaces and programs that are welcoming to all



Kid's Fest, above. 30th Birthday, below.





PROS Element

- Fully updated to reflect updated PROS objectives



Land Use Element

- Minor change to implementation table but overall the PROS element better reflects land use policy



Capital Facilities Element

- Updated Park Inventory map and updates LOS measures



PROS Background Report

- Adopts PROS Plan by reference



Capital Facilities Background Report

- Updates LOS methodology for PROS facilities and removed outdated background information on LOS generally

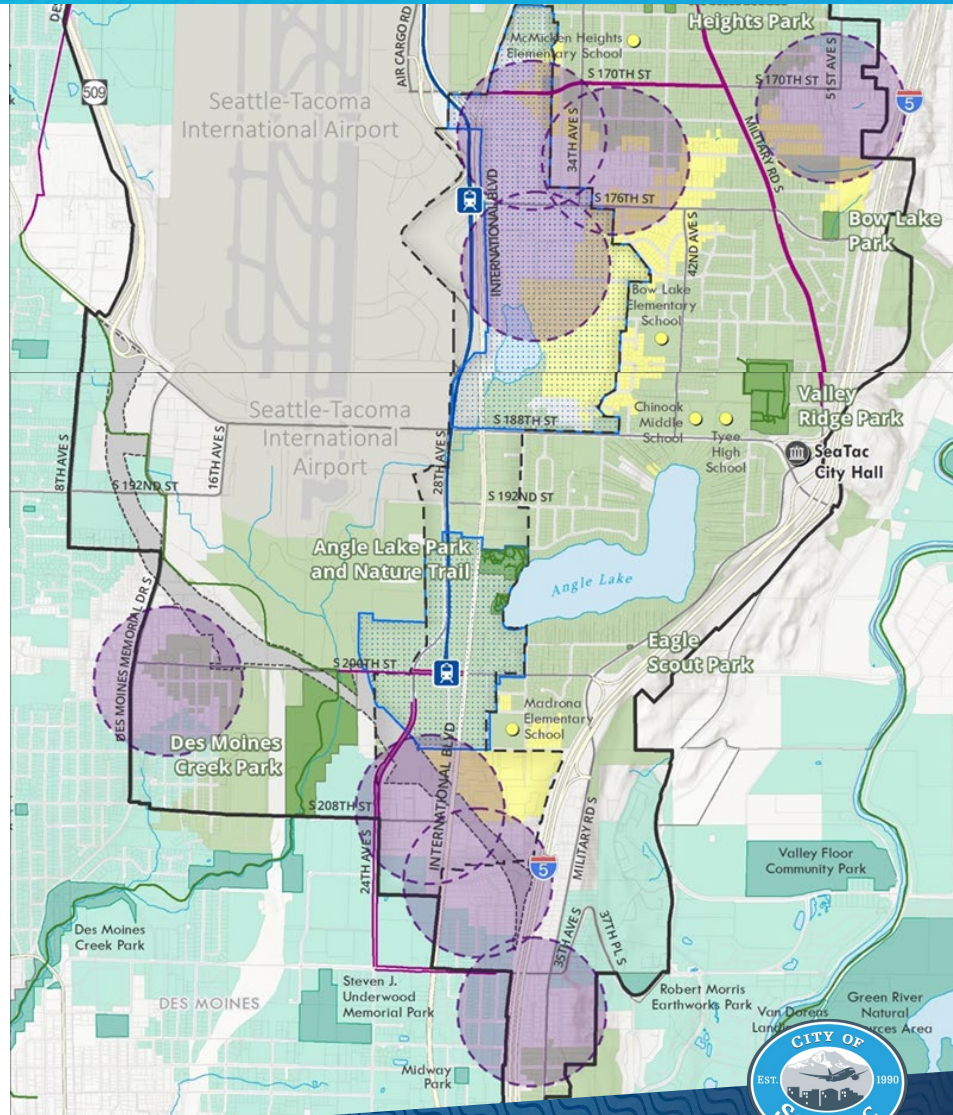
Prioritization Considerations

- Goals stayed the same
- Policies were moved around, renumbered, clarified
- Added new emphasis to some policies:
 - 10.1A – Use Capital Investments as primary LOS for growth
 - 10.1C – Apply O&M LOS to ensure quality facilities and programs
 - 10.1D - Blend active and passive facilities
 - 10.5C – Use signage to promote access
 - 10.2B – Added prioritization considerations for the acquisition of new facilities
 - 10.2C – Added prioritization considerations for expansion and redevelopment of the parks system

COMPREHENSIVE PLAN UPDATES

Priorities for System Development

- Grow the system in gap and opportunity areas
- Look for opportunities to serve other City objectives
- Develop community and neighborhood parks
- Multi-use trails
- Partnership opportunities
- Addresses community needs in the plan



ANTICIPATED NEXT STEPS

October

- 10/12: Public Hearing
 - Commission is asked to provide recommendation

November

- City Council review and action - meeting date(s) to be decided



POTENTIAL COMMISSION ACTION

PLANNING COMMISSION ACTION REQUESTED

- After the public hearing, the Planning Commission is asked to provide a recommendation to City Council on adoption of the proposed PROS Plan amendments.

REVIEWS TO DATE

- **Parks & Recreation Committee:** 11/25/2019, 6/4/2020, 7/16/2020
- **PED Committee:** 6/25/2020
- **Planning Commission:** 7/1/2020, 9/15/2020





10/6/2020

Staff Report:

2020 Comprehensive Plan Amendment Process

File Number(s): CPA20-0001, SEP20-0008

Project Name: Proposed Amendments to Parks Recreation & Open Space (PROS) Plan & Related Policies

Project Summary: Amendments to the SeaTac Comprehensive Plan including an update of the PROS Plan and changes to the following:
Ch. 2: Land Use Element, Ch. 5: Capital Facilities Element, Ch. 5: Capital Facilities Background Report, Ch. 10: Parks, Recreation & Open Space (PROS) Element and Ch. 10: Parks, Recreation & Open Space (PROS) Background Report.

Applicant: City of SeaTac

SECTION I: BACKGROUND

A. Proposal:

In 2019, the Parks, Community Programs and Services Department started a project to update the Parks, Recreation and Open Space (PROS) Plan, which was last updated in 2008. The PROS Plan is a policy tool that helps prioritize park and recreation projects and guide programmatic decisions. Updating the PROS Plan also ensures grant funding eligibility with the State of Washington Recreation and Conservation Office (RCO). RCO grants require that PROS Plans are updated every six years.

On July 28, 2020, City Council adopted Resolution 20-009 to initiate a special “off-year” Comprehensive Plan amendment process in 2020, to allow consideration of changes to the Parks, Recreation & Open Space Plan and associated policies. Proposed changes are summarized below:

- 1) PROS Plan:** To better reflect community and parks facility needs, data updates and revisions are proposed to the following sections of the PROS Plan: community profile, system inventory, recreation and trends, access gaps and level of service standards.
- 2) Parks, Recreation & Open Space (PROS) Element:** While policy goals remain the same, changes are proposed to clarify and revise policies related to level of service standards, active and passive facilities, the use of wayfinding signage, and the prioritization criteria for acquisition and redevelopment of facilities.
- 3) Other Comprehensive Plan Elements & Background Reports:** Changes are proposed to the Land Use Element and Capital Facilities Elements and Background Report to ensure consistency with the revisions to the PROS Plan and PROS Element, especially in regards to level of service standards.

See [Exhibit A](#) for all proposed amendments.

B. Timeline

1) Project Timeline:

- Fall 2019: Inventory & Needs Analysis
- Fall 2019 & Spring 2020: Trends & Demand Analysis
- Fall 2019 & Summer 2020: Level of Service Analysis
- Summer 2019 & Winter 2020: Engage the Community
- Spring 2020: System Plan
- Spring 2020: Strategies & Capital Facilities
- Summer 2020: Draft PROS Plan
- Fall 2020: Final Pros Plan

2) Reviews:

- Parks & Recreation Committee: 11/25/2019, 6/4/2020, 7/16/2020
- PED Committee: 6/25/2020
- Planning Commission: 7/1/2020, 9/15/2020

C. SEPA Environmental Review

The Applicant (the City) served as SEPA Lead Agency for this proposal and issued a Determination of Nonsignificance (DNS) on September 29, 2020. The comment period for the SEPA action will end on October 13, 2020. At the time of this writing, no public comments have been received.

D. Washington State Department of Commerce Review

The City submitted a 60-day Notice of Intent to Adopt Amendments to Commerce on August 21, 2020. At the time of this writing, staff has not received any comments from Commerce.

SECTION II: COMPREHENSIVE PLAN EVALUATION CRITERIA

The purpose of this staff report is to evaluate the proposed amendments based on the Final Docket Evaluation Criteria established within the City's Comprehensive Plan Amendment Procedures.

The evaluation criteria for the proposal is set by the City's Comprehensive Plan Amendment Procedures and are listed below.

FINAL DOCKET EVALUATION CRITERIA FOR ALL PROPOSALS:

- 1. Changed Circumstance.** Circumstances related to the proposal have changed or new information has become available which was not considered when the Comprehensive Plan was last amended.
- 2. Comprehensive Plan Consistency.** The proposal is consistent with all elements of the Comprehensive Plan and other applicable City policies and agreements.
- 3. Population/Employment Targets.** The proposal will not prevent the City's adopted population and employment targets from being achieved.
- 4. Concurrency.** The proposal will be able to satisfy concurrency requirements for public facilities including transportation and utilities, and does not adversely affect other adopted Level of Service standards.

5. **No Adverse Impacts.** The proposal will not result in development that adversely affects public health, safety and welfare and, as demonstrated from the SEPA environmental review, the proposal will not result in impacts to housing, transportation, capital facilities, utilities, parks or environmental features that cannot be mitigated.

SECTION III: EVALUATION OF PROPOSED PROS PLAN & RELATED AMENDMENTS

Final Docket Evaluation Criteria & Findings:

| CRITERIA | FINDINGS: ARE CRITERIA MET? |
|---|--|
| 1) Circumstances Changed? | <u>Yes.</u> <ul style="list-style-type: none"> The PROS Plan was last updated in 2008, and does not reflect the current needs of the community or condition parks and recreation facilities. |
| 2) Consistent with Comprehensive Plan? | <u>Yes.</u> <ul style="list-style-type: none"> Adoption of the PROS Plan updates will strengthen consistency with current Comprehensive Plan policies, especially those regarding the urban center and station areas. |
| 3) Consistent with Plan’s population & employment targets? | <u>Yes.</u> <ul style="list-style-type: none"> The proposal is consistent with the achievement of the City’s adopted population and employment targets. |
| 4) Concurrency Requirements Met? | <u>Yes.</u> <ul style="list-style-type: none"> The proposal improves the City’s ability to meet State concurrency requirements and goals for parks facilities. |
| 5) No Adverse Impacts? | <u>Yes.</u> The proposal will not result in development that has adverse affects. The intent of the PROS Plan updates is to benefit public health and welfare through the enhancement of the parks and recreation system. |

SECTION IV: STAFF RECOMMENDATION

STAFF RECOMMENDATION: **Approve proposal.**

Staff recommends approval of this proposal because it meets the Final Docket Criteria and increases City grant funding opportunities.

Prepared by: Kate Kaehny, Senior Planner
Prepared on: 10/06/2020

**Staff Report:
2020 Comprehensive Plan
Amendment Process**

**Exhibit A:
PROS Amendments**

PROS Plan Update Project
Summary of Proposed Amendments
 9/29/2020

| | DOCUMENT | DESCRIPTION OF PROPOSED AMENDMENTS |
|----------|--|---|
| 1 | Parks, Recreation and Open Space (PROS) Plan | <p>Proposed:</p> <ul style="list-style-type: none"> - Complete update of entire document <p>Note: A copy of the current PROS Plan -which is proposed to be updated- can be found at the following link: 2008 PROS Plan</p> |
| 2 | Ch. 2 Land Use Element, Comprehensive Plan | <p>Proposed:</p> <ul style="list-style-type: none"> - Revision to Implementation Strategy 2.2C on p. LU-31 |
| 3 | Ch. 5 Capital Facilities Element, Comprehensive Plan | <p>Proposed</p> <ul style="list-style-type: none"> - Revisions to Policy 5.1B on pages CF-5 through CF-6 - New Map 5.2 on p. CF-12 |
| 4 | Ch. 5 Capital Facilities Background Report, Comprehensive Plan | <p>Proposed:</p> <ul style="list-style-type: none"> - Deletions shown in crossed out text from p. CF-BR through p. CF-BR-34 - Revision to summary in underlined text on p. CF-Br-5 - New table BR 5.3 on p. CF-BR-8 - New Parks and Recreation section on p. CF-BR-37 through CF-BR-47 |
| 5 | Ch. 10 Parks, Recreation & Open Space Element, Comprehensive Plan | <p>Proposed:</p> <p>Because significant changes to the organization and numbering of policies in this chapter are proposed, revisions are highlighted in blue or green text as follows:</p> <ul style="list-style-type: none"> - Text highlighted in blue identifies changes where policy direction remained the same but the policy number changed. - Text highlighted in yellow (may seem green to some) identifies where new direction was added. |
| 6 | Ch. 10 Parks, Recreation & Open Space Background Report, Comprehensive Plan | <p>Proposed:</p> <ul style="list-style-type: none"> - Only changes are to references to date of PROS Plan on p. PROS-BR-3 |

SeaTac PROS Plan 2020

August 2020

[Note – working on a cover]



Acknowledgements

SeaTac City Council

Erin Sitterley, Mayor
Peter Kwon, Deputy Mayor
Senayet Negusse
Stanley Tombs
Clyde Hill
Takele Gobena
Pam Fernald

Council Parks and Recreation Committee

Clyde Hill, Chair
Senayet Negusse
Stanley Tombs
Joel Wachtel (former member)
Pam Fernald (former member)
Rick Forschler (former member)

Parks, Community Programs, and Services

Lawrence Ellis, Director
Mike Fitzpatrick, Parks Projects and Operations Manager
Kim Cooper, Human Services Coordinator
Gwen Rathe, Administrative Assistant
Brian Ruda, Facilities Manager
Brian Tomisser, Recreation and Cultural Services Manager
Aaron Wiseman, Parks Operations Supervisor

City Administration, Finance, and Community and Economic Development

Carl Cole, City Manager
Kate Kaehny, Senior Planner
Jennifer Kester, Planning Manager
Gwen Pilo, Finance Director

Consultant Team

BERK Consulting
HBB Landscape Architecture

Community

This City is grateful to the SeaTac community members who provided their ideas to inspire the PROS Plan.

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Executive Summary

This Parks, Recreation, and Open Space (PROS) Plan describes SeaTac's vision for a welcoming system of parks facilities and recreation programs that provide substantial benefits to the community.

The PROS Plan consists of:

- An overview of the City's population and its characteristics
- An inventory of the City's parks and recreational facilities
- Information about parks and recreation programs
- Goals and objectives for the future development of the system
- A 6-year and 20-year capital facilities plan
- Recommendations for implementation
- Information about the PROS Planning process

Vision Statement

SeaTac provides innovative parks, recreation, and open spaces that are welcoming and available to all people in the community for health, fun, and community building.

WHY PLAN?

Eligibility for State Funding

The Washington State Recreation and Conservation Office (RCO) maintains a grant program for parks and recreation activities. Local communities must have a compliant PROS Plan to be eligible grants and must update that plan every six years. This PROS Plan has been written to comply with RCO standards so SeaTac is eligible to apply for these grants.

SeaTac Comprehensive Plan

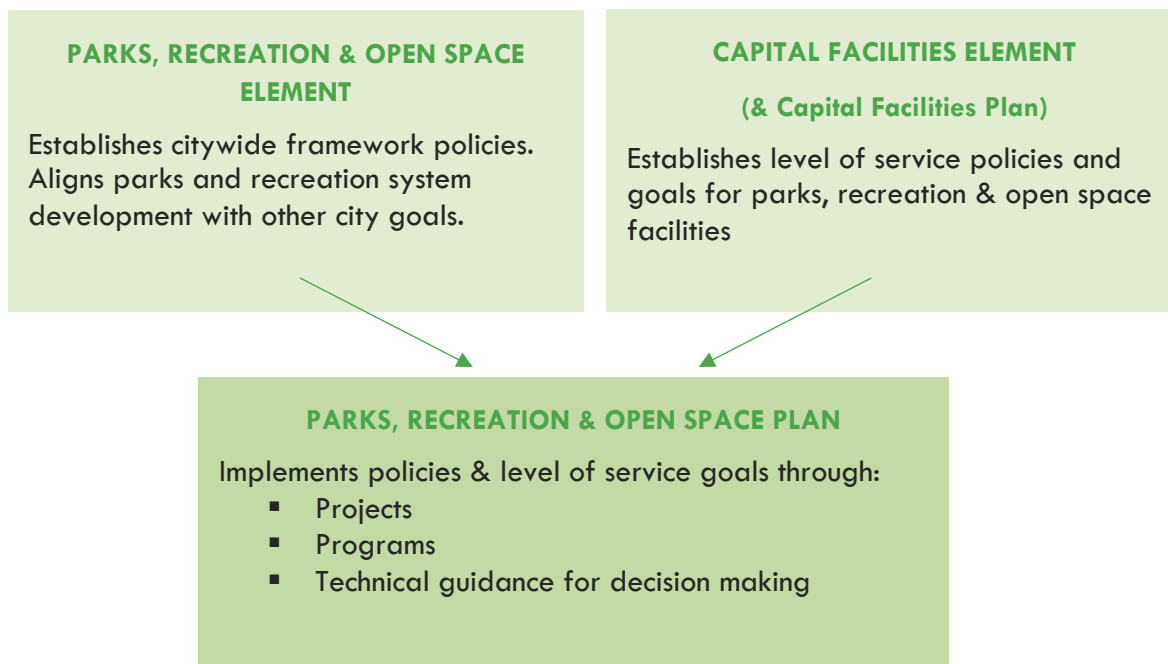
The PROS Plan is also designed to meet the requirements of the Washington State Growth Management Act (GMA). GMA requires cities to:

- Designate the general location and extent of land uses including recreation and open space lands.
- Identify lands used for recreation, including wildlife habitat, trails, and the connection of critical areas.
- Estimate park and recreation demand for at least a ten-year period.

- Develop a capital facilities plan (CFP) identifying funds necessary to implement the plan for at least a six-year period.
- Align the PROS Plan with other City planning efforts such as the Transportation Master Plan and “station area” sub-area plans near light rail stations.

The GMA also specifies that adopted plans should ensure that strategies for maintaining adopted levels of service are put in place to accommodate planned future development.

The PROS Plan includes goals and objectives, levels of service standards, and capital investments for a six year period and a longer-term period of 20 years. These features are included in the Comprehensive Plan in various places including the Parks and Recreation Element, the Capital Facilities Element, and the Capital Facilities Background Report. The PROS Plan itself serves as a background report to the Comprehensive Plan.



Efficiently Manages the System

The PROS Plan is designed to efficiently manage the system by:

- Maximizing the use of the existing park system to make the best use of park assets.
- Maintain flexibility to respond to the community's changing needs and desires.
- Serve a diverse and growing population that addresses the increased demands on the system.
- Create a sustainable model for developing and operating the parks system through adequate resources, partnerships, and other measures.

COMMUNITY INVOLVEMENT

To ensure that the PROS Plan is reflective of residents in the community interests, needs and priorities, the City reached out to community residents, including those who traditionally have lower rates of participation.

Outreach and engagement had three goals:

- **Inform the public about the PROS Plan and the opportunity to engage.** Get the word out and provide easy opportunities to engage by going out to the community.
- **Collect action-oriented feedback from a broad range of stakeholders.** Focus engagement around ideas and concepts where the public can make a difference.
- **Situate the PROS Plan within the greater context of SeaTac's growing community.** Link this process to other engagements around the arts, land use planning, and transportation to ensure continuity.

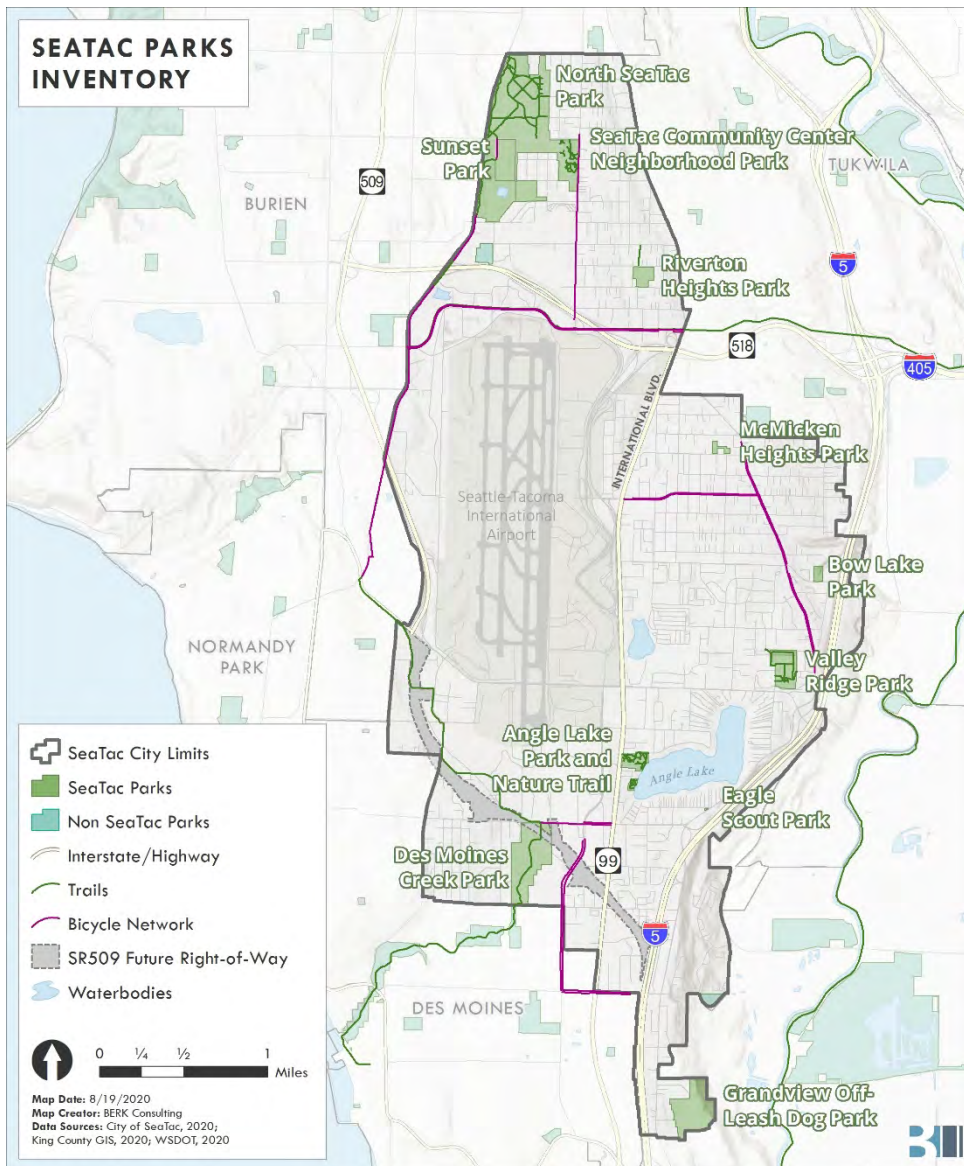
Engagement Events

Two major engagement events helped to reach SeaTac's diverse community: Kid's Fest and the SeaTac 30th Birthday Community Celebration, both drawing hundreds of community members. At these events community members participated in a series of activities, left written comments, and talked with staff about their needs and desires.

Legislative Review

The PROS Plan underwent legislative review that included public meetings and public hearings with opportunities for public review and comment. This included opportunities for review and public comment at the Parks & Recreation Committee, the Planning Commission, and the City Council.

Exhibit 1. SeaTac Parks and Trails Inventory Map



Source: City of SeaTac and BERK Consulting, 2020.

PARKS AND RECREATION SYSTEM PLAN

System Inventory

SeaTac has 352 total acres of park properties ranging in size from 2.7 to 165 acres as shown in Exhibit 1. All of the parks are developed with active and passive recreational amenities and support facilities with the exception of Bow Lake Park, which is unimproved open space.

Parks and Recreation System Plan

The development of the system plan is based on information from the demand and need analysis in section 4.0 and input received through public engagement. Development of the system includes:



SeaTac is a growing community in an area that is already highly developed. Growth will occur primarily through redevelopment, whether it is for residential, business, or civic uses such as parks and recreation. Given such conditions future development of the parks system is anticipated to include:

- The provision of neighborhood and community park amenities within $\frac{1}{2}$ mile of all residents. In denser areas near light rail stations or the City Center a $\frac{1}{4}$ mile standard is targeted.
- The development of existing park lands by adding new facilities and amenities in accordance with community needs.
- Emphasis on connecting parks to each other and other civic facilities through a comprehensive set of trails.
- Adding indoor facilities to the City's inventory to support recreation programming, community gathering, and activity options during inclement weather.
- Continued investment in the maintenance and operations of the system as it grows.
- Balancing active and passive recreation facilities to meet community needs.

In addition to the overall improvement of the system and connections, this plan identifies specific improvements for existing parks within the system. These park-specific plans can be found in section 5.2.

LEVEL OF SERVICE AND PLANNED FACILITIES

Level of service (LOS) refers to the amount and quality of parks, open space, and trails that are necessary to meet current and future needs. The LOS helps establish SeaTac's capital facility program. It also aligns the plan with state growth management goals for the provision of adequate parks and recreation services.

SeaTac's Park System LOS is set to provide the same ratios of facilities enjoyed by the community in 2019 through the 6-year period 2026 and 2035 consistent with the City's Comprehensive Plan. The "base" LOS is the minimum standard the system is designed to meet, and the "target" LOS is an aspirational figure to strive to meet if resources allow. The LOS for the SeaTac parks and recreation system is multi-faceted and includes the following metrics:

- **Capital investment.** Maintain the current investment per capita as growth occurs. This ensures that SeaTac's parks and recreation facilities grow as its population increases. Capital investment LOS is \$3,200 per City resident.
- **Operations and maintenance.** Maintain the current investment in operations and maintenance of \$190 per capita as growth occurs. Keeping assets safe and well maintained is a community priority. Recreational programming and community events are also valued. Steady investment in operations and maintenance means that as the community grows the City is able to maintain its facilities and keep pace with increased demands for recreational activities.
- **Assets.** These LOS measures direct where investments should be made to address community needs. LOS is based on the current ratios of LOS per thousand population.
 - **Indoor facilities:** 1,020 square feet per 1,000 population
 - **Citywide parks:**
 - Base: 5 developed acres per 1,000 population
 - Target: 12.1 total acres per 1,000 population

ACTIVE RECREATION



Active recreation refers to leisure activities that require more formal facilities or equipment such as swimming areas, playgrounds, play fields, courts. Often active recreation is performed with others.

PASSIVE RECREATION



Passive recreation refers to leisure activities that are performed alone or do not require special facilities or equipment. This includes activities such as walking or biking on trails, picnicking, gardening, or photography.

- **Community and Neighborhood parks:**
 - Base: 1.8 developed acres per 1,000 population
 - Target: 2.1 total acres per 1,000 population
- **Trail miles:**
 - Base: 950 feet of parks and off-road trails per 1,000 population
 - Target: 250 feet of off-road trails per 1,000 population

TRAILS

Trails is a broad term that could include various types of pathways. In the PROS Plan the term trails includes off-road linear pathways and recreational pathways within park facilities. It generally excludes non-motorized facilities associated with the roadway network, such as sidewalks and bike lanes. Although for regional trail systems, segments may include roadway facilities that provide linkages between off-road segments.

Based on expected growth from 2020-2040, the capital facility program would meet minimum LOS, and in some cases exceed it. Exhibit 2 shows LOS for three periods. 2026 represents the initial six-year planning period for capital facilities. 2035 is consistent with the horizon of SeaTac’s current Comprehensive Plan. 2040 represents a 20-year planning period.

Exhibit 2. Level of Service 2020-2040

| Measure | Measure | 2020- 2026 | 2020- 2035 | 2020- 2040 |
|--|---------|--------------|--------------|--------------|
| Citywide Parks (Total Acres) | Acres | 42 | 112 | 135 |
| Citywide (Developed Acres) | Acres | 17 | 46 | 56 |
| Community and Neighborhood Parks (Total Acres) | Acres | 7 | 19 | 23 |
| Community and Neighborhood Parks (Developed) | Acres | 6 | 17 | 20 |
| Trails (Total Feet in Parks and Off-Road) | Feet | 3,318 | 8,775 | 10,631 |
| Trails (Feet, Off Road) | Feet | 873 | 2,309 | 2,798 |
| Indoor Facilities | Sq. ft. | 3,562 | 9,422 | 11,414 |
| System Investment per Capita | \$ | \$11,175,182 | \$29,558,400 | \$35,808,000 |
| Annual M&O Investment | \$ | \$6,207,726 | \$7,299,230 | \$7,670,300 |

Source: BERK Consulting, 2020.



Implementation

Several factors will come together to guide SeaTac in building and maintaining its high quality PROS system. Section 7.0 Implementation Strategies identifies actions that City staff, the Planning Commission, and City Council can take to advance the specific goals and objectives of the plan. Overall, the PROS Plan establishes guidance for system development in four areas:

- **Community Levels of Service** will drive the quantity of park elements (acres, miles, building space) and value of operations and maintenance investments SeaTac will provide for the system as a whole. These quantities and investments are reflected in the Capital Program and Implementation. These are addressed in Section 4.5 Level of Service.
- **Access** policies identify priorities for location of improved or acquired facilities and are illustrated on **Opportunity** maps. See Section 1.3, Goal 10.2.
- **Quality and Completeness** refers to park classifications and minimum guidelines that steer park improvements over time. Park improvement concepts illustrate how existing parks can be enhanced with sensitivity to their purpose and environmental conditions. These are considered most directly in this Section 5.2 System-Wide Recommendations.
- **Capital Program and Implementation:** A schedule of park improvements for the years 2020-2026 and through 2035 is included reflecting the LOS, Access and Opportunity, and Quality and Completeness policies and principles. See Chapter 6.0 PROS Capital Improvement Plan.

PLAN ORGANIZATION

The PROS Plan is organized around the following chapters:

| | |
|-----|--------------------------------------|
| 1 | 1.Vision, Goals, and Objectives |
| 1.2 | 1.Inventory and Management |
| 1.3 | 1.Community Involvement |
| 1.4 | 1.Demand and Need |
| 1.5 | 1.Parks and Recreational System Plan |
| 1.6 | 1.Capital Facilities Plan |
| 1.7 | 1.Implementation Strategies |

1.0 Vision, Goals, & Objectives

This section contains SeaTac's parks, recreation, and open space goals and objectives. Goals demonstrate the conditions that SeaTac is striving for in the development of its parks and recreation system. The objectives provide the direction needed to achieve each goal's intent. *(Please note that the goals and objectives below are the same as the goals and policies in the Comprehensive Plan PROS Element.)*

1.1 VISION

SeaTac provides innovative parks, recreation, and open spaces that are welcoming and available to all people in the community for health, fun, and community building.

1.2 GOALS AND OBJECTIVES

GOAL 1 Provide diverse active and passive recreational opportunities through a parks, open spaces, interlinking trails, programs, events, and community centers system.

Developing an efficient, quality park, and recreation system and program requires sound planning for the future. The City of SeaTac established level of service measures to guide the development of the system as its population grows and changes.

Objective 1A Use the level of service for Capital Investments as the primary measure of SeaTac's ability to provide parks facilities that keep pace with population growth.

Objective 1B Use the PROS Capital Improvement Program as the primary source for identifying park projects.

Objective 1C Use the level of service for Operations and Maintenance to ensure the quality of PROS facilities and programs as the community grows.

Objective 1D Add community and neighborhood park facilities with a blend of active and passive facilities to achieve the adopted level of service standard.

Objective 1E Expand existing Community Center facilities or add new indoor facilities to maintain the adopted level of service.

Objective 1F Develop a system of distinctively designed recreational trails (pedestrian/jogging/bicycle/horse) throughout SeaTac, both within and between parks, that provide better access by connecting parks and recreation facilities to the local and regional trail system.

Objective 1G Continue the City's existing process to evaluate recreational needs through a variety of methods including input from community members such as advisory committees, surveys, and findings from the PROS Plan.

GOAL 2 Preserve and acquire land for a comprehensive system of parks, open spaces, and trails that responds to the recreational, environmental, health, and aesthetic needs and desires of park users.

New PROS facilities may come through new acquisition, but also through expansion or improvement of existing facilities, or through cooperative agreements with other public and non-profit agencies. While Goal 10.1 and adopted level of service measures guide the types and amount of facilities needed to grow SeaTac's system as the city's population increases, this goal directs the distribution of parks facilities and recreational programming within the system. The City has consistently aimed to achieve the objective of all residents living within a ½ mile walk of a neighborhood or community park. This ensures geographic equity and accessibility to the health and recreation benefits of these facilities. 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.

Objective 2A Continue City efforts to expand the PROS system so that all residents live within one-half mile of a community or neighborhood park.

Objective 2B Prioritize the acquisition of new land for parks and recreation using the following criteria:

- The proposed acquisition serves an identified gap area, as shown in Exhibit 42 through Exhibit 44.
- 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 or special use park in the Urban Center.

Objective 2C Prioritize the expansion, redevelopment, or improvement of existing vacant or underutilized facilities using the following criteria:

- The proposed facility serves an identified gap area, as shown in Exhibit 42 through Exhibit 44.
- 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 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 expansion, redevelopment, or improvement serves a high population density, or accessible by frequent transit service (twice per hour or better).
- The proposed facility addresses the need for additional active recreational facilities as identified through the PROS Plan or other community engagement processes such as athletic fields, dog parks, or other special use needs.

Objective 2D Identify lands appropriate for park and open space purposes including:

- 1. Natural areas and features with outstanding scenic or recreational value;
- 2. Lands that may provide public access to creeks and lakes;
- 3. Lands that visually or physically connect natural areas or provide important linkages for recreation, plant communities, and wildlife habitat;

- 4. Lands valuable for active and passive recreation, such as athletic fields, trails, fishing, swimming, or picnic activities on a regional or community-sized scale;
- 5. Lands that provide an appropriate setting and location for community center facilities or park land, if the needs evaluation reflects a deficiency; and
- 6. Park land that enhances the surrounding land uses.
- 7. Lands that provide access to residents that are currently more than ½ mile from an existing park, recreation, or open space facility.

Objective 2E Establish and require recreation and open space in new commercial and residential development, especially in new multifamily development.

GOAL 3 Provide a balanced, quality park and recreational system and offer a wide range of park and recreational facilities to community members and visitors of various ages and physical capabilities, cultural backgrounds, abilities, incomes, and participation levels.

SeaTac is a growing community of people from diverse backgrounds and cultures and visited by people from around the world. Parks and recreation facilities promote healthy and active lifestyles, help build community identity, and are significant public amenities. As such they need to be accessible and affordable to people of all ages, cultural and ethnic backgrounds, incomes, physical abilities, and participation levels. People rely on public parks for physical and mental health, entertainment, play, recreation, and socialization opportunities. It is important to continue developing the system to serve a wide range of community needs and interests.

Objective 3A Develop recreation facilities and programs that accommodate a range of ages, cultures, and activities.

Objective 3B Provide recreational opportunities that do not discriminate against any participant, regardless of race, creed, color, sex, or special need, and eliminate barriers to special populations, such as elderly, physically challenged, and economically disadvantaged people.

Objective 3C Develop and expand community-oriented enrichment programs and events that are affordable, responsive to expressed demands, and address identified community needs.

Objective 3D Bring innovative recreation opportunities to SeaTac that serve the community and distinguish the City from surrounding communities.

Objective 3E Provide opportunities to connect to health and human services resources through the parks and recreation system.

GOAL 4 Maintain, remodel, and upgrade park and recreational facilities to respond to changing uses and attain and preserve operational efficiency.

Maintenance of the parks system is a priority to SeaTac residents because they value the amenities of the system and wish to ensure the safety and usability of their investment.

Objective 4A Periodically review buildings and other park improvements to determine if the public's needs are being met and make changes as necessary to meet those needs efficiently.

Objective 4B Design, maintain, and modify parks and recreational facilities in a manner that ensures the public's safety and accessibility, allows year round use, and results in low public maintenance costs when possible.

Objective 4C Provide clean, safe, and attractive parks for public use through a maintenance program commensurate with the intensity of use and character of the park and facilities.

Objective 4D Encourage volunteer and civic groups to take part in appropriate periodic maintenance and improvement of park facilities.

Objective 4E Minimize parks and recreational facilities' impacts (e.g., noise, security, lighting, and traffic) on adjacent neighborhoods.

GOAL 5 Ensure safe and convenient access to recreational lands, facilities, and programs.

Parks and recreation facilities should be physically and socially accessible. This includes locating larger regional and community parks in locations that are easily accessed by car or public transit and by linking facilities through a system of trails, sidewalks, and bike lanes consistent with SeaTac's non-motorized transportation plans.

Objective 5A Locate major recreational facilities that generate large amounts of traffic (e.g., ballfields) on sites with public transit and direct arterial street access.

Objective 5B Promote uniform signage and lighting throughout the City's system of parks, open space, and trails.

Objective 5C Improve access to SeaTac parks and recreation facilities by using signage to provide wayfinding from other civic locations.

Objective 5D Coordinate parks, open space, pedestrian walkways, bike paths, and urban trail system development with the area's unique open

space settings including wetlands, creeks, greenbelts, and other environmentally sensitive or historic sites.

GOAL 6 Cooperate with governmental agencies, special districts, nonprofit organizations, and private businesses in providing publicly accessible open space, park facilities, and recreation services.

Intergovernmental and interagency coordination is important to extend the reach of recreational facilities across boundaries and increase potential funding sources. SeaTac has many potential partners such as the Port of Seattle, adjacent Cities, King County, the Highline School District, the YMCA, and multiple utility districts. Coordination with others may provide permanent or temporary solutions to addressing PROS system needs.

Objective 6A Collaborate with agencies, special districts, and other Cities to develop and utilize the community's recreational capabilities.

Objective 6B Work with local school districts to maximize the use of school facilities as activity and recreation centers for all ages.

Objective 6C Encourage cooperative planning and use of recreational facilities with private businesses, nonprofit organizations, and other groups in the City.

Objective 6D Pursue a variety of funding and assistance mechanisms for park acquisition and development, including public funding, outside funding, shared use of transportation rights-of-way, and dedications from large residential and commercial developments.

Objective 6E Involve private businesses, service organizations, and neighborhood groups in planning and developing recreational opportunities for neighborhoods and the community.

GOAL 7 Develop community-wide recreational resources which respond to and are consistent with unique site characteristics and community desires.

North SeaTac Park

Objective 7A Develop North SeaTac Park in accordance with Airport land use and safety guidelines.

North SeaTac Park, which is still partially undeveloped, is a community-wide resource with great potential for addressing park and recreational needs. As a park just north of the Airport's runways, the Master Plan takes into account Airport land use and safety guidelines.

Objective 7B Preserve the area surrounding Tub Lake as a natural wetland and increase opportunities for public enjoyment of the area.

Tub Lake is a natural peat bog existing since prehistoric times and a valuable resource for natural aquifer recharge. It has opportunities for interpretive interaction, passive use boardwalks, and wildlife viewing. As such, it should be preserved and protected.

Objective 7C Develop environmentally sensitive public trails connecting the Lakes to Sound Trail to SeaTac Community Center and natural features such as Tub Lake and adjacent wetlands.

The Lakes to Sound Trail, especially the section along Des Moines Memorial Drive, offers opportunities to connect with natural features, such as Tub Lake and adjacent wetlands. With improved access, these resources can be both recreational and educational. Environmentally sensitive trails could include foot, bike, and/or equestrian trails as appropriate.

Des Moines Creek

Objective 7D Preserve the Des Moines Creek area and extend the Des Moines Creek Trail north to Miller Creek and North SeaTac Park with connections to the Lakes to Sound Trail.

The community continues to express support for preservation and passive use of Des Moines Creek. The Des Moines Creek Park property is characterized by a wooded ravine with a creek, which begins at S. 200th Street in SeaTac and continues south to Puget Sound in the City of Des Moines. The Pedestrian Facilities map (see Transportation Element) identifies a trail extension continuing northward along the SR-509 right-of-way. In addition to its recreational value, Des Moines Creek's importance as a fish and wildlife habitat area will be enhanced by this policy.

Objective 7E Work with the Washington State Department of Transportation on land south of of S. 200th Street as open space for the enjoyment of local residents and prohibit vehicular traffic from these open space areas.

The natural character of the ravine provides a type of open space which is not found in other areas of the City. The corridor also accommodates a rich array of wildlife and wildflowers, as well as access to a water environment within the City. Retaining these features is important to the quality of this park experience.

Bow Lake

Objective 7F Seek public access to waterfront area(s) of Bow Lake.

Bow Lake is located within a highly urbanized area, surrounded by private commercial development and parking. With acquisition or negotiation of public access and new development to attract activity, Bow Lake could provide a recreational resource in this area.

Historical and Archaeological Resources

Objective 7G Retain significant historical and archaeological resources.

Historical and archaeological resources contribute to community character and maintain ties to the past.

2.0 Inventory and Management

This section is a snapshot in time that shows the facilities, amenities, programs, and maintenance of the PROS system in 2020. It is the starting point for the development of the PROS Plan.

2.1 FACILITIES

SeaTac has 352 total acres of park properties ranging in size from less than 2 acres to 200 acres as shown in Exhibit 3 and Exhibit 4.

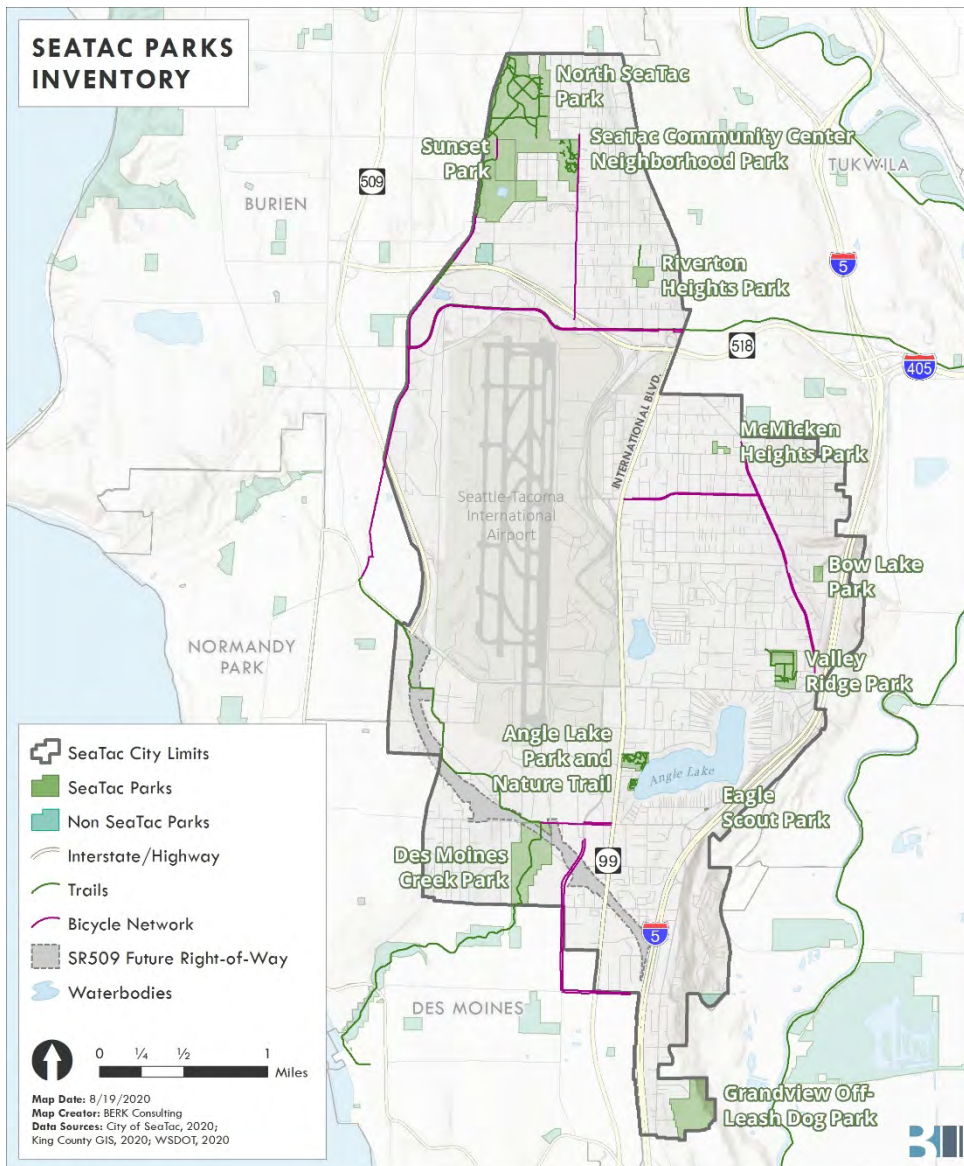
Exhibit 3. SeaTac Park and Trail Facilities

| Park | Acres | Developed Acres | Facilities |
|-------------------------|-------|-----------------|---|
| Angle Lake Park | 8.9 | 8.9 | Boat launch, stage, swimming area with lifeguard shack, spray park, fishing, docks, open recreation area, three picnic shelters, barbecue area, restrooms. |
| Angle Lake Nature Trail | 1.9 | 1.9 | Trails. |
| Bow Lake Park | 3.1 | 2.6 | Open space. |
| Des Moines Creek Park | 52.0 | 0.0 | Paved pedestrian and biking trail with trailhead parking. |
| Eagle Scout Park | 0.1 | 0.1 | Landscaped street right-of-way. |
| Grandview Park | 37.7 | 14.0 | Dog park with fencing, trails, benches, kiosk, waste receptacles, open areas, and sani-cans. |
| McMicken Heights Park | 2.4 | 2.4 | Tennis courts, playground equipment, open area. |
| North SeaTac Park | 200.0 | 81.0 | Baseball/soccer fields, playground equipment, outdoor basketball, BMX track, disc golf, climbing boulder, open area, botanical garden, picnic shelter, paved walking trails, restrooms. Indoor facilities: Storage area, community/senior center. Includes SeaTac Community Center Neighborhood Park. |
| Riverton Heights Park | 7.9 | 2.0 | Playground equipment, basketball court, picnic area, community lawn, and open space. |
| Sunset Park | 18.0 | 14.4 | Baseball/soccer/softball fields, tennis courts, paved walking trails, restrooms. |
| Valley Ridge Park | 19.9 | 19.9 | Baseball/soccer/softball fields, tennis courts, skate park, playground equipment, hockey court, and basketball courts. Indoor facilities: Community/teen center. |
| TRAIL | FEET | | DESCRIPTION |
| Westside Trail | 7,000 | | The trail is comprised of existing, multi-use pathways, sidewalks, and bike lanes, depending on the segment. ¹ |

Note: ¹It is not complete, but when finished would run along the west side of North SeaTac Park from South 128th Street to South 136th Street, continue on Des Moines Memorial Drive and the SR509 extension, and then connect to the Des Moines Creek Park trailhead.

Source: City of SeaTac, BERK Consulting, 2019.

Exhibit 4. SeaTac Parks and Trails Classifications



Source: City of SeaTac and BERK Consulting, 2020.

2.2 NON-CITY OWNED FACILITIES

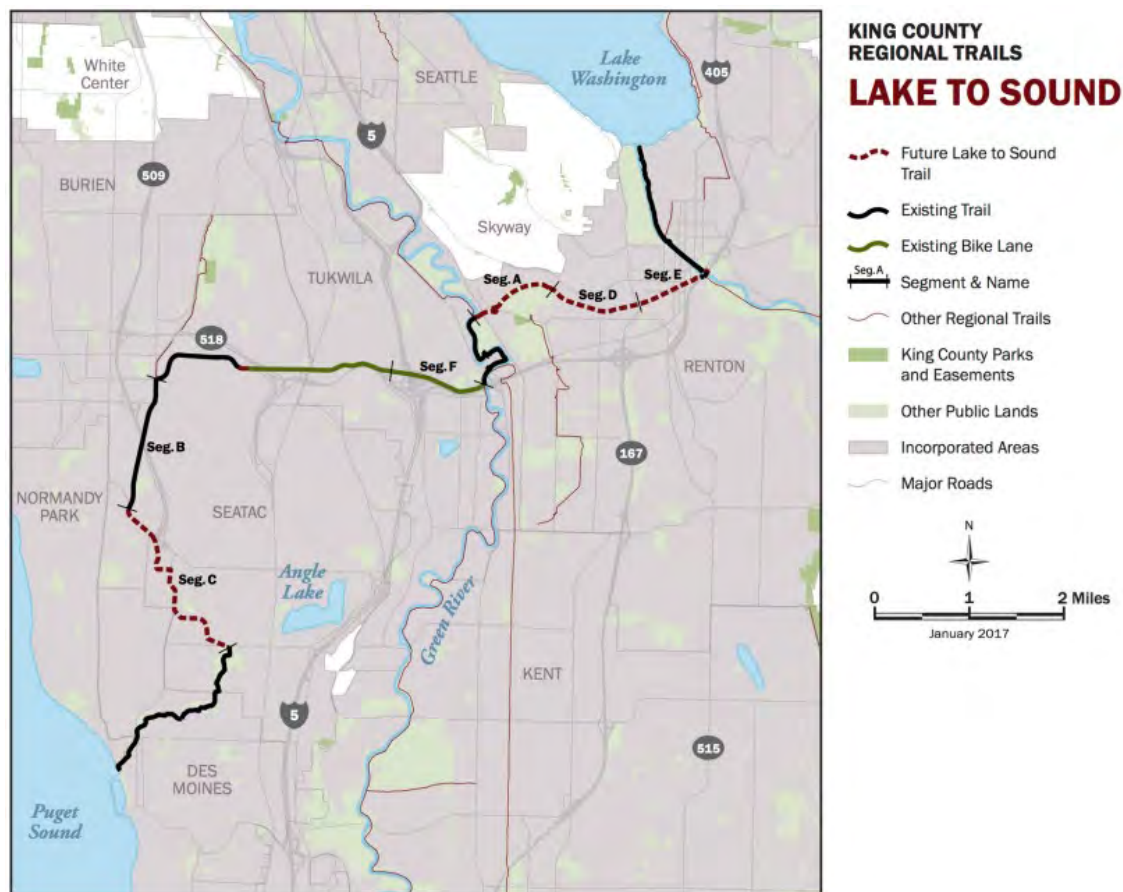
In addition to the facilities managed by the City of SeaTac there are other resources available in the community managed by public and private organizations. These provide service to SeaTac’s residents but are not included in SeaTac’s overall PROS system plan in Section 5.0.

King County Regional Trails

The Lake to Sound Trail is anticipated to be a 16 mile multi-use trail that connects Lake Washington in Renton with the Puget Sound in Des Moines. Several segments are planned for construction, including segment C in

SeaTac, which is currently in the design phase, but anticipated to begin construction in 2021 with completion scheduled for late 2022. Exhibit 5 shows the plans for the Lake to Sound Trail.

Exhibit 5. Lake to Sound Trail



Source: King County Parks, 2017.

Community-Based Facilities

Within the City of SeaTac there are a public and private facilities that offer open space, play areas, sports facilities, and other types of recreational options.

- Matt Griffin YMCA includes a gymnasium, pool, rock climbing wall, and a variety of programs in health, wellness, and fitness for people of all ages. Membership is required to use the facility or participate in programming, but financial assistance is available and is based on income. Since the City's only community center is located in the north end of the community in North Sea Tac Park, the YMCA fills a community center gap for residents in south SeaTac.
- Highline Public Schools include sports facilities, playgrounds, and open spaces available for informal community use when not scheduled by the

District. Some fields and facilities may be rented or scheduled for one time or recurring recreational uses. School properties within SeaTac City limits include: Bow Lake Elementary School, McMicken Heights Elementary School, Madrona Elementary School, Valley View Elementary School, Chinook Middle School, and Tyee High School. The City of SeaTac recreation program regularly runs recreational programs out of Bow Lake Elementary School and Tyee High School.

- Outside of SeaTac city limits there are a variety of nearby parks, open spaces, and recreational facilities run by public and private entities that are used by SeaTac residents. These include:
 - Community centers in Des Moines, Tukwila, and Burien.
 - The Highline YMCA in Burien.
 - Foster Pool and Mount Rainier High School Pool.
 - Parks and open spaces managed by Burien, Des Moines, Tukwila, Seattle, King County, Kent, and Normandy



Robert Morris Earthworks Park. Photo by 4Culture.

County Facilities

There is also a park facility owned and managed by King County. Robert Morris Earthworks Park is a four-acre land sculpture that was completed in 1979 on a reclaimed gravel mine. It is used as open space. It is not included the City's inventory of park and trail facilities, but a park facility within SeaTac City limits.

2.3 RECREATIONAL PROGRAMS

Recreation programming offered by the City of SeaTac can largely be grouped into seven main categories: programs for preschool children, youth, teens, adults, and seniors as well as special events and drop-in programming offered at the SeaTac Community Center.

Exhibit 6 outlines participation in the City's recreation programming by program from 2017 to 2019.

Exhibit 6. SeaTac Recreation Programming Participation by Program, 2017-2019

| Type | Program | Participation | Measure |
|------|---------|---------------|---------|
|------|---------|---------------|---------|

| | | 2017 | 2018 | 2019 | |
|---------------------------|---------------------------|---------------|---------------|---------------|---|
| Preschool Programs | Preschool | 6,400 | 6,400 | 4,800 | Avg. Participants Per Day x 160 days |
| Youth Programs | Youth Sports | 7,920 | 7,740 | 2,916 | Registrations |
| | Youth Before/After School | 18,800 | 18,800 | 18,800 | Avg. Participants Per Week x 40 Weeks |
| | Youth Camp | 3,250 | 3,250 | 3,700 | Avg. Participants Per Week x 13 Weeks |
| | Home School PE | 900 | 900 | 900 | Avg. Participants Per Week x 30 Weeks |
| Teen Programs | Teen Center, Drop-In | 9,382 | 9,581 | 5,939 | Visitors |
| | Teen Camps Week | 1,320 | 1,320 | 1,320 | Avg. Participants s Per Week x 12 Weeks |
| | Teen Camp Daily | 79 | 87 | 41 | Registrations |
| Adult Programs | Adult Classes | 4,213 | 4,307 | 4,048 | Registrations |
| Senior Programs | Senior Trips | 1,515 | 1,312 | 1,245 | Registrations |
| | Senior Drop-Ins | 12,500 | 12,500 | 12,500 | Visitors |
| | Senior Classes | 290 | 290 | 290 | Visits |
| | Senior Lunch Program | 12,465 | 11,931 | 12,086 | Lunches |
| Community Center | Fitness Room | 2,030 | 2,036 | 2,122 | Registrations |
| | Drop In Activities | 3,038 | 2,566 | 2,884 | Visitors |
| Special Events | Art Exhibit | 23 | 15 | 26 | Registrations |
| | Special Events | 4,250 | 4,860 | 5,100 | Participants |
| TOTAL | | 88,375 | 87,895 | 78,717 | |

Sources: City of SeaTac, 2020; BERK Consulting, 2020.

As shown below in Exhibit 7, programming for teens, youth, and preschool children account for over half of the City's recreation programming participation. Nearly a third of the City's recreation programming participation comes from participation in senior programs. Adult programming participation accounts for around 5% of the City's recreation programming participation. Programs with the highest participation rate include before and after school care for youth, drop-in programming at the Senior Center, the Senior Lunch Program, and drop-in programming at the Teen Center.

Exhibit 7 and Exhibit 8 below outline participation in the City's recreation programming by category from 2017 to 2019.

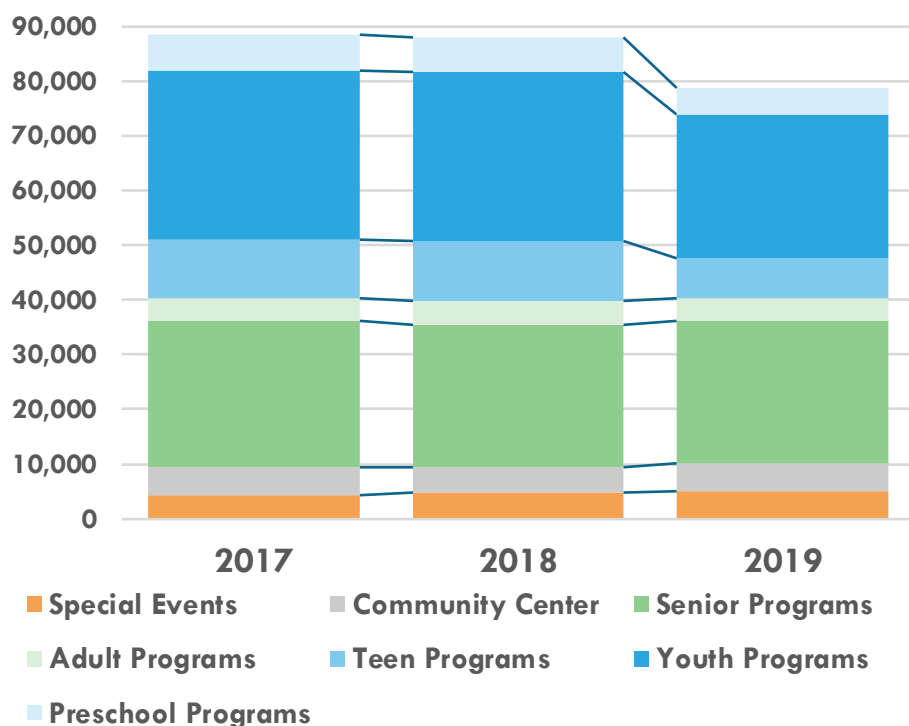
Exhibit 7. SeaTac Recreation Programming Participation by Category, 2017-2019



| Programming Type | Total Participation | | | Average % |
|--------------------|---------------------|--------|--------|-----------|
| | 2017 | 2018 | 2019 | |
| Preschool Programs | 6,400 | 6,400 | 4,800 | 7% |
| Youth Programs | 30,870 | 30,690 | 26,316 | 34% |
| Teen Programs | 10,781 | 10,988 | 7,300 | 11% |
| Adult Programs | 4,213 | 4,307 | 4,048 | 5% |
| Senior Programs | 26,770 | 26,033 | 26,121 | 31% |
| Community Center | 5,068 | 4,602 | 5,006 | 6% |
| Special Events | 4,273 | 4,875 | 5,126 | 6% |

Sources: City of SeaTac, 2020; BERK Consulting, 2020.

Exhibit 8. SeaTac Recreation Programming Participation by Category, 2017-2019



Sources: City of SeaTac, 2020; BERK Consulting, 2020.

While total participation in the City’s recreation programming was relatively constant through 2017 and 2018, the City’s recreation programming saw a decline in participation in 2019. This is largely due to reduction in registrations in youth sports, Teen Center drop-ins, and preschool participation.

Based on feedback from staff, reductions in preschool participation can be principally attributed to the increase in free preschool programs offered through local public schools.

2.4 MAINTENANCE ACTIVITIES

The City maintains about 352 acres of parks and recreation grounds as well as around 27,684 feet of trails. Activities include regular parks property maintenance and capital repair, along with ballfield and public gardens maintenance. Parks maintenance staff currently comprise of 12.68 Full-Time Equivalents (FTE): a Parks Project & Operations manager, a Parks Operations supervisor, two Park Operations leads, four Park Operations workers, and 4.67 FTEs of seasonal maintenance workers.

The City's Facilities Division also maintains the City's indoor facilities including:

- SeaTac Community Center
- Valley Ridge Community Center
- City Hall
- Two fire stations
- City maintenance facility

The Facilities Division is comprised of four FTEs: 1 Facilities manager, two Facilities Maintenance workers, and one custodian.

As the park and trail system improves or grows, the level of maintenance should increase, and resources for maintenance should be considered when new facilities are provided for public use.

3.0 Community Involvement

Parks, recreation, and open space systems provide essential facilities and services for a healthy, thriving community. Community involvement in the development of the system is necessary to matching community needs and desires to the facilities, programs, and amenities offered. This section summarizes the input received in the development of the PROS Plan.

3.1 INVOLVEMENT GOALS

To ensure that the PROS Plan is reflective of residents in the community interests, needs and priorities, the City reached out to community residents, including those who traditionally have lower rates of participation.

Outreach and engagement had three goals:

- **Inform the public about the PROS Plan and the opportunity to engage.** Use print, electronic, and in person methods to let people know about the plan. SeaTac PROS staff distributed postcards by mail and at City events. Messages were sent through City newsletters and by email to those who subscribed to City communications.
- **Collect action-oriented feedback from a broad range of stakeholders.** Focus engagement around ideas and concepts where the public can make a difference. To develop the plan the City focused on engagement during community events that drew participants that represented the richness of SeaTac's community. Engagement asked people about their needs and priorities for facilities and programs. It also provided opportunities for people to make comments about the specific facilities they use.
- **Situate the PROS Plan within the greater context of SeaTac's growing community.** Link this process to other engagements around the arts, land use planning, and transportation to ensure continuity. Information about community needs and interests came from other recent plans and planning efforts. Community needs and demographic information came from the Human Services Needs Assessment. Information about trails, sidewalks, connectivity, and access came from the Transportation Master Plan. Land use information came from the Comprehensive Plan. The Arts and Culture Master Plan process was run concurrently and included opportunities for collaboration on the design and distribution of community gathering spaces.

3.2 ENGAGEMENT EVENTS

Two major engagement events helped to reach SeaTac's diverse community: Kid's Fest and the SeaTac 30th Birthday Community Celebration, both drawing hundreds of community members.

Kid's Fest is an annual summertime event that draws families of all cultures for an evening of games, crafts, music, entertainment, and other fun activities. Participants stopped by the PROS booth and were able to share their vision, needs, and preferences for parks and recreation while engaging in fun activities. The PROS Planning team also distributed pencils and quick survey cards to attendees in line for other activities.



Children and youth shared ideas at Kid's Fest.

At the Kid's Fest participants identified their top parks needs as:

- Places with opportunities to play including playgrounds, fields, splashpads, dog parks, and skate parks.
- Gathering spots for family and the community.
- Well maintained and safe park facilities.
- Additional programming options. (See below)
- Free or low cost opportunities for health, wellness, and fitness.
- Opportunities to be outdoors or in nature.

Suggested programming options included one-time events such as festivals, a dance party, petting zoo, or sing-alongs. On-going events such as concerts or movies in the park. Classes for families and youth including programs for dance, arts and crafts, orienteering, or Zumba.

Two other themes that came out of this event. One was a desire for better connectivity to parks and recreation facilities. Ideas included building more parks that residents can walk to, connecting parks through trail systems, and providing better access by transit or by car. The second was to ensure that parks and recreation was welcoming to the whole community. This drew on the idea of connectivity by making sure that there is physical access to parks for all residents. However, it also embraced the idea of inclusivity –



Ideas in progress at Kid's Fest.

or ensuring that events, programs, and activities appealed to people of many cultures and that residents could see their cultures represented in the design of parks and facilities.

SeaTac's 30th Birthday Celebration was held on February 29, 2020. This was a community celebration held at SeaTac Community Center to celebrate the community's incorporation as a City. City booths offered information and activities for participants alongside games, community entertainment, food, and drinks. While this event drew families, it also drew participants that tended to be a bit older and who had lived in SeaTac for a longer time.

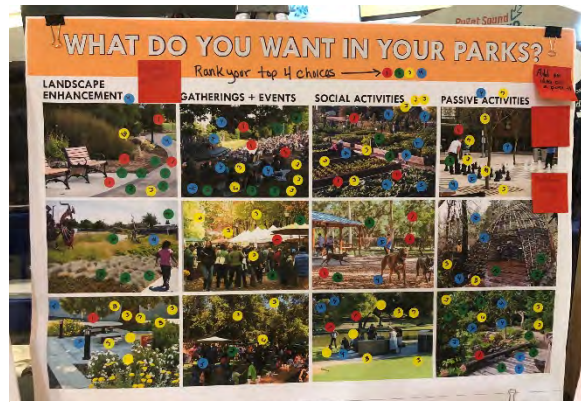
PROS Planners asked participants provide input in three main areas, building on the input already collected. People commented on the needs and improvements to parks in the parks system. There was a dot activity to prioritize different possibilities for the expansion of parks and recreation facilities. Participants also could comment on their desires for recreation programming. In the dot exercises respondents were given dots numbered 1-4 to represent their top four priorities and could "spend" them on a variety of options.

Here is what we learned from this event:



Lots of input on the future parks system.

- About two-thirds of participants prioritized trails and play as the most desired recreational facilities. Trails received the most overall votes.
- Active facilities such as skate parks or bike tracks were favored by about half of the respondents. Fields and courts received the highest number of first and second priority dots.
- Enhancing landscapes to enhance natural environmental features were favored by about half the respondents.
- Facilities that supported gathering, social events, and community activities were a priority for about half of the respondents.
- Participants supported a wide range of recreational program additions, but two categories stood out. People wanted options for more indoor activities. They also wanted options that met community needs for youth, seniors, and people with disabilities.
- Existing parks received nearly 100 comments regarding facility and design improvements.



Trails and play spaces were top desires.

3.3 LEGISLATIVE REVIEW

The PROS Plan underwent legislative review that included public meetings and public hearings with opportunities for public review and comment.

- The Parks & Recreation Committee, comprised of three City Council members, received a series of briefings and provided direction for the PROS Plan. They forward a recommendation on the Plan to the full Council.
- The Planning Commission is an appointed board that advises the public Council on matters related to SeaTac's land use, including proposed changes to the City's Comprehensive Plan. They conduct public review and hearings related to the update of the PROS element and related policy amendments in other sections of the Comprehensive Plan.
- The City Council deliberates on and adopts the final PROS Plan and related Comprehensive Plan elements. This is done in a series of public meetings.

4.0 Demand and Need

This section identifies the community's needs and desires for the PROS system. It is based upon a demographic profile of SeaTac, a review of recreation trends and benchmarks, community input, and an assessment of gaps and needs. The demand and need shown in this section provide direction for the future development of the PROS system.

In addition to addressing needs and trends, this section identifies levels of service that are meant to guide the City's investment in the system improvement and operation. The levels of service help the City understand the strengths and areas of improvement of its Parks, Recreation, and Open Space (PROS) system; levels of service are also required and support the City's Comprehensive Plan Capital Facilities Element and Parks and Recreation Element to meet Growth Management Act requirements. Within the levels of service evaluation benchmarks to other agency systems are provided for context.

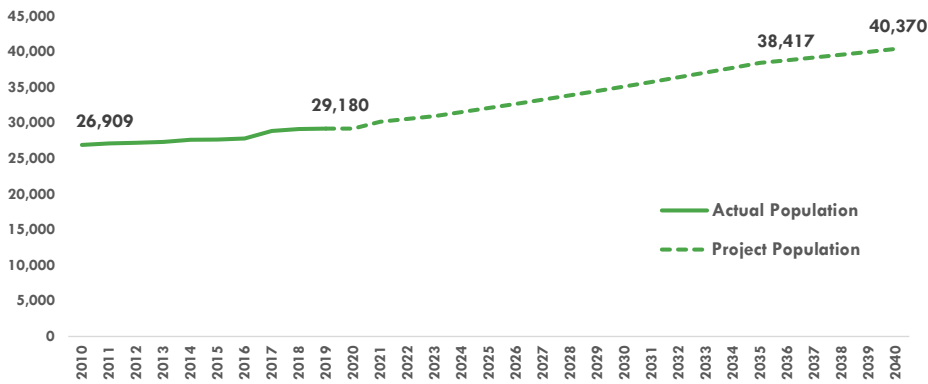
4.1 COMMUNITY PROFILE

SeaTac is expected to continue growing and at a faster rate than it has grown in previous years. Median household income is not keeping up with inflation. A growing population with less household income is more likely to rely on community resources for recreation, entertainment, and health. Trends indicate that SeaTac's population is getting younger and household sizes are slowly increasing. The community is also becoming more diverse as it welcomes immigrants into the community. This indicates that there may be increased demand for facilities that serve youth and families as well as families that meet the needs of people from a wide variety of cultures. Details about the community profile are below.

Population

The City of SeaTac has had modest population growth since the year 2010, as shown in Exhibit 9. Its 2019 resident population was 29,180 people, and by 2035 the population is estimated to be 38,417 consistent with the city's growth share in Countywide Planning Policies. It should be noted that pursuant to the State Office of Financial Management has estimated the City's 2020 population to be the same as 2019 at 29,180. Although the resident population is 29,180, the daily population exceeds 171,380 when employment and average airport and hotel guest users are accounted for.

Exhibit 9. Population Growth

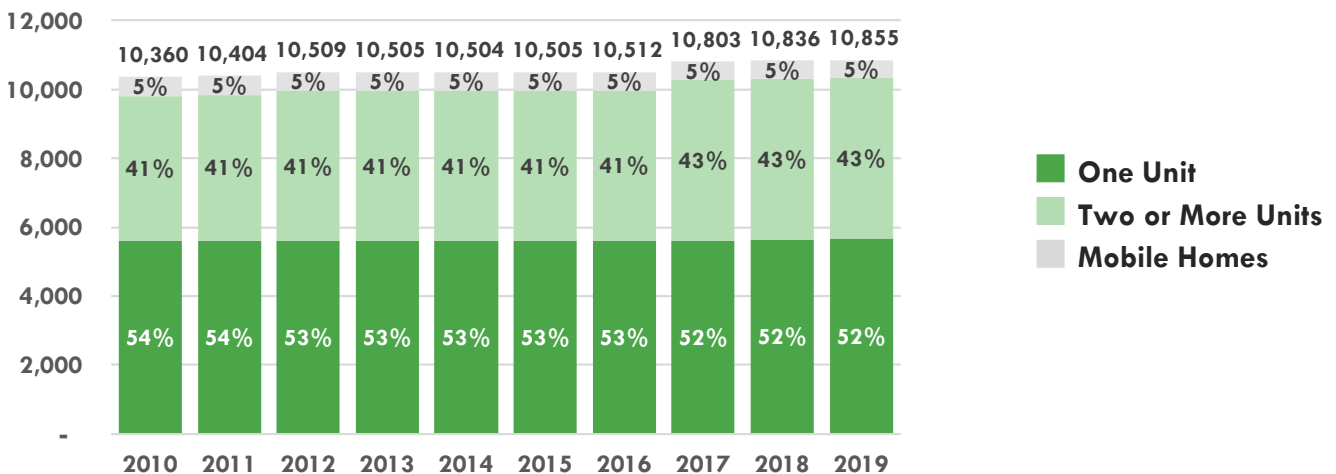


Sources: Washington State Office of Financial Management, 2019; PSRC LUV, 2017; City of SeaTac, 2020; BERK Consulting, 2020.

Household Characteristics

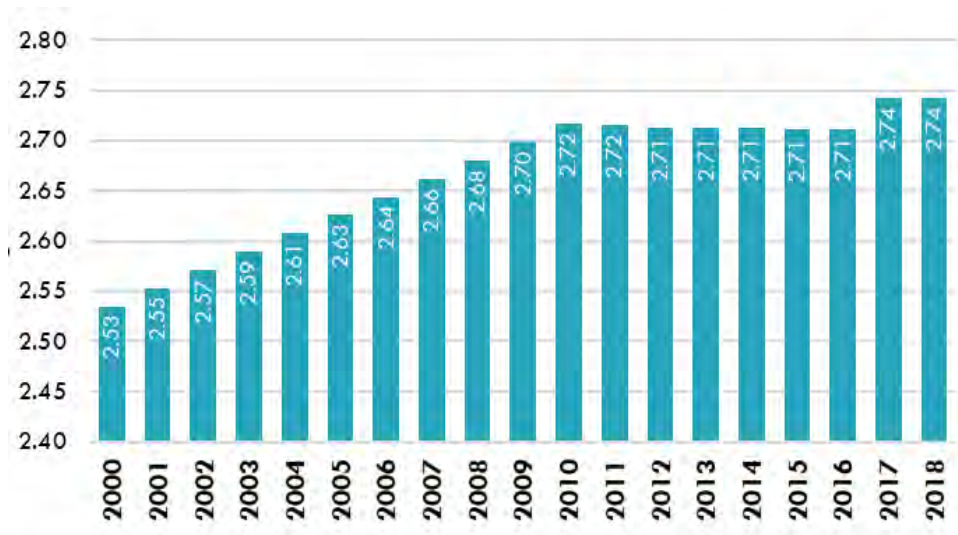
As of 2019, there are 10,855 households in SeaTac (Exhibit 10) with about half of the households living in single-family homes. The remaining households primarily live in multi-family dwellings, although about 5% live in mobile home units. The split between multi-family and single-family house remained nearly steady, with only a slight trend toward additional multi-family units. Exhibit 12 shows that the percentage of people living in one and two-person households has decreased slightly and the percentage of people living in households with four or more people has increased. This indicates that there is an increasing number of family households. This is also supported by the fact that the number of persons per household in SeaTac has increased from 2.53 in 2000 to 2.74 in 2019 as shown in Exhibit 11. By comparison, the number of persons per household in King County ranged from 2.30 to 2.35 during the same period.

Exhibit 10. Housing Unit Sizes



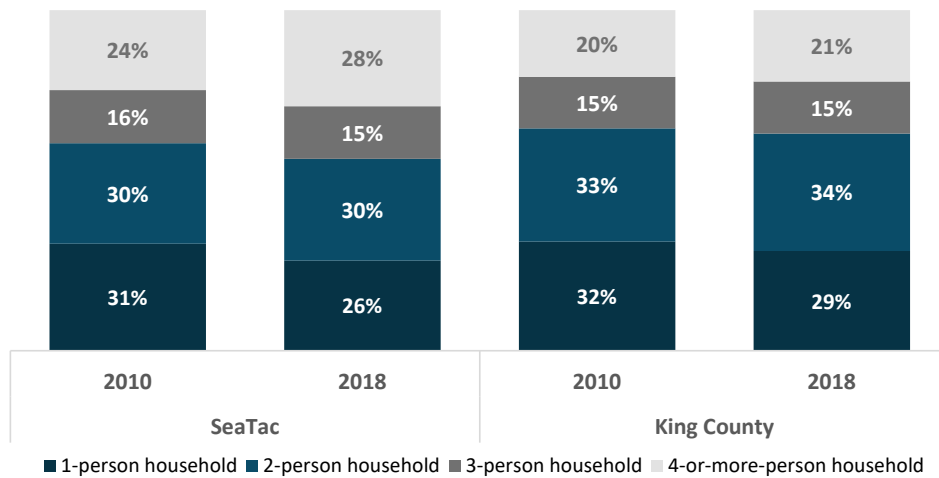
Sources: Washington State Office of Financial Management, 2019; BERK Consulting, 2019.

Exhibit 11. Average Household Size



Sources: Washington State Office of Financial Management, 2019; BERK Consulting, 2019.

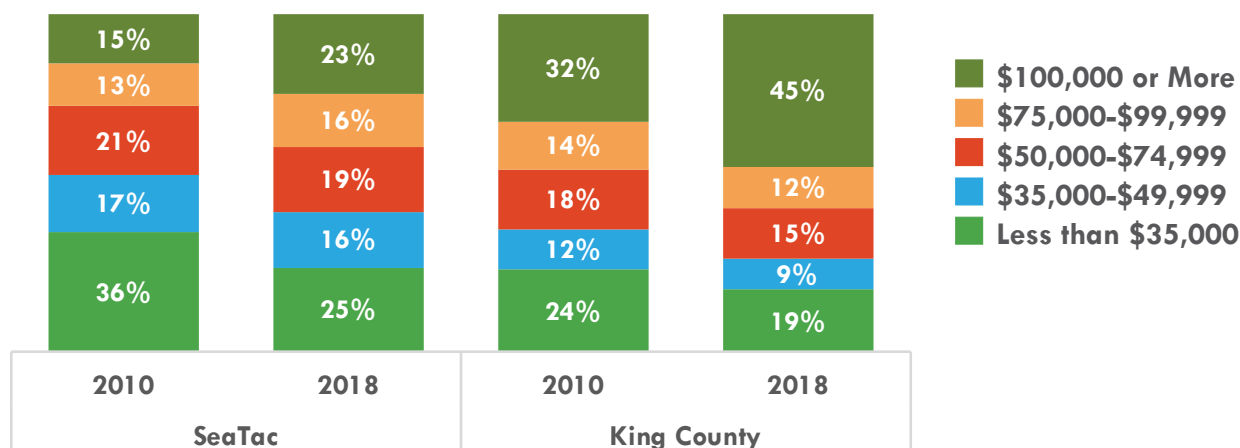
Exhibit 12. SeaTac Persons per Household



Sources: American Community Survey 5-year Estimates S2501, 2010 & 2018; BERK Consulting, 2020.

Household income in SeaTac has been stagnant over the past few years. Exhibit 13 also shows that the percentage of people making less than \$35,000 dropped by 11% from 2010-2018 and the percentage of people making over \$75,000 increased by about 3%.

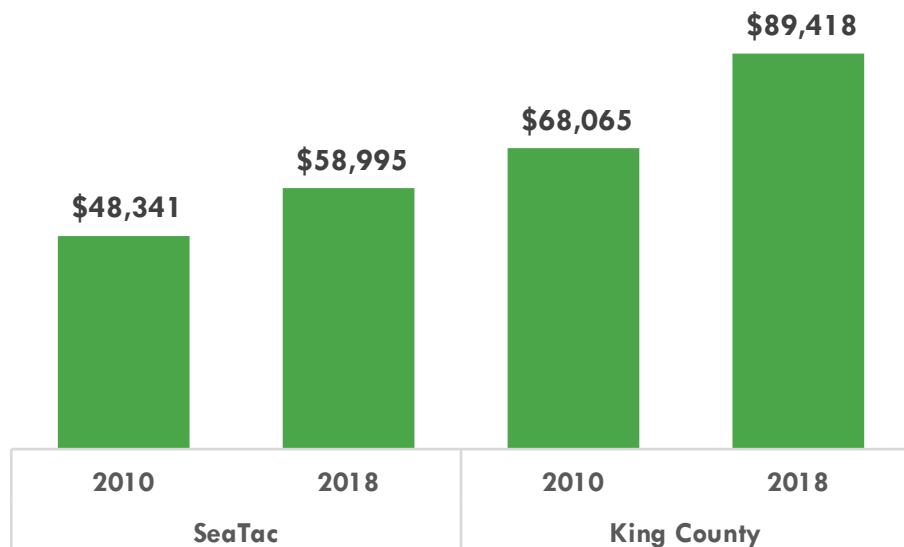
Exhibit 13. Household Income Distribution Comparison, 2010 & 2018



Sources: American Community Survey 5-year Estimates S1901, 2010 & 2018; BERK Consulting, 2020.

As shown in Exhibit 14, median income within the City increased between 2010 and 2018 by about 22%. However, median income in King County is nearly 51% higher than within the City.

Exhibit 14. Household Median Income Comparison, 2010 & 2018



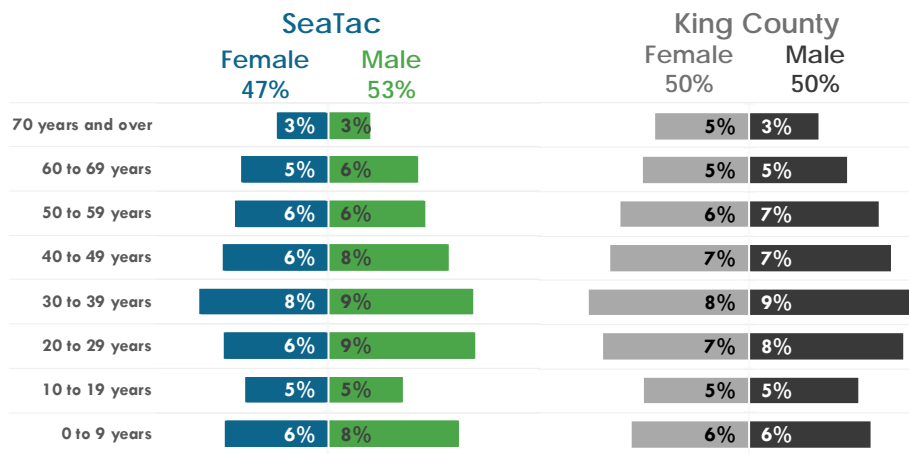
Sources: American Community Survey 5-year Estimates S1901, 2010 & 2018; BERK Consulting, 2020.

Age

As shown in Exhibit 15, almost a quarter of SeaTac’s population is under 20 years old while 17% of the City’s population is 60 years or older. This is fairly in line with the distribution of age in King County’s population. As

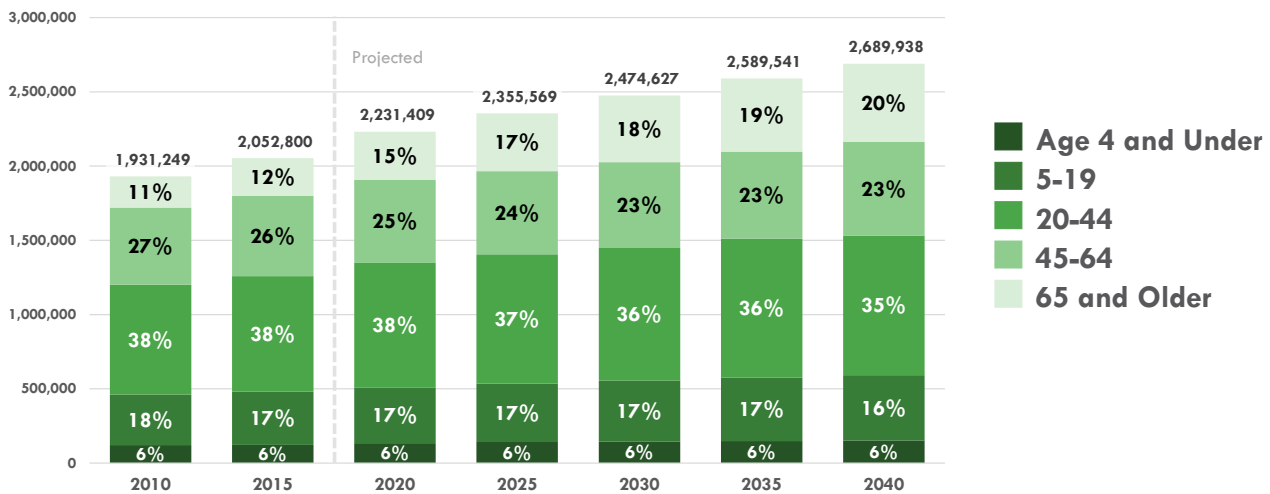
shown in Exhibit 16, King County’s age distribution is expected to skew older over the course of the PROS Plan period.

Exhibit 15. Age Comparison, 2018



Sources: American Community Survey 5-year Estimates S0101, 2018; BERK Consulting, 2020.

Exhibit 16. King County Population and Age Projections, 2010-2040

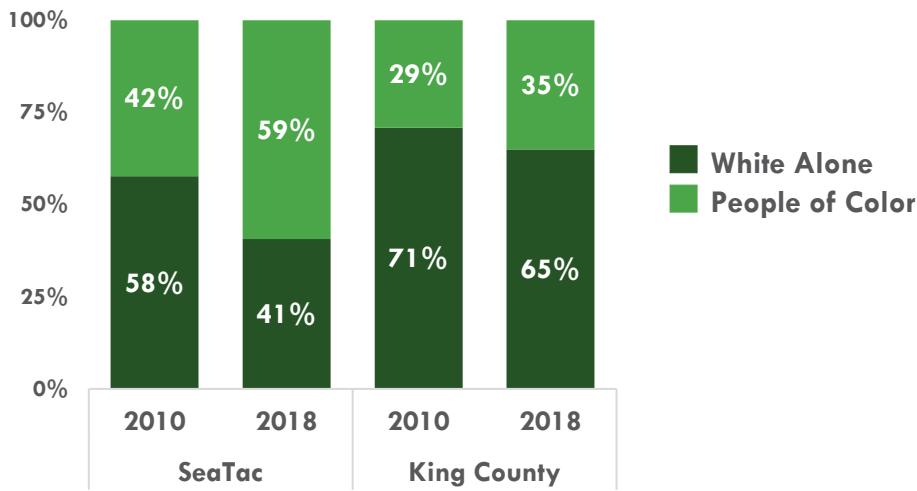


Sources: Washington State Office of Financial Management, 2019; BERK Consulting, 2020.

Diversity

People in SeaTac as of 2018 are more likely to identify as people of color than in 2010. Exhibit 17 shows that in 2010 42% of the community identified as people of color, but by 2018 59% of the community identified as such.

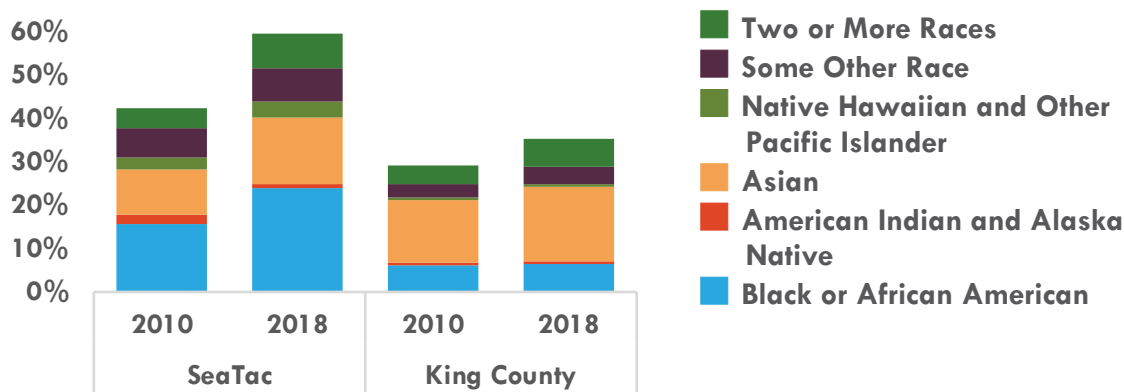
Exhibit 17. Race Comparison, 2010 & 2018



Sources: American Community Survey 5-year Estimates B02001, 2018; BERK Consulting, 2020.

As shown in Exhibit 18, SeaTac is a more diverse community than King County overall and has been increasing in diversity over the past several years. The largest racial groups in SeaTac include those who identify as Black or African American (24% of the total population), Asian (15% of the total population), or two or more races (8% of the total population). Approximately 18% of the community identifies as Latinx.^{1,2}

Exhibit 18. Diversity Comparison, 2010 & 2018



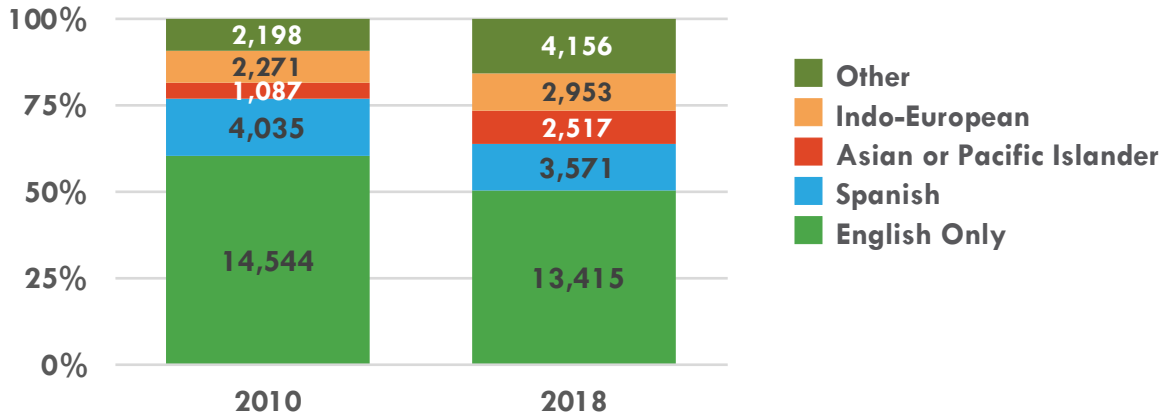
Some of the diversity in the community comes from the number of refugee and immigrant people who make their homes in SeaTac. Exhibit 19 shows that the number of people speaking only English at home has gone down, from 60% in 2010 to 50% in 2018. This has been accompanied by increases in the number of people who speak Asian or Pacific Islander

¹ City of SeaTac Human Services Needs Assessment, 2018.

² Latinx is a gender-neutral term used to describe a person of Latin-American descent.

languages, Indo-European languages, and “other” languages. Data USA notes that the most commonly spoken languages other than English are Spanish, African languages, and Indic languages. It also notes the most common countries of origin for SeaTac’s residents are Mexico, the Philippines, and India.

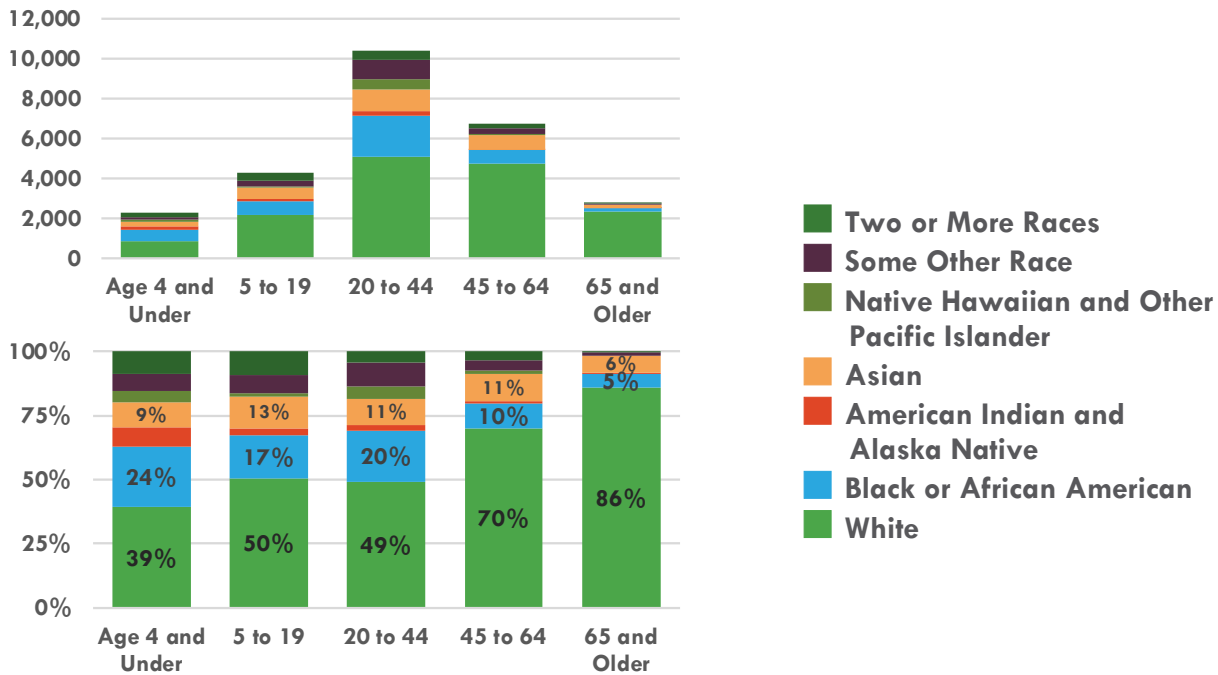
Exhibit 19. Language Spoken at Home, 2010 & 2018



Sources: US Census Bureau American Community Survey 5-year Estimates, 2018; BERK Consulting, 2020.

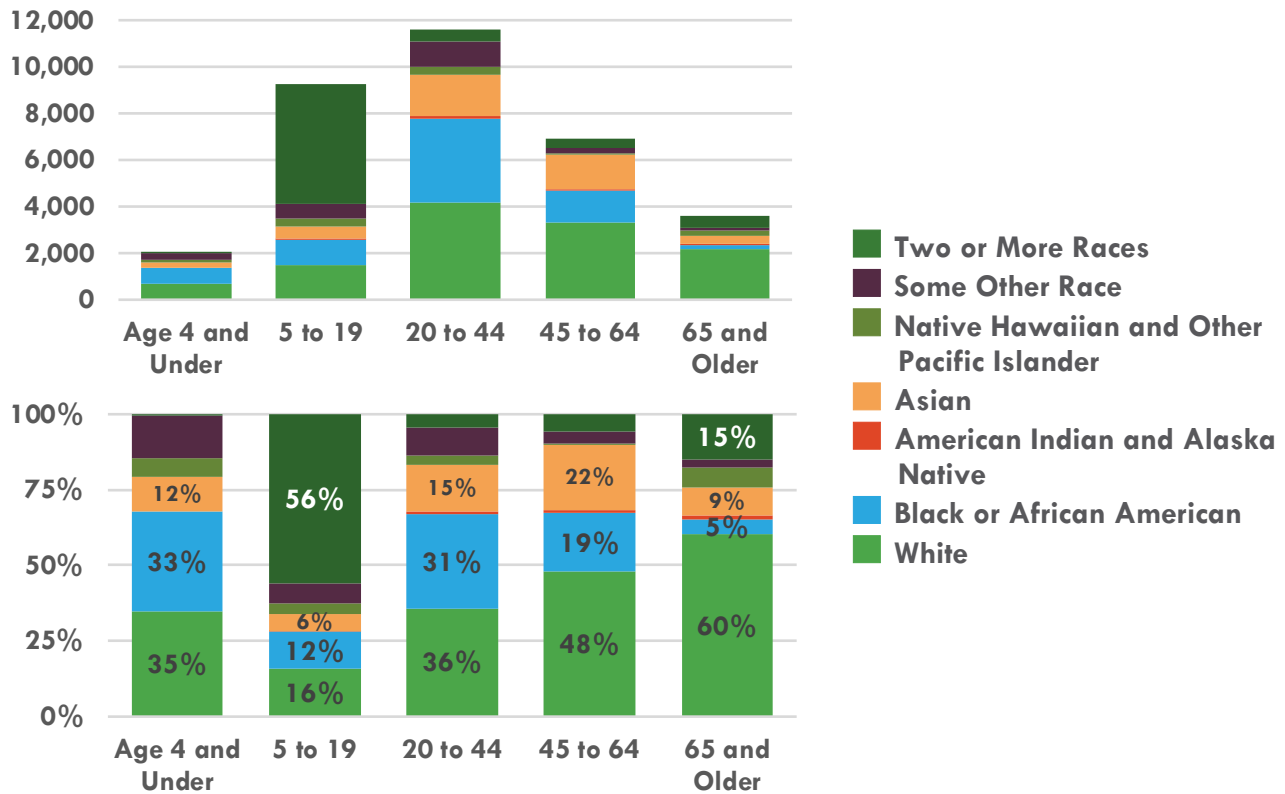
Age and Diversity

Exhibit 20. Age and Ethnicity, 2010



Sources: American Community Survey 5-year Estimates, 2018; BERK Consulting, 2020.

Exhibit 21. Age and Ethnicity, 2018

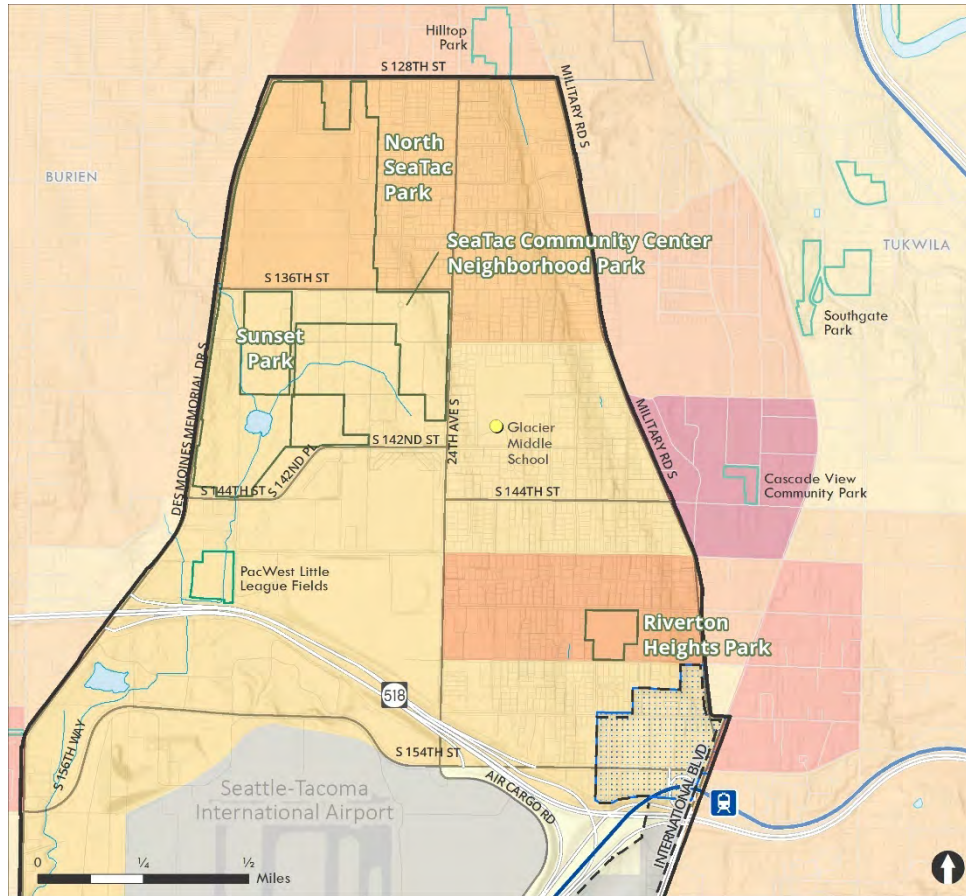


Sources: American Community Survey 5-year Estimates, 2018; BERK Consulting, 2020.

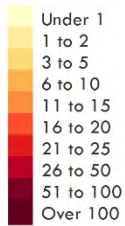
4.2 ACCESS AND POPULATION DENSITY

As described in Goal 10.2 and associated policies, equitable access to parks within a half-mile of a resident’s home is important to the health and well-being of the community. This section presents a series of maps depicting population density as well as a “network” analysis of park accessibility where each property’s ability to access a park within a half mile from a street or trail is examined. The maps are presented in a series to illustrate the accessibility to parks with amenities and how accessibility will improve if adding improvements to parks that are narrow in improvement now. The “gaps” shrink if there is accessibility to other agency’s parks (e.g. parks on periphery of city limits) and if schools and their onsite recreation is available, though that may be restricted to non-school hours.

Exhibit 22. Current Population Density and Planned Station Areas and Urban Centers: North



Population Density (People per Acre):



- SeaTac Parks
- Non SeaTac Parks
- Schools
- SeaTac City Limits
- Urban Center Boundary
- Station Areas
- Parcel Outlines
- Light Rail Station
- Link Light Rail
- Waterbodies

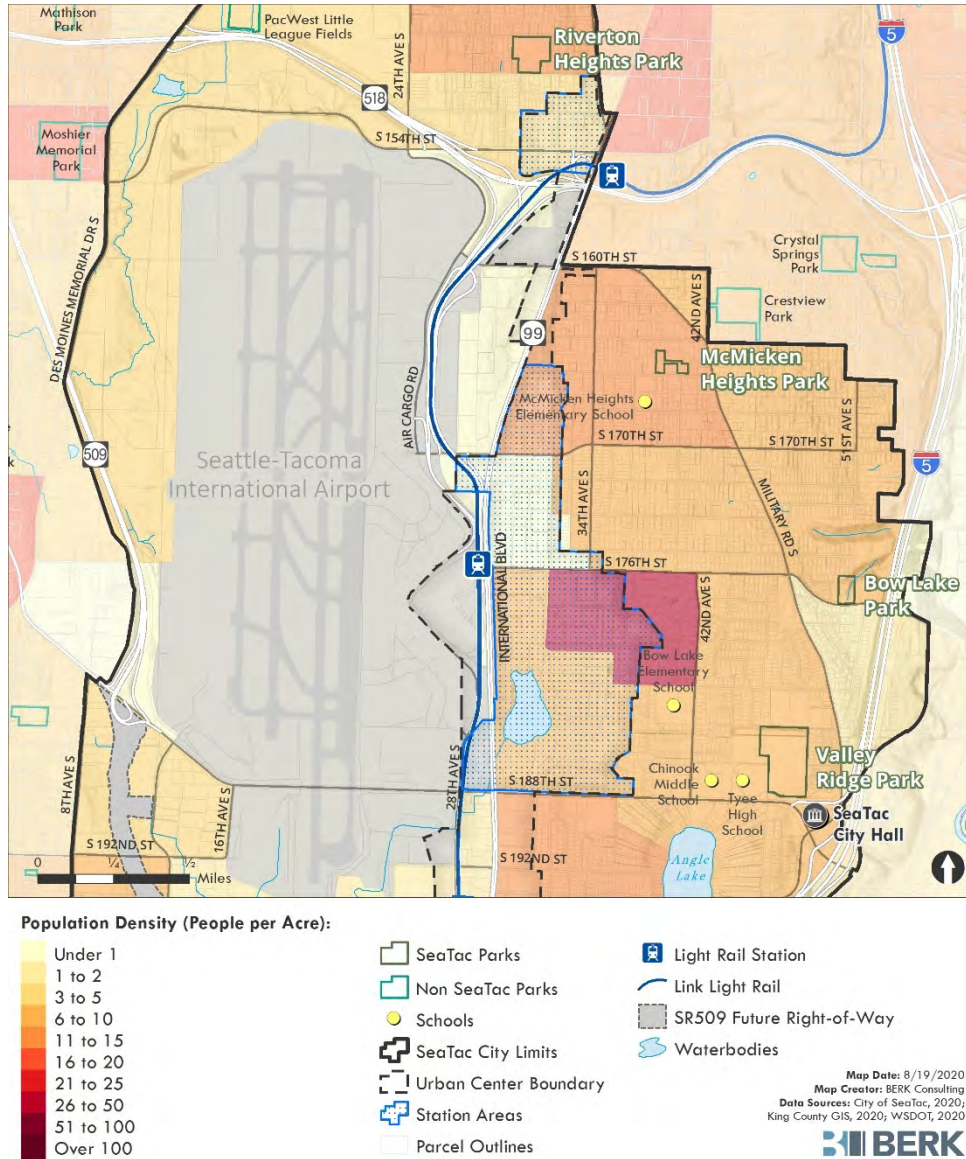
Map Date: 8/18/2020
 Map Creator: BERK Consulting
 Data Sources: City of SeaTac, 2020;
 King County GIS, 2020; WSDOT, 2020



Source: US Census, BERK 2020.

- Population is moderately dense around North SeaTac Park and Riverton Heights Park.
- Population density is anticipated to increase in the Urban Center Boundary including the vicinity of the Tukwila International Blvd Station.

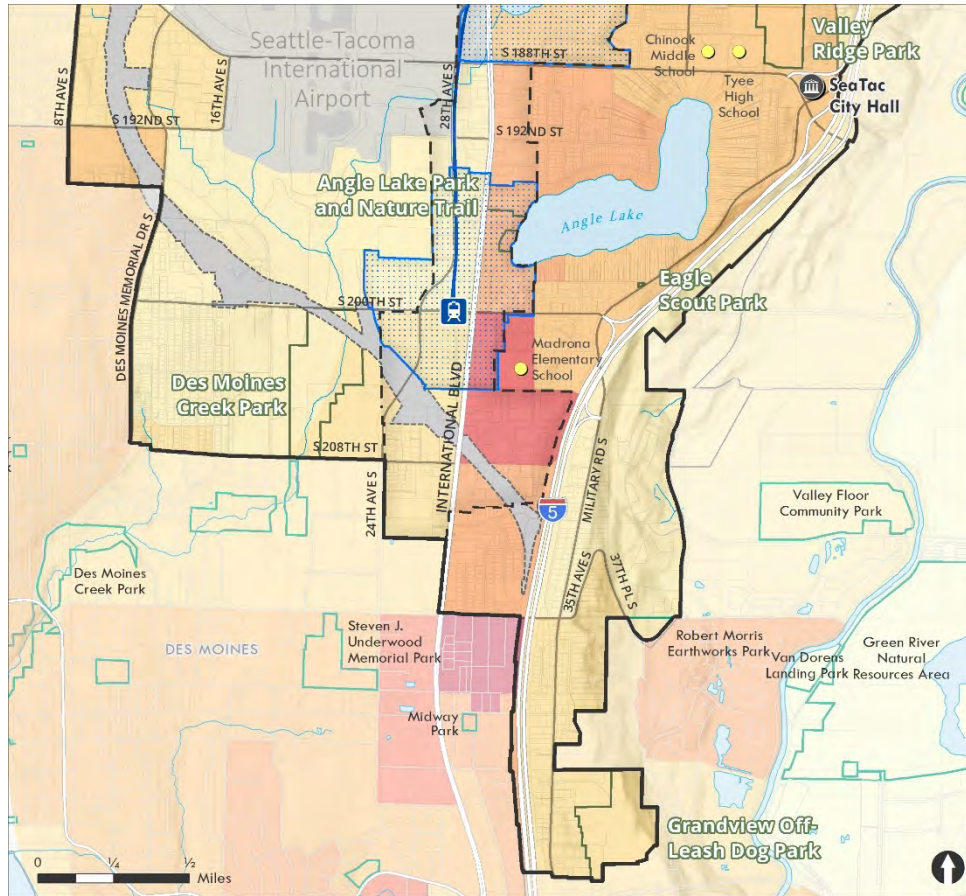
Exhibit 23. Current Population Density and Planned Station Areas and Urban Centers: Central



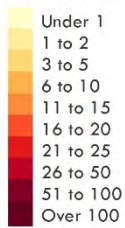
Source: US Census, BERK 2020.

- Population is moderately dense around McMicken Heights Park, Bow Lake Park, and Valley Ridge Park.
- Population is moderate to highly dense within the SeaTac/Airport Station Area, and density within this and other areas within the Urban Center is anticipated to increase with mixed commercial and residential uses.

Exhibit 24. Current Population Density and Planned Station Areas and Urban Centers: Central



Population Density (People per Acre):



- SeaTac Parks
- Non SeaTac Parks
- Schools
- SeaTac City Limits
- Urban Center Boundary
- Station Areas
- Parcel Outlines
- Light Rail Station
- Link Light Rail
- SR509 Future Right-of-Way
- Waterbodies

Map Date: 8/19/2020
 Map Creator: BERK Consulting
 Data Sources: City of SeaTac, 2020;
 King County GIS, 2020; WSDOT, 2020

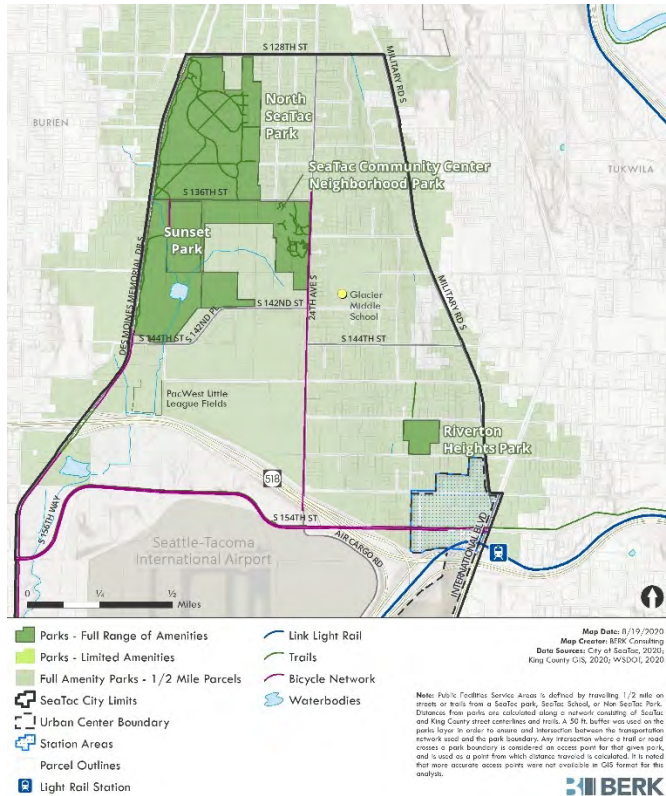


Source: US Census, BERK 2020.

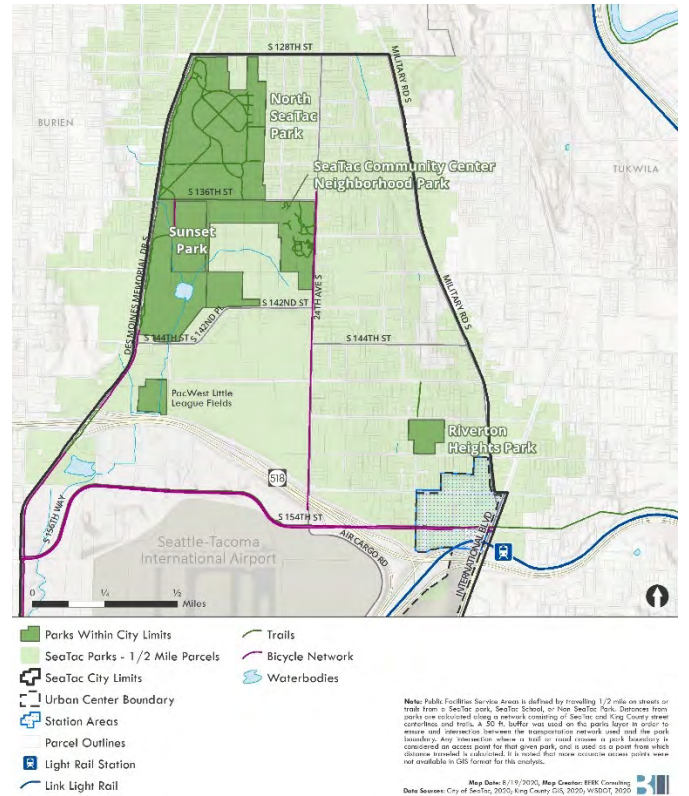
- Population is moderately dense around Angle Lake Park and Nature Trail.
- Population is lighter around Des Moines Creek Park and Grandview Off-Leash Dog Park.
- Population is moderate to highly dense within the Angle Lake Station Area, and density is anticipated to increase in this area, like the other station areas and Urban Center.

Exhibit 25. Access Analysis: North

SeaTac Full Amenity Parks and Gaps



SeaTac and Non-SeaTac Parks, and Schools

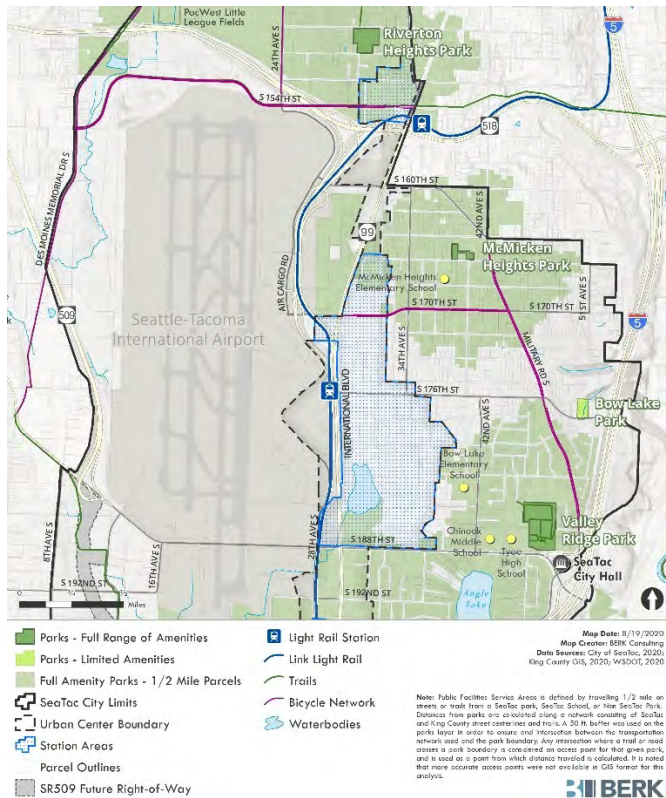


Source: King County Assessor, SeaTac GIS, BERK, 2020.

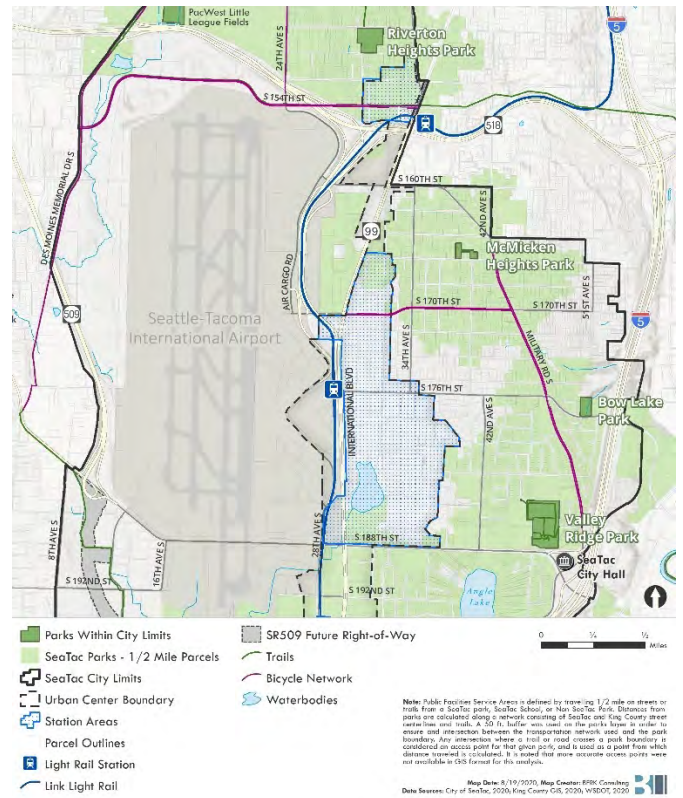
- In the north, SeaTac parks offer a fuller range of amenities and nearly all properties are within a half mile or 10-minute walk of a SeaTac park.
- A gap area includes lands south of SR-518 near the airport, though these lands are used and planned for industrial purposes.
- A gap area east of Glacier Middle School and in the vicinity of S 144th Street may be served by the Middle School during non-school hours. Potentially there may be recreation opportunities at the Cascade View Community Park east of Military Road S and outside the city limits, but traffic volumes and road width could present a barrier to use.

Exhibit 26. Access Analysis: Central

SeaTac Full Amenity Parks and Gaps



SeaTac and Non-SeaTac Parks, and Schools

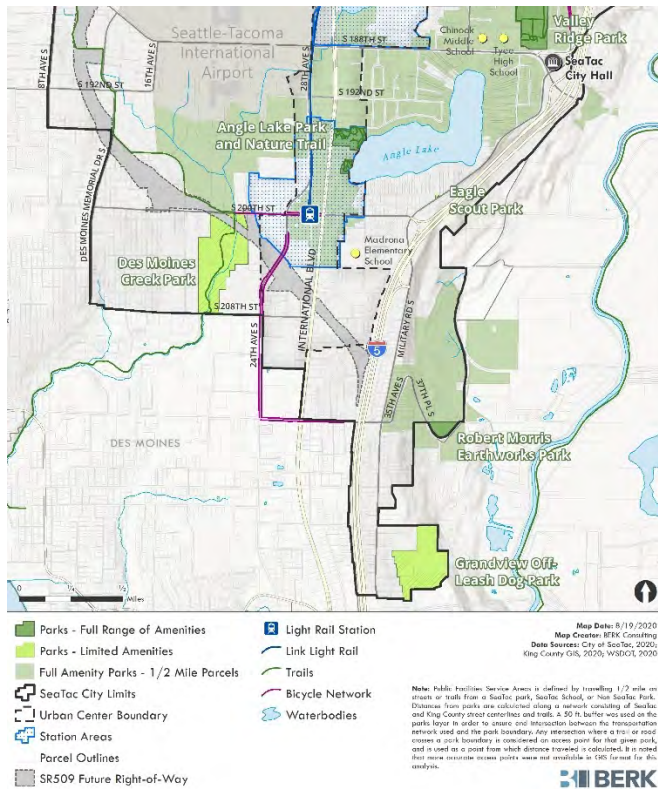


Source: King County Assessor, SeaTac GIS, BERK, 2020.

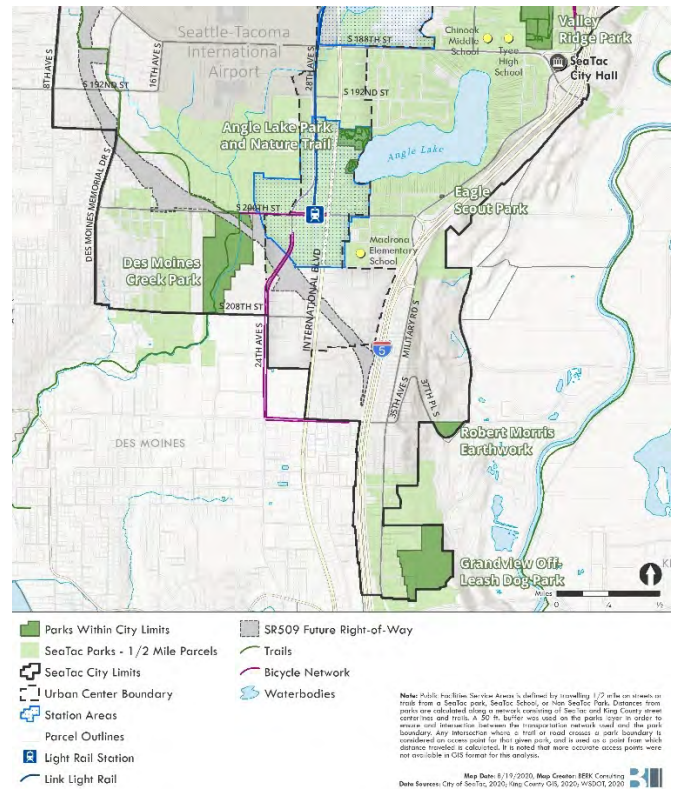
- Within and east of the SeaTac/Airport Station there is a gap of properties without a half-mile access to a SeaTac park.
- Bow Lake Park currently lacks amenities, but if improved it could help close the gap. Also, while school facilities provide some recreation, they are available only during non-school hours and per terms of the school district. A gap remains in areas directly near the station area, and to some degree north of Bow Lake Park.

Access Analysis: South

SeaTac Full Amenity Parks and Gaps



SeaTac and Non-SeaTac Parks, and Schools



Source: King County Assessor, SeaTac GIS, BERK, 2020.

- Areas south of the airport and Angle Lake have less access to parks offering a full range of amenities. Des Moines Creek Park is not improved and Grandview Off-Leash Dog Park has a niche set of amenities for dog walkers.
- If Des Moines Creek Park and Grandview Off-Leash Dog Park are improved to have a fuller range of amenities the gaps close significantly. If schools and non-SeaTac Parks are considered, the gaps further close. Even with these considerations, some gaps still remain on the southern end of the Urban Center and areas west of the airport.

The System Plan identifies opportunities to improve parks with limited amenities and to fill gaps to meet the City’s goal of access within a half mile of parks.

4.3 RECREATION TRENDS AND DEMANDS

Trends and demand in recreation were compared locally, regionally, and nationally to better understand how existing recreation programming in the SeaTac area aligns with what is desired by the public. Local, regional, and

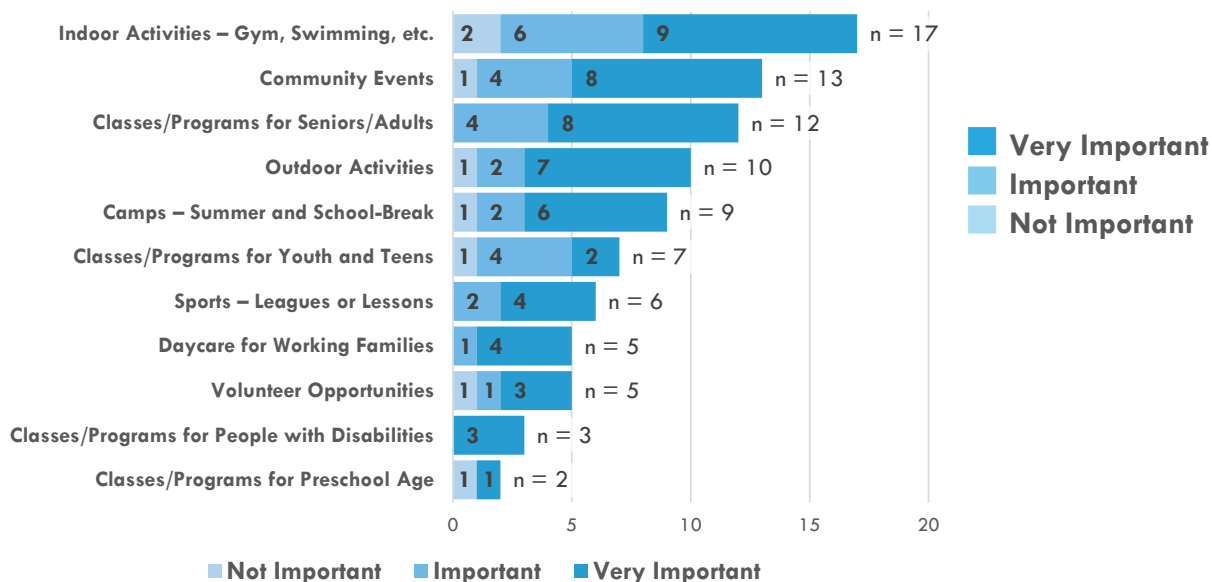
national trends can also help the City anticipate possible changes in demands that may not be filled by existing programming.

Local Recreation Programming Demand

BERK collected local recreation needs and priorities from participant feedback derived from the City’s Kids Fest event in August 2019 and the City’s Community Celebration event in February 2020. Participants at Kid’s Fest primarily consisted of parents as well as older children and teens. The Community Celebration event was reported to have drawn a broader swath of SeaTac residents across ages.

Exhibit 27 and Exhibit 28 detail community recreation programming needs and priorities, respectively, based on feedback from the City’s Community Celebration event.

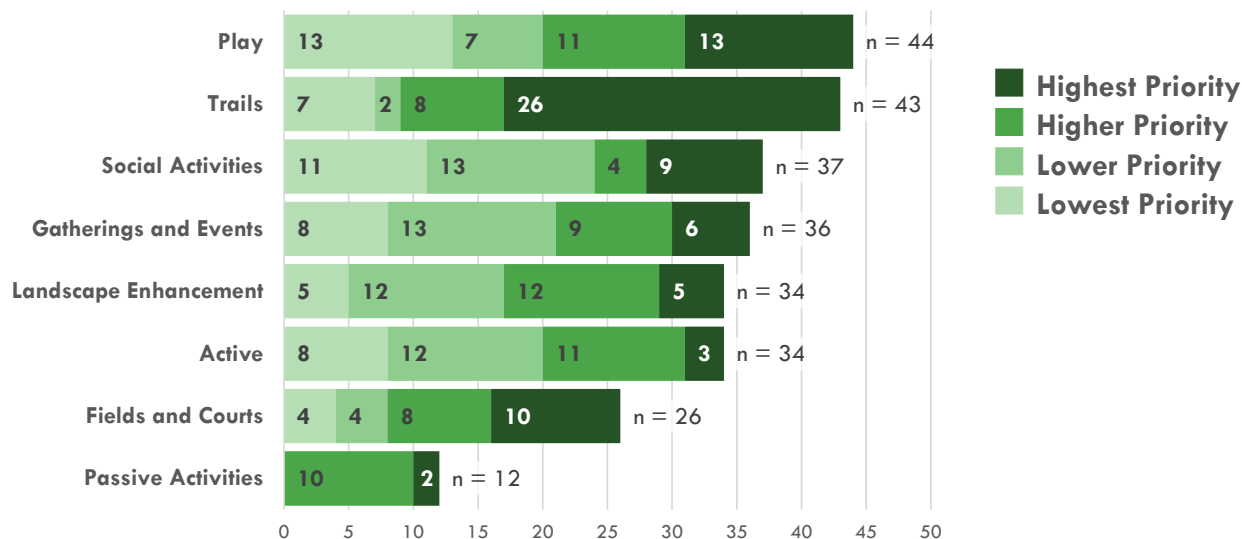
**Exhibit 27. Community Recreation Programming Needs – City of SeaTac
 Community Celebration, February 2020**



Sources: BERK Consulting, 2020.

Residents at the Community Celebration indicated the largest programming needs around indoor activities, community events, classes or programs for seniors or adults, and outdoor activities.

**Exhibit 28. Community Recreation Programming Priorities – City of SeaTac
Community Celebration, February 2020**

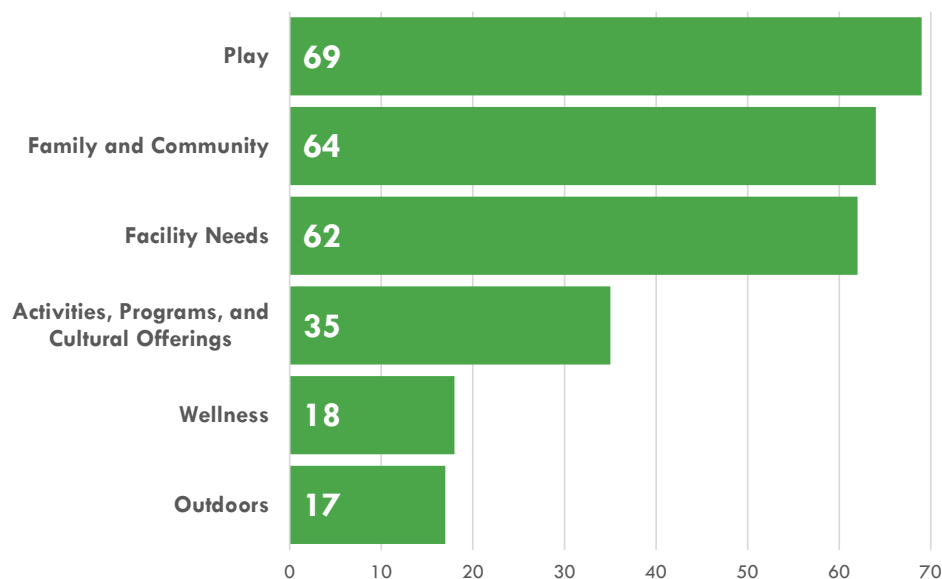


Sources: BERK Consulting, 2020.

Residents at the Community Celebration also indicated the highest programming priorities around play, trails, and social activities.

Feedback on community recreation programming priorities were also collected during the City’s Kid’s Fest event, as shown in Exhibit 29.

**Exhibit 29. Community Recreation Programming Priorities – City of SeaTac
Kid’s Fest, August 2019**



Sources: BERK Consulting, 2020.

Like the results from the Community Celebration, residents at Kid's Fest indicated the largest programming priority to be play. Other significant priorities were identified to be for family and community programming and improved facilities.

Other themes around SeaTac's recreation programming emerged from public feedback at the events that was not quantifiable. These themes included that people:

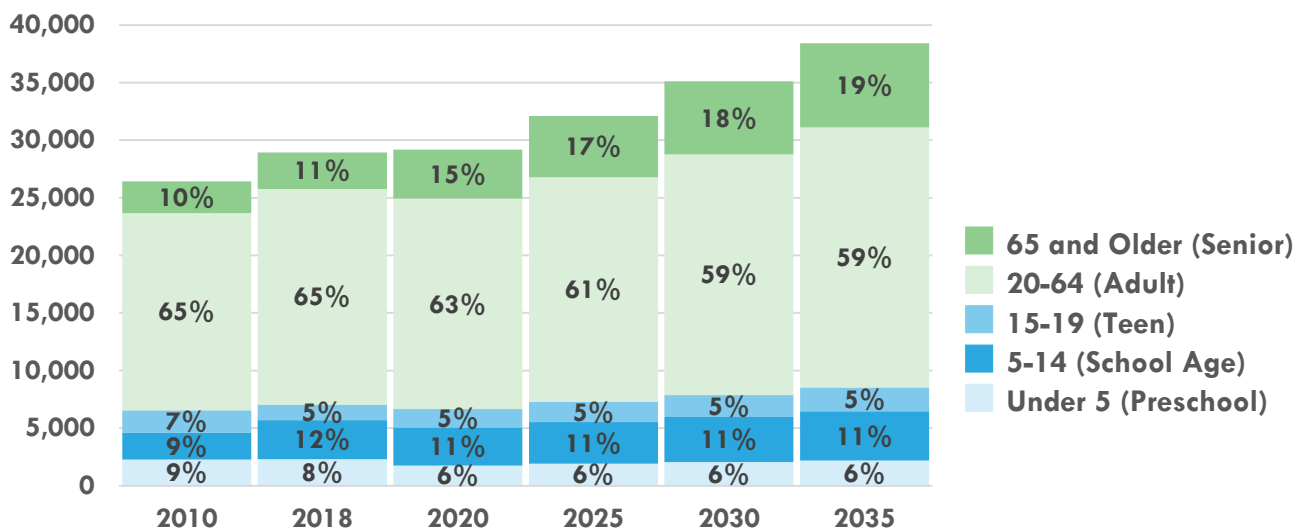
- Enjoy the existing program mix;
- Are concerned about safety and maintenance;
- Would like greater accessibility (i.e. programming offered in more locations) and would like to be able to walk to facilities.

Potential opportunities to address these stated themes include: 1) exploring alternative delivery methods for recreation programs in gap areas because new acquisition opportunities are somewhat limited and 2) expanding access by helping people get to existing programming (i.e. trails, transit, shuttles, activity busses for afterschool).

Local Recreation Programming Trends

SeaTac's population is expected to grow from 29,180 in 2020 to around 38,419 in 2035 – an increase of 32%. As shown in Exhibit 30, looking by age, the age group expected to see the most growth as a share of total population during this time is residents aged 65 and older. Residents below the age of 20, such as teens, youth, and children are expected to be relatively constant as a share of total population. Adult residents (i.e. residents between the ages of 20 and 64) are projected to decline as a share of total population over the PROS Plan period.

Exhibit 30. SeaTac Population and Age Projections



Sources: OFM, 2020; BERK Consulting, 2020.

The City’s recreation staff and staff from the Matt Griffin YMCA were consulted on their perception of trends in recreation demand. Through these conversations and informed by the population and age projections shown above, the following themes were identified for future recreation programming trends in the City:

- **Increase in need for senior programming.** As shown above and informed by staff feedback, seniors are increasingly becoming a larger share of SeaTac’s total population. Additionally, feedback from staff indicates that the current generation of seniors have different needs than prior generations of seniors such as more active programming and a desire for more programming around technology.
- **Increased competition and shifting needs for preschool programming.** As mentioned earlier in this report, there has been an increase in free preschool programming within the SeaTac area from local public schools. Additionally, staff has indicated that parents of preschool children are increasingly demanding more educational programming to enhance kindergarten preparedness compared to the more traditional, recreationally focused preschool programming previously provided by the City’s preschool program.
- **Expanded e-sports or e-gaming programming.** Both City and YMCA staff have indicated that many parents, youth, and teens are interested in adding e-sports/e-gaming programming and services.
- **More healthy and sustainable lifestyle programming.** Staff have reported interest in programming around building healthy lifestyles as well as around environmental sustainability.

- **Increased need for virtual programming.** Given impacts from the global COVID-19 pandemic, there is a current and ongoing need for more virtual programming. Ideas for virtual programming include virtual senior trips and summer camp in a box – packages of activities that can provide virtual camp experiences over a week or more.
- **MAKER spaces and STEM programming.** Staff indicate a residents' desire for more programming to develop skills in science, technology, engineering and math (STEM). Related to this is the increasing need for makerspaces, collaborative workspaces that are mobile or housed inside a school, library or other facilities for making, learning, exploring, and sharing that use high tech to no tech tools.

Washington State and Seattle King Region Recreation Outdoor Recreation Trends and Demand

The Washington State Recreation and Conservation Office surveys residents statewide every five years about outdoor recreation demand and identifies participation trends statewide and by region as part of its Washington State Recreation and Conservation Plan (Hedden, 2017) (Jostad, 2017). While this survey focuses on outdoor recreation only, the results can help the City plan for future outdoor recreation needs.

SeaTac falls in the Seattle-King Region. Findings for 2017 are shown in Exhibit 31 and include:

- The activity with the highest participation rate, is walking in a park or trail setting (84% statewide, 89% Seattle-King region). This is true of respondents of all ages, genders, races, and incomes. Walking as an activity has increased in participation since the last survey in 2012. As mentioned previously, SeaTac residents had also indicated that trails were a top recreation programming priority
- Similar to SeaTac resident desires, playing was also one of the top outdoor recreation activities noted in the Seattle King region, though

Exhibit 31. Top 10 Outdoor Recreation Activities for the Seattle King Region by Rank, 2017

| Activity | % |
|---|-----|
| 1 Walking in a Park or Trail Setting | 89% |
| 2 Visiting a Beach or Tide Pools | 67% |
| 3 Attending an Outdoor Concert or Event | 66% |
| 4 Visiting Zoos, Gardens, or Arboretums | 61% |
| 5 Day-hiking | 57% |
| 6 Visiting Rivers or Streams | 57% |
| 7 Relaxing, Reading, or Hanging Out | 57% |
| 8 Playing | 49% |
| 9 Picnicking, BBQ, or Cookout | 48% |
| 10 Visiting Scenic or Wilderness Area | 45% |

Sources: Recreation Management, 2019; BERK Consulting, 2020.

National Recreation Programming and Facility Trends and Demand

Annually, Recreation Management sponsors a national survey of more than 1,400 public, non-profit, and private recreation providers to determine trends in recreation programming. Results from the 2019 report outlining the top planned programs and facilities for that year nationwide are shown below in Exhibit 32 and Exhibit 33, respectively.

Exhibit 32. Top 10 Planned Program Additions in 2019

| Programs | | % |
|----------|-----------------------------------|-----|
| 1 | Group exercise programs | 28% |
| 2 | Fitness programs | 27% |
| 3 | Educational programs | 27% |
| 4 | Programs for active older adults | 26% |
| 5 | Mind-body balance programs | 25% |
| 6 | Teen programs | 23% |
| 7 | Day camps and summer camps | 23% |
| 8 | Holidays and other special events | 22% |
| 9 | Environmental education | 22% |
| 10 | Special needs programs | 22% |

Sources: Recreation Management, 2019; BERK Consulting, 2020.

Exhibit 33. Top 10 Planned Facilities in 2019

| Facilities | | % |
|------------|---|-----|
| 1 | Splash play areas | 21% |
| 2 | Playgrounds | 18% |
| 3 | Fitness trails & outdoor fitness equip. | 17% |
| 4 | Synthetic turf sports fields | 17% |
| 5 | Dog parks | 16% |
| 6 | Park shelters | 15% |
| 7 | Walking and hiking trails | 14% |
| 8 | Park restrooms | 14% |
| 9 | Bleachers and seating | 13% |
| 10 | Fitness centers | 13% |

Sources: Recreation Management, 2019; BERK Consulting, 2020.

These national results show that the top five programs involve exercise, fitness, education, programs for older adults, and mind-body balance. Remaining programs include teen programs, day camps, special events, environmental education, and special needs programs. Results show the top five planned facilities include splash areas, playgrounds, fitness trails, synthetic turf fields, and dog parks.

4.4 LEVEL OF SERVICE

A level of service (LOS) is a minimum amount of parks facilities or services that SeaTac intends to provide to the community. Levels of service are measured in a unit of demand such as acres or miles per 1,000 population or value per person. LOS is determined by the city. However, benchmarking to other communities can be helpful. To respond to growth and community needs, the City intends to add parks, trails, and program space and invest in facilities and maintenance and operations.

LOS STANDARDS CURRENT AND ADOPTED

SeaTac's Park System LOS is set to provide the same ratios of facilities enjoyed by the community as of 2020 through the 6-year period 2026 and 2035 consistent with the City's Comprehensive Plan. The "base" LOS is the minimum standard the system is designed to meet, and the "target" LOS is an aspirational figure to strive to meet if resources allow.

Exhibit 34. SeaTac Park System LOS Categories



Assets LOS: Asset LOS measures guide what type of facilities the City will add over time as growth occurs. The City would add developed acres citywide and ensure a share of the developed acres are constructed to meet the criteria of smaller community and neighborhood parks distributed in areas where access is currently limited. The City would also ensure that indoor space at community centers and recreation program locations is available to meet demand.

System Investment LOS: System Investment LOS measures guide how much investment to make in facilities on parkland, trails, and indoor spaces, such as adding playgrounds, paths, fields, and courts. System Investment LOS also proposes that maintenance and operations be added as the system expands to maintain quality and offer experiences that fit the community. These measures are particularly helpful with budgeting.

Exhibit 35. LOS Standards Current and Adopted

| Adopted LOS Measure | 2020 Amount | LOS Units | Existing 2019 LOS | Adopted Base LOS Standard | Target LOS |
|--|---|-------------------|-------------------|---------------------------|-------------|
| 2019-2020 Population | 29,180 | | | | |
| Citywide Parks (Total Acres) | 352.0 ^a | Acres/1,000 pop | 12.06 acres | N/A | 12.10 acres |
| Citywide Parks (Developed Acres) | 147.1 | Acres/1,000 pop | 5.04 acres | 5.00 acres | N/A |
| Community and Neighborhood Parks (Total Acres) | 62.1 ^b | 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 | N/A |
| Trails (Total Feet in Parks and Off-Road) | 27,684 ^c | Feet/1,000 pop | 948.73 ft. | 950 ft. | N/A |
| Trails (Feet, Off Road) | 7,200 ^d | Feet/1,000 pop | 246.74 ft. | N/A | 250 ft. |
| Indoor Facilities (square feet) | 29,809 ^e | Sq. ft./1,000 pop | 1,022 sq. ft. | 1,020 sq. ft. | N/A |
| System Investment per Capita | \$94,004,563 - \$123,146,043 ^f | \$ per person | \$3,222 | \$3,200 | \$4,200 |
| Annual M&O Investment (Buildings, Grounds, Programs) | \$5,494,590 | \$ per person | \$188 | \$190 | N/A |

Table Notes:

a. Includes: Regional 252 ac, Community 48.7 ac, Neighborhood 13.4 ac., Special Use, 37.8. Parcel acres are Total acres. Comprehensive Plan figures used for developed acres.

b. Includes Angle Lake Park, Angle Lake Nature Trail, Bow Lake Park, McMicken Heights Park, Riverton Heights Park, Sunset Park, and Valley Ridge Park. Future Community and Neighborhood Parks and Special Use Parks within the Urban Center will count towards this LOS.

c. Includes West Side Trail, and on-park trails at North SeaTac Park, Angle Lake Nature Trail, Des Moines Creek Park, Grandview Park, and Riverton Heights Park. Information is from Comprehensive Plan and GIS sources.

d. Only includes West Side Trail.

e. Includes SeaTac Community Center and Valley Ridge Activity Center.

f. Low range is based on full cost for replacement of onsite facilities and 60% of land to address donations/leases. The high range includes the full land and building value.

g. Based on 2019 operations budget for buildings, maintenance, and programming.

h. Includes buildings, programs, and grounds considering the 2020 Budget.

NRPA Benchmark for Developed Acres

According to the National Recreation and Park Agency, municipalities of about 30,000 to 50,000 persons maintain approximately 430 acres of parkland with about two thirds held in developed acres and one-third are not developed acres. SeaTac has 20% fewer acres, and about 42% are undeveloped.

Park Acre Needs for Future Growth: To meet expected growth the City would provide about 46.6 developed acres by 2035 – much of this could be accomplished through improvements to partially developed park properties, e.g. North SeaTac Regional Park.

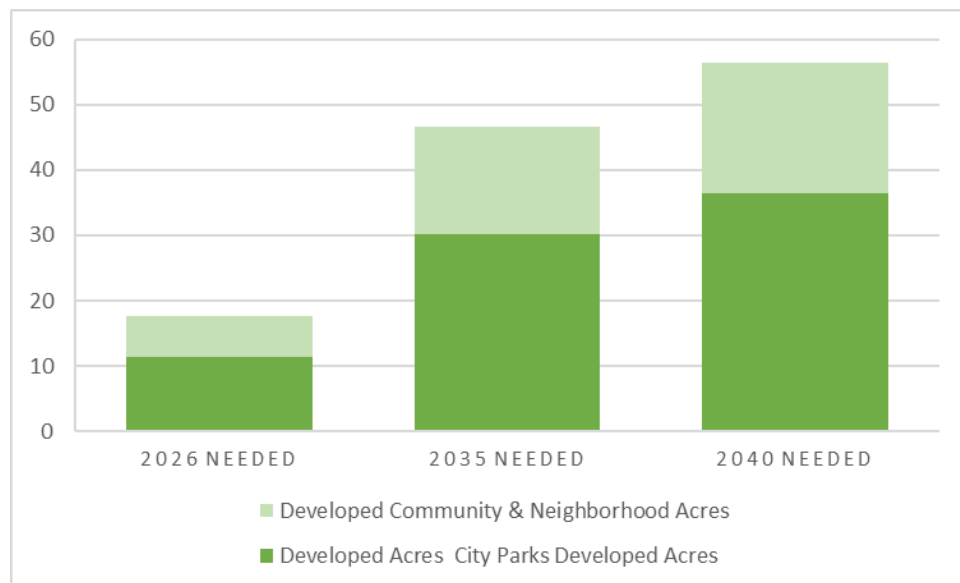
About 16.5 developed acres, a third of the Citywide LOS, would need to be provided as Community and Neighborhood Park space. Special Use Parks within the Urban Center will count towards this LOS. To meet the LOS standard for Community and Neighborhood Parks, improvements to undeveloped areas of existing parks, or additional acres would need to be acquired over time.

Exhibit 36. Matrix of Park Acre Needs for Future Growth

| Year | Population | Total Acres (Target) | Developed Acres (Base) | Total Community, Neighborhood, and SU-Center Park Acres (Target) | Developed Community, Neighborhood, and SU-Center Park Acres (Base) |
|------------------|------------|-----------------------------|------------------------------|--|--|
| 2020 Adopted LOS | 29,180 | 352 acres (12.1 ac/1000) | 147.1 acres (5.0 ac/1000) | 62.1 acres (2.1 ac/1000) | 52.0 acres (1.8 ac/1000) |
| 2026 Needed | 32,672 | 42.3 | 17.5 | 7.3 | 6.3 |
| 2035 Needed | 38,417 | 111.8 | 46.2 | 19.4 | 16.6 |
| 2040 Needed | 40,370 | 135.4 | 56.0 | 23.5 | 20.1 |

Source: BERK, 2020.

Exhibit 37. Graph of Park Acre Needs for Future Growth: 2020-Horizon Year



Source: BERK, 2020.

Trail Feet Needs for Future Growth: Based on the base and target LOS measures, the City would add about 1.6 miles of all types of trails or 0.44 mile of off-road trail by 2035.

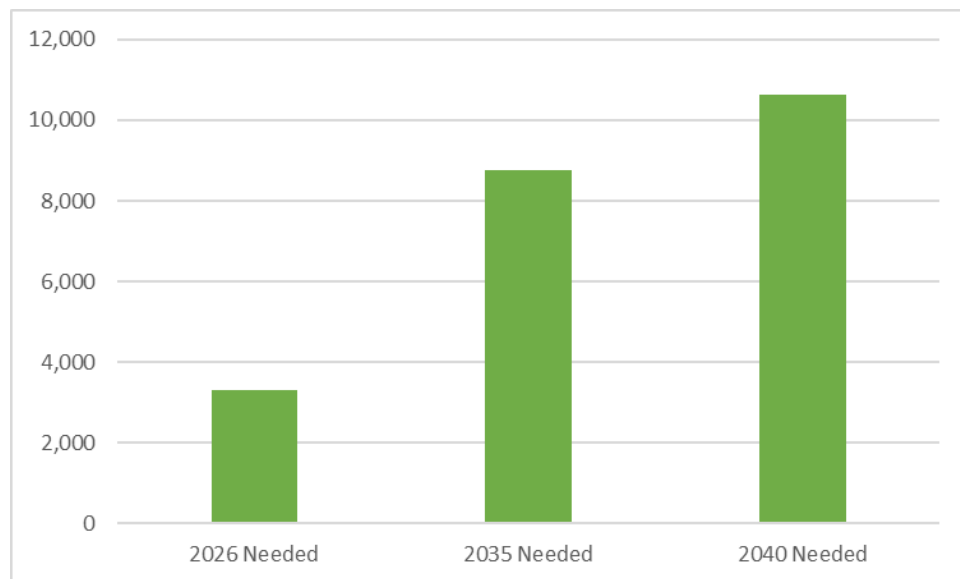
- The Base LOS includes on-site trails located within a park facility and off-site trails that are function as linear parks. The City can meet its Base LOS by making improvements in existing parks.
- Developing off-site trail connections may help connect residents to parks and help reduce access gaps.

Exhibit 38. Matrix of Trail Feet Needs for Future Growth

| Year | Population | All Trails: Feet (Base) | Off Road: Feet (Target) |
|------------------|------------|-----------------------------|---------------------------|
| 2020 Adopted LOS | 29,180 | 27,684 ft (950 ft./1000) | 7,200 ft (250 ft/1000) |
| 2026 Needed | 32,672 | 3,318 | 873 |
| 2035 Needed | 38,417 | 8,775 | 2,309 |
| 2040 Needed | 40,370 | 10,631 | 2,798 |

Source: BERK, 2020.

Exhibit 39. Graph of Trail Feet Base LOS



Source: BERK, 2020.

Indoor Facilities Program Space Needs for Future Growth: Based on growth, the City would add program space at existing sites or new partner sites of 3,500 by 2026 or 9,400 by 2035. The space can be added to City facilities or may be addressed through a partnership with other agencies or non-profits.

Exhibit 40. Indoor Facilities Program Space for Future Growth

| Year | Population | Square Feet (Base) |
|------------------|------------|---------------------------|
| 2020 Adopted LOS | 29,180 | 29,809 (1,020 sq. ft.) |
| 2026 Needed | 32,672 | 3,562 |
| 2035 Needed | 38,417 | 9,422 |
| 2040 Needed | 40,370 | 11,414 |

Source: BERK 2020.

System Investment LOS

By 2026, the minimum investment in system facilities would be \$11.2 million, rising to \$29.6 million by 2035. These figures are considered in the PROS capital improvement plan later in this document.

Exhibit 41. System Value and Maintenance Need

| LOS Metric | Current Investment | 2020 | 2020-2026 | 2020-2035 | 2020-2040 |
|---|----------------------------|--------|--------------|--------------|--------------|
| Population Total | | 29,180 | 32,672 | 38,417 | 40,370 |
| Population Net | | | 3,492 | 9,237 | 11,190 |
| System Value (Per Capita Base LOS) | \$94,004,563 (\$3,200) | | | | |
| System Investment to Serve New Growth per Base LOS | | | \$11,175,182 | \$29,558,400 | \$35,808,000 |
| System Value (Per Capita Target LOS) | \$123,146,043 (\$4,200) | | | | |
| System Investment to Serve New Growth per Target LOS | | | \$14,667,426 | \$38,795,400 | \$46,998,000 |
| 2019 Budget O&M Value (Per Capita LOS) Buildings, Grounds, Programs | \$5,494,590 (\$190) | | | | |
| Annual M&O Investment to Serve Existing and Future Population | | | \$6,207,726 | \$7,299,230 | \$7,670,300 |

Source: BERK, 2020.

Operating Expenditures Per Capita Benchmark

Nationally, parks and recreation agencies serving populations of 30,000 to 50,000 have a median per capita expenditure of \$135 on operating expenses.

SeaTac spends \$133 per capita on parks and building maintenance and operations. (Programs make up the rest of the City's per capita investment in its M&O category; there is no parallel NRPA information on programming investments per capita.)

5.0 Parks and Recreation System Plan

The purpose of this section is to establish a plan for the growth and improvement of SeaTac's PROS system. It takes information from Inventory and Management, Community Involvement, and Demand and Need to identify system gaps and needs.

5.1 GAPS IN THE PARKS AND RECREATION SYSTEM

The City of SeaTac has long had policy goals that promote the distribution of neighborhood park space within a ½ mile of people's homes. (A ½ mile walk takes approximately 10 minutes when walking at average speed). To help assess current access to neighborhood park space, a Geographic Information System (GIS) analysis evaluated access to Neighborhood Park facilities and to Community Park facilities which meet the criteria for neighborhood park space. (Special use facilities like Grandview Dog Park and trails were not included.) The mapping analysis also considered areas within a ¼ mile distance from parks, in order to better understand the location of neighborhood park space in proximity to the city's higher density residential neighborhoods, and specifically to the designated urban center and three station areas, where the City is planning for additional high density residential and commercial development. A ¼ mile is considered a walkable distance in an urban area where facilities serve populations living in higher density neighborhoods.

Gap Analysis Maps & Findings: As illustrated by the map analysis in Section 4.3 Access and Population Density, some areas of the City contain multiple parks in close proximity and other areas are underserved.

- **System Gap Maps:** To get a full picture of residents' access to neighborhood park space, the gap maps are geographically focused on the City's northern, central, and southern neighborhoods. In addition to City-owned park facilities, the maps show non-City park facilities within and near SeaTac, and public schools, which provide some public recreation opportunities during non-school hours. Gaps in the park system are identified in areas that are located outside the ½ mile service areas around park facilities that provide neighborhood park space. Key findings from the analysis shows large gaps in neighborhood park space in areas in the central and southern sectors of the city.
- **Population Density Maps:** A series of population density maps that matches the geography of the system gap maps help to

identify where higher density residential neighborhoods exist in proximity to gaps in neighborhood park space. Key findings from the analysis shows that the higher density areas of north SeaTac, including the S 154th Street station area are fairly well served. Higher density areas of SeaTac, including those within the designated urban center area, are located.

There are gap areas where there are missing or limited park, trail, or community space assets. The gaps are larger when considering parks that are narrow in their offerings (e.g. single purpose like Grandview Off-Leash Dog Park); see Section 4.3 Access and Population Density.

These gaps are considered **opportunity areas** to add Neighborhood or Community Parks. Neighborhood Parks are about 1-5 acres in size and offer active and passive facilities making them potentially the most likely size to add into a neighborhood or to add onto partner sites (e.g. school grounds). Special Use Parks serving the Urban Center may be appropriate to fill Community and Neighborhood Park system gaps. See Exhibit 42 through Exhibit 44.

Exhibit 42 shows no potential “opportunity areas” considering that where there is a gap in the northwest, the land use is industrial.

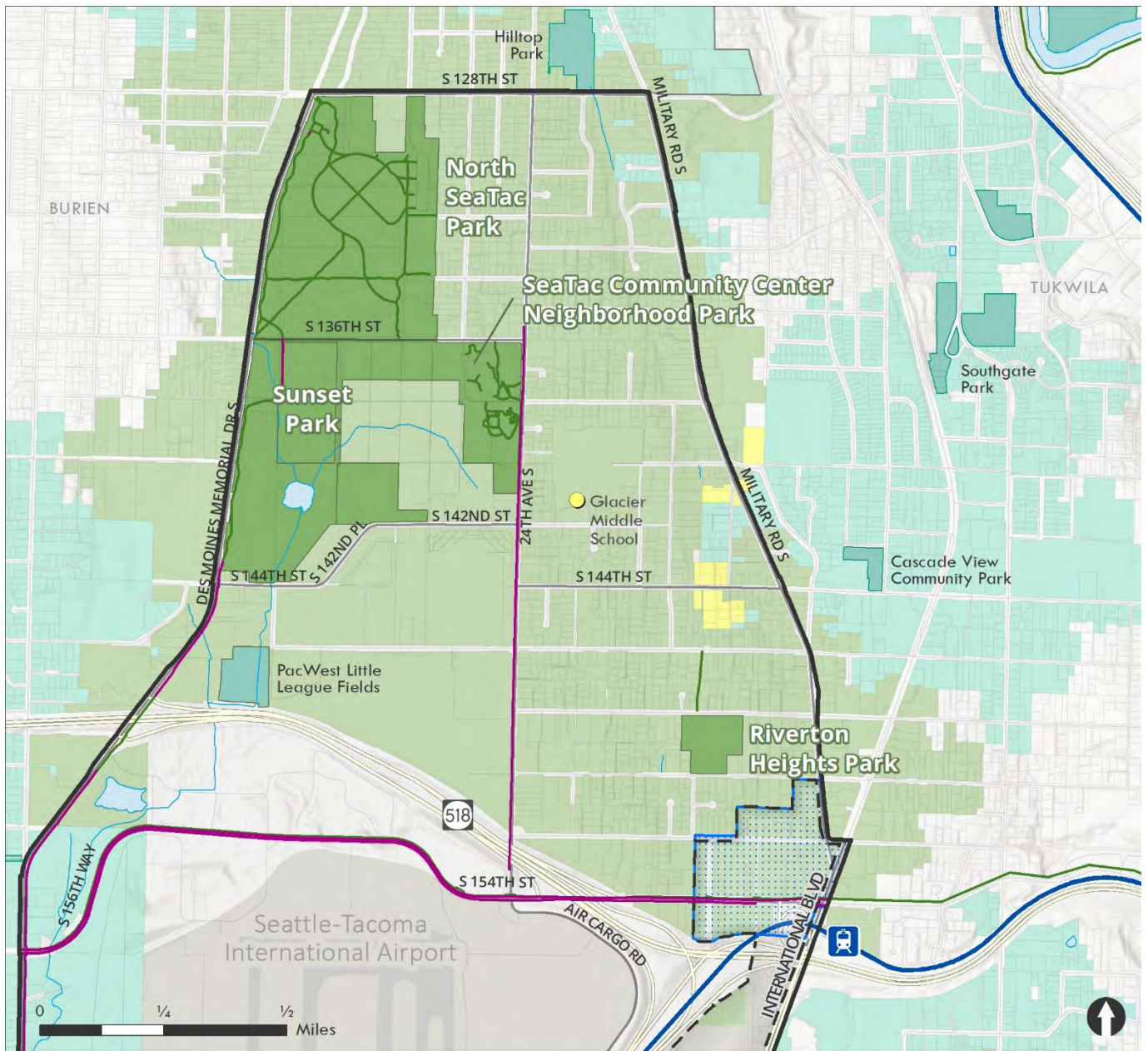
Exhibit 43 identifies potential gaps and opportunities in central SeaTac.

- To the east along 51st Avenue S is a gap area. Bow Lake Park is located in the area, but is currently limited in amenities (See Section 4.3 Access and Population Density). Park Concept Plans below suggest improvements to allow for improved passive recreation. Schools are not open for general recreation during school hours. Even with improvements to Bow Lake Park and with area schools, there are gaps. Acquisition or partnerships to add a park or trails are appropriate.
- Along S 192nd to the west, there is a gap area partially served by non-SeaTac parks. Still there is a group of parcels without access to park in a ½ mile. Current population density is modest. Acquisition or partnerships to add a park or trails is appropriate.
- Within the Urban Center, there are two opportunity areas identified withing a ¼ mile radius overlapping center boundaries. Current population is already dense and more growth is planned in the Comprehensive Plan. Special Use Parks are recommended.

Exhibit 44 identifies gaps and opportunities in south SeaTac.

- There are gaps along International Boulevard near the Angle Lake Station Area at 200th Street and abutting I-5. While Grandview Park lies to the south, it has limited offerings as a Dog Park; planned

Exhibit 42. Gap and Opportunity Maps: North



Public Facilities

- SeaTac Parks
- Non SeaTac Parks
- Schools

Service Areas

- SeaTac Parks - 1/2 Mile Parcels
- Non SeaTac Parks - 1/2 Mile Parcels
- SeaTac Schools - 1/2 Mile Parcels

SeaTac City Limits

Park and Gap Opportunity Areas

Urban Center Boundary

Station Areas

Parcel Outlines

Light Rail Station

Link Light Rail

Trails

Bicycle Network

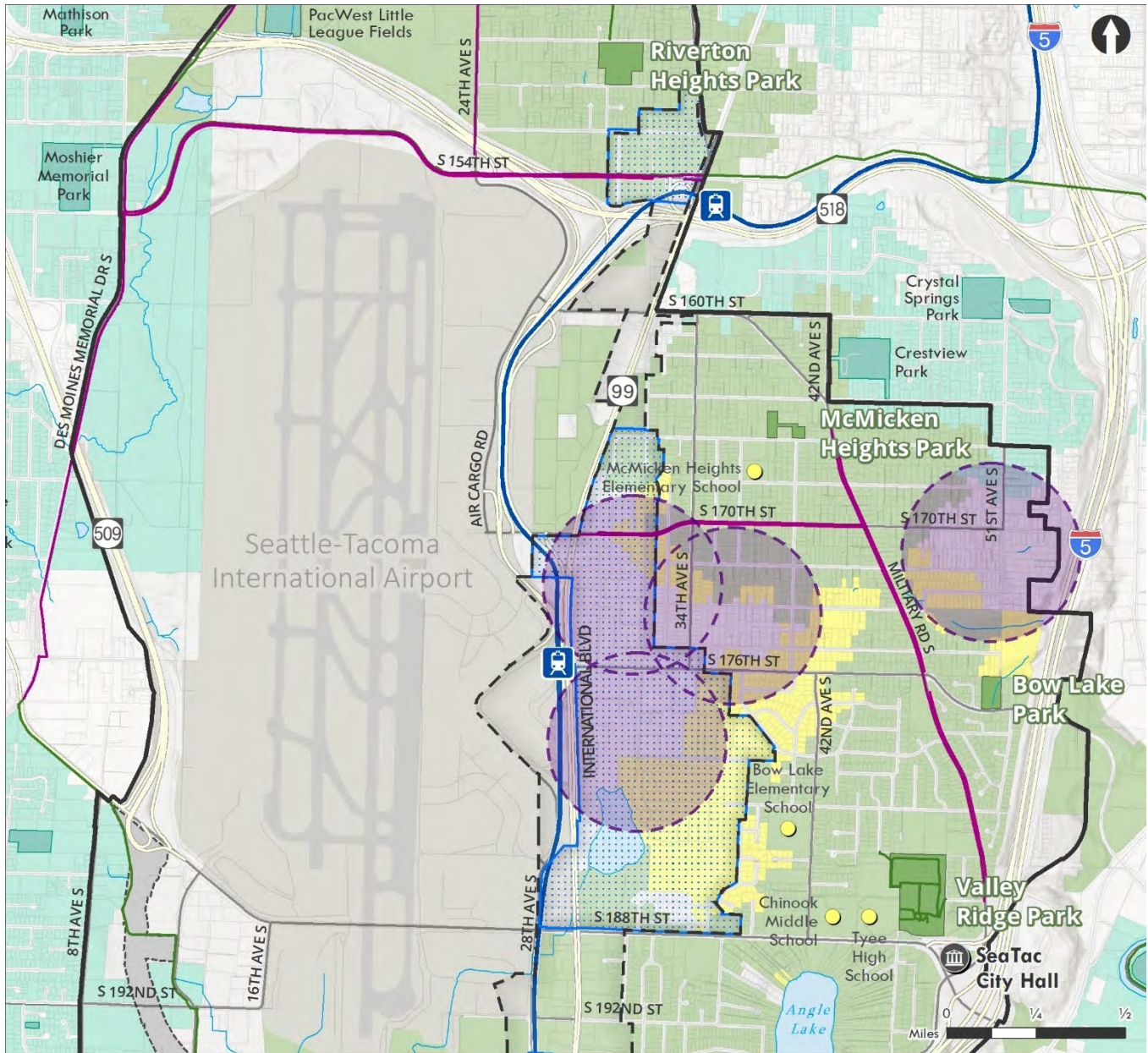
Waterbodies

Note: Public Facilities Service Areas is defined by travelling 1/2 mile on streets or trails from a SeaTac park, SeaTac School, or Non SeaTac Park. Distances from parks are calculated along a network consisting of SeaTac and King County street centerlines and trails. A 50 ft. buffer was used on the parks layer in order to ensure an intersection between the transportation network used and the park boundary. Any intersection where a trail or road crosses a park boundary is considered an access point for that given park, and is used as a point from which distance traveled is calculated. It is noted that more accurate access points were not available in GIS format for this analysis.

Map Date: 8/19/2020, Map Creator: BERK Consulting
 Data Sources: City of SeaTac, 2020; King County GIS, 2020; WSDOT, 2020

Source: BERK, 2020.

Exhibit 43. Gap and Opportunity Maps: Central



Public Facilities

- SeaTac Parks
- Non SeaTac Parks
- Schools

Service Areas

- SeaTac Parks - 1/2 Mile Parcels
- Non SeaTac Parks - 1/2 Mile Parcels
- SeaTac Schools - 1/2 Mile Parcels



SeaTac City Limits



Park and Gap Opportunity Areas



Urban Center Boundary



Station Areas



Parcel Outlines



Light Rail Station



Link Light Rail



Trails

Bicycle Network

SR509 Future Right-of-Way

Waterbodies

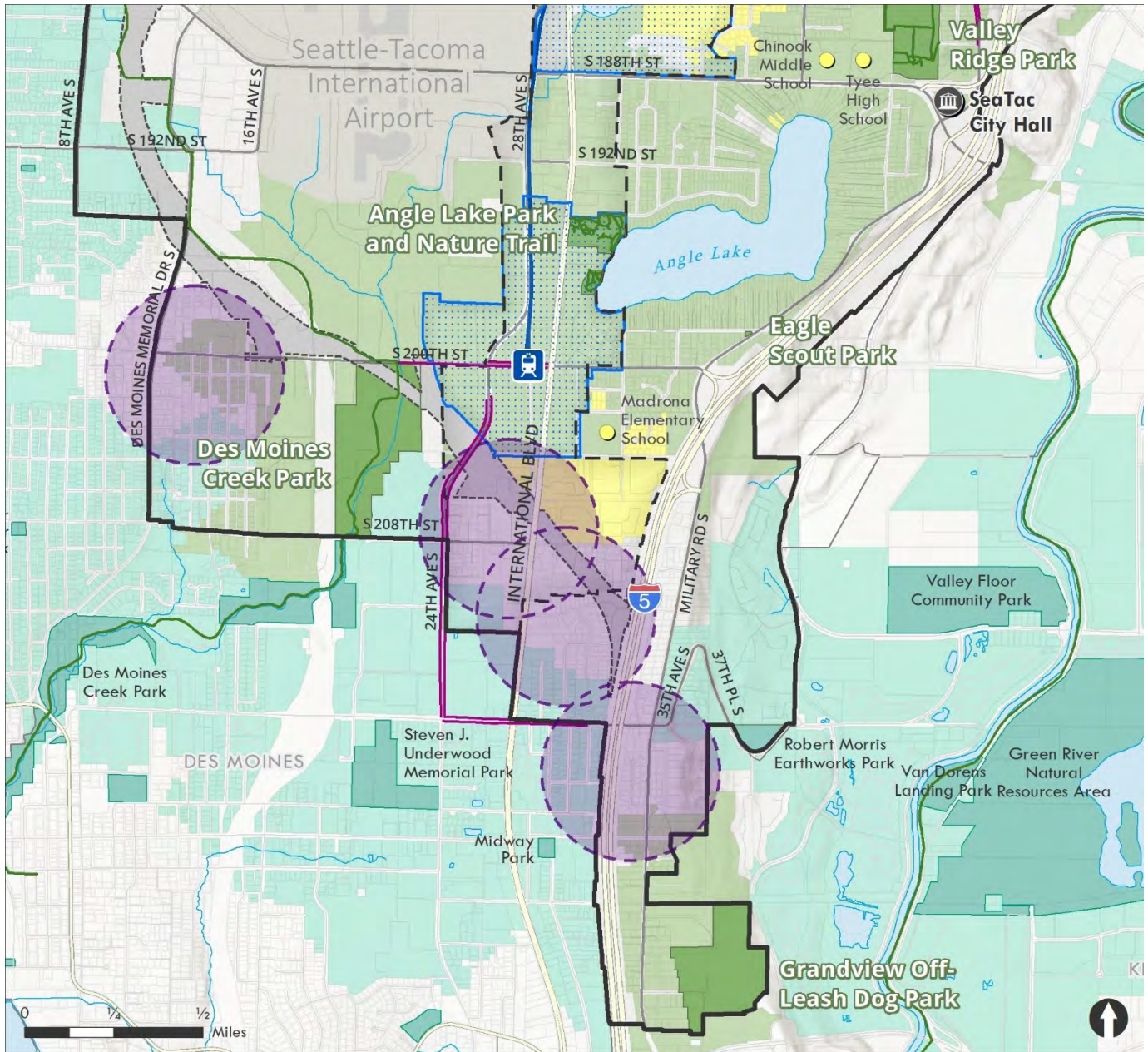
Note: Public Facilities Service Areas is defined by travelling 1/2 mile on streets or trails from a SeaTac park, SeaTac School, or Non SeaTac Park. Distances from parks are calculated along a network consisting of SeaTac and King County street centerlines and trails. A 50 ft. buffer was used on the parks layer in order to ensure and intersection between the transportation network used and the park boundary. Any intersection where a trail or road crosses a park boundary is considered an access point for that given park, and is used as a point from which distance traveled is calculated. It is noted that more accurate access points were not available in GIS format for this analysis.

Map Date: 8/19/2020, Map Creator: BERK Consulting
 Data Sources: City of SeaTac, 2020; King County GIS, 2020; WSDOT, 2020

Source: BERK, 2020.



Exhibit 44. Gap and Opportunity Maps: South



- | | | | |
|-------------------------------------|-----------------------|--------------------------------|-----------------|
| Public Facilities | SeaTac City Limits | Park and Gap Opportunity Areas | Bicycle Network |
| SeaTac Parks | Urban Center Boundary | SR509 Future Right-of-Way | Waterbodies |
| Non SeaTac Parks | Station Areas | | |
| Schools | Parcel Outlines | | |
| Service Areas | Light Rail Station | | |
| SeaTac Parks - 1/2 Mile Parcels | Link Light Rail | | |
| Non SeaTac Parks - 1/2 Mile Parcels | Trails | | |
| SeaTac Schools - 1/2 Mile Parcels | | | |

Note: Public Facilities Service Areas is defined by travelling 1/2 mile on streets or trails from a SeaTac park, SeaTac School, or Non SeaTac Park. Distances from parks are calculated along a network consisting of SeaTac and King County street centerlines and trails. A 50 ft. buffer was used on the parks layer in order to ensure an intersection between the transportation network used and the park boundary. Any intersection where a trail or road crosses a park boundary is considered an access point for that given park, and is used as a point from which distance traveled is calculated. It is noted that more accurate access points were not available in GIS format for this analysis.

Map Date: 8/19/2020, Map Creator: BERK Consulting
 Data Sources: City of SeaTac, 2020; King County GIS, 2020; WSDOT, 2020

Source: BERK, 2020.

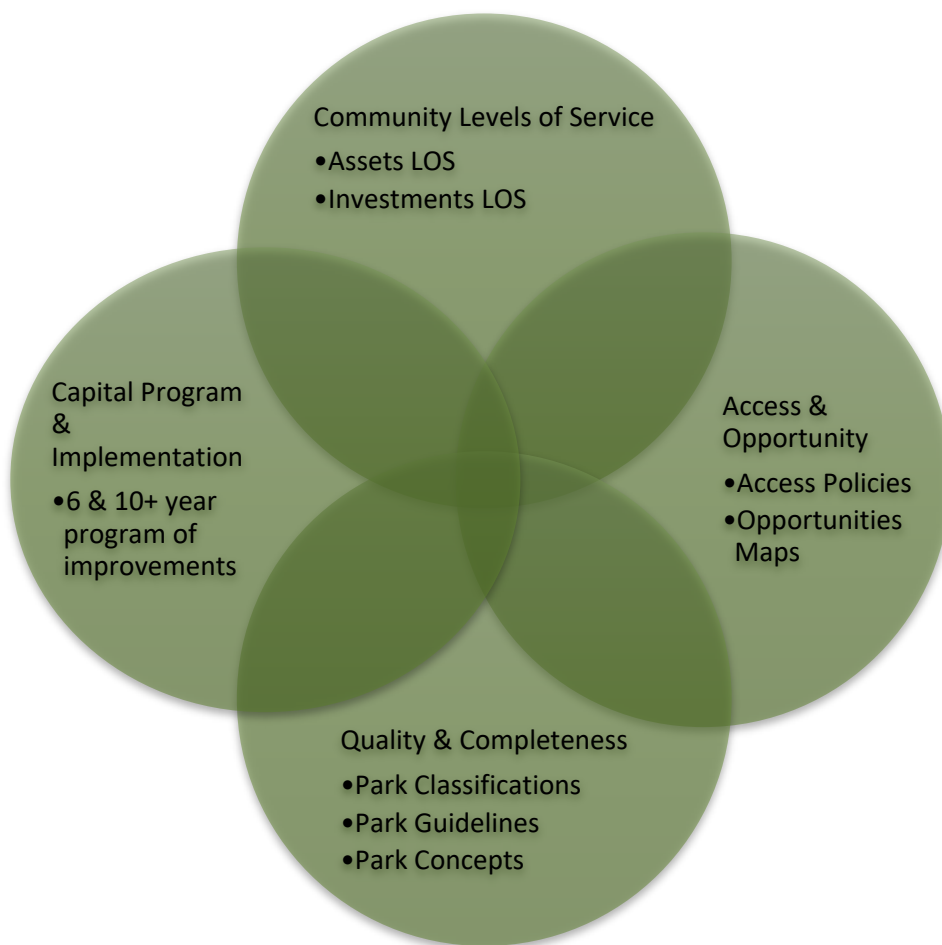
improvements modestly increase amenities. Nearby schools are not open during school hours. Relatively high population densities are found in the gap area west of I-5, and more population is planned near the station. One or two Neighborhood Parks or are recommended. The overlapping circles denote multiple opportunities where such parks could be located.

5.2 SYSTEM-WIDE RECOMMENDATIONS

SeaTac's Park System Plan ties together four key policies and concepts:

- **Community Levels of Service** will drive the quantity of park elements (acres, miles, building space) and the value of operations and maintenance investments SeaTac will provide for the system as a whole. These quantities and investments are reflected in the Capital Program and Implementation. These are addressed in Section 4.5 Level of Service.
- **Access** policies identify priorities for location of improved or acquired facilities and are illustrated on the **Gap and Opportunity** maps in Exhibit 42, Exhibit 43, and Exhibit 44 . See Section 1.3, Goal 10.2.
- **Quality and Completeness** refers to park classifications and minimum guidelines that steer park improvements over time. Park improvement concepts illustrate how existing parks can be enhanced with sensitivity to their purpose and environmental conditions. These are considered most directly in this Section 5.2 System-Wide Recommendations.
- **Capital Program and Implementation:** A schedule of park improvements for the years 2020-2026 and through 2035 is included reflecting the LOS, Access and Opportunity, and Quality and Completeness policies and principles. See Chapter 6.0 PROS Capital Improvement Plan.

Exhibit 45. Park System Plan Key Policies and Principles



Park Classifications

Classifying parks and recreation facilities allows SeaTac to make resource allocation, acquisition, and design decisions for park sites, facilities and the organization of recreation space that can be effectively maintained.

Classifications are based on the size, service area, and typical character of the parks. Classified parks are described on Exhibit 46 and mapped on Exhibit 47.

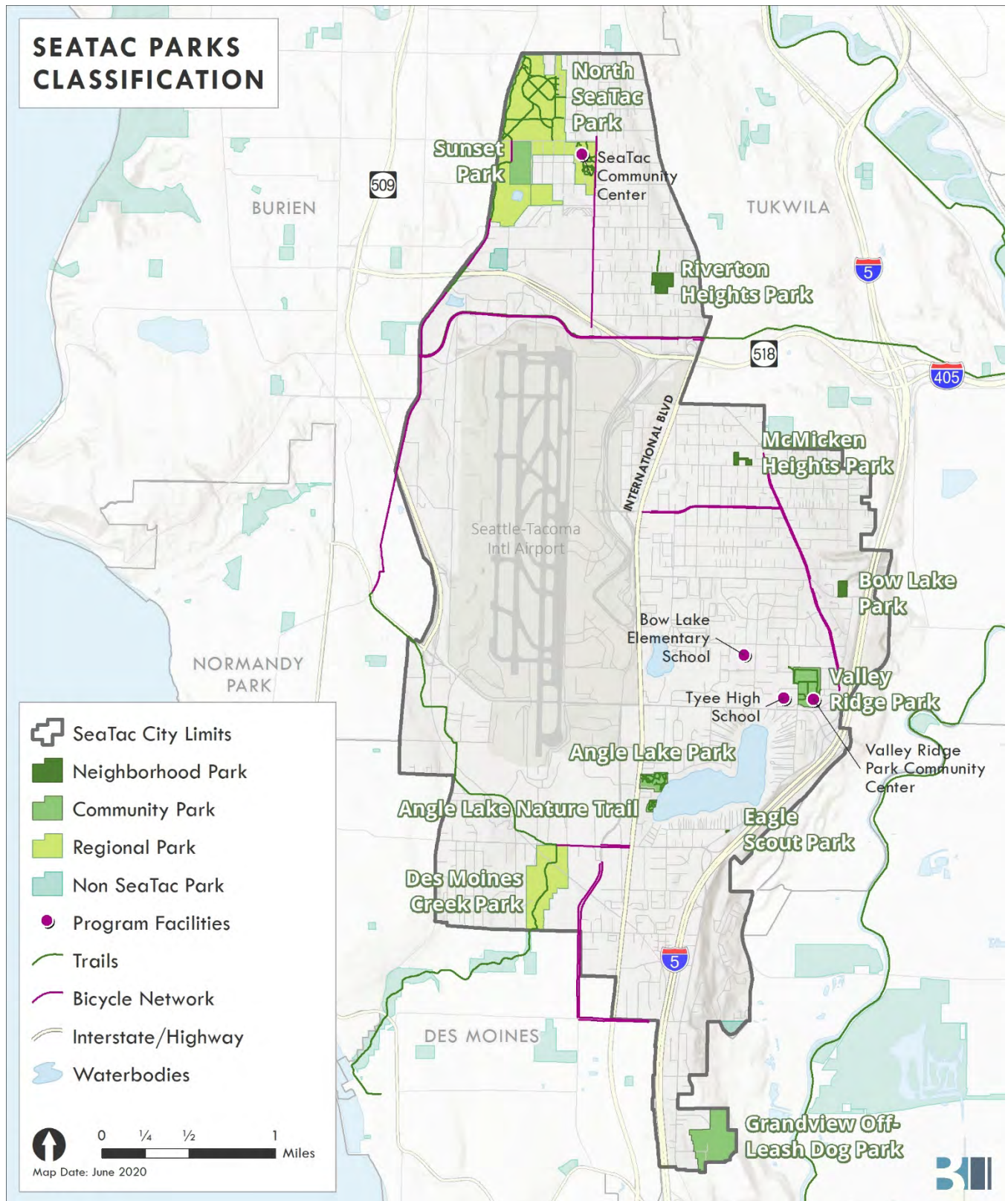
Exhibit 46. Park Classification Table

| PARK CLASS & SIZE | SERVICE AREAS AND FEATURES | SEATAC CLASSIFIED PARKS |
|---|---|---|
| <p>Regional 20-100+ acres</p> | <p>Regional parks are larger parks providing a variety of major recreation facilities, open space, and/or recreation programming, serve multiple neighborhoods, and are generally treated as a destination for visitors. Their size and range of offerings attract visitors and neighbors who may travel further distances and stay longer periods of time requiring more allowance and provisions for parking, seating, restrooms, and family support amenities. They typically serve a 10+ mile radius. Regional Parks may serve neighborhood functions for nearby residents.</p> | <ul style="list-style-type: none"> ▪ Des Moines Creek Park ▪ North SeaTac Park |
| <p>Regional Trails No size</p> | <p>Regional Trails are off-road linear parks that offer:</p> <ul style="list-style-type: none"> ▪ Recreation or non-motorized transportation connections ▪ Nature-based, low-impact recreational opportunities ▪ Passive facilities, e.g. viewing and interpretive areas, picnic tables ▪ Trailheads and parking | <ul style="list-style-type: none"> ▪ West Side Trail |
| <p>Community 5-20 acres</p> | <p>Community parks contain the features of a neighborhood park plus dedicated space for specific activities and/or programmable space for events or programs. Community parks are located near mass or rapid transit or are served with parking adequate to meet the needs of its programmable space. Community Parks serve multiple neighborhoods in SeaTac, but also may serve neighborhood functions for nearby residents.</p> | <ul style="list-style-type: none"> ▪ Angle Lake Park ▪ Angle Lake Nature Trail ▪ Sunset Park ▪ Valley Ridge Park |
| <p>Neighborhood 1-5 acres</p> | <p>Neighborhood Parks are intended for frequent and convenient access to basic recreation activities and opportunities. They typically serve neighborhoods within walking distance of a ¼ to ½ mile. Neighborhood parks provide passive, multiuse space, with opportunities for active recreation where consistent with site conditions and compatibility. This may include areas such as multi-use fields and courts, play equipment, trails, picnic areas, and open space. Space in neighborhood parks is typically non-programmable although it may be used occasionally for gathering space or for community events such as neighborhood picnics. Neighborhood parks provide open space values. They are less suited for longer stays, heavily programmed activities, or larger rental or permit-required spaces. These parks prioritize open space over parking and encourage visitation through pedestrian and bike networks.</p> | <ul style="list-style-type: none"> ▪ Bow Lake Park ▪ McMicken Heights Park ▪ Riverton Heights Park ▪ SeaTac Community Center Park |
| <p>Special Use No specific size – dependent on purpose</p> | <p>Special Use Parks are designed for specialized or single-purpose recreation activities. Special Use Parks may carry a double classification. These purposes may include dog parks, sport complexes, nature centers, amphitheaters. Special Use parks that provide urban community gathering and event space are considered also considered to be a Neighborhood or Community</p> | <ul style="list-style-type: none"> ▪ Grandview ▪ Eagle Scout Park ▪ Urban Center Parks – future ▪ Station Area Parks – future |

| PARK CLASS & SIZE | SERVICE AREAS AND FEATURES | SEATAC CLASSIFIED PARKS |
|-------------------|----------------------------|-------------------------|
|-------------------|----------------------------|-------------------------|

Park because they may provide neighborhood park functions for residents living in proximity depending on offerings.

Exhibit 47. Park Classifications Map



Source: BERK 2020.

Park Minimum Guidelines

Each park should be improved over time to achieve minimum standards to meet the needs of the community and to provide for consistent and sustainable management and maintenance. The minimum guidelines are meant to be considered during park master planning or as individual improvements are proposed. The guidelines provide advice but not required since more detailed public engagement and site analysis will produce information that can best influence the future of the parks.

Neighborhood Parks

Neighborhood Parks are intended for frequent and convenient access to basic recreation activities and opportunities. They typically serve neighborhoods within walking distance of a 1/4 to 1/2 mile. Neighborhood parks provide passive, multiuse space, with opportunities for active recreation where consistent with site conditions and compatibility. This may include areas such as multi-use fields and courts, play equipment, trails, picnic areas, and open space. Space in neighborhood parks is typically non-programmable although it may be used occasionally for gathering space or for community events such as neighborhood picnics. Neighborhood parks provide open space values. They are less suited for longer stays, heavily programmed activities, or larger rental or permit-required spaces. These parks prioritize open space over parking and encourage visitation through pedestrian and bike networks.

- **Minimum Size:** Typically 1-5 acres in size.

In the SeaTac Collection:

- Bow Lake Park
- McMicken Heights Park
- Riverton Heights Park

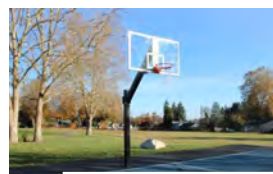
Exhibit 48. Neighborhood Parks



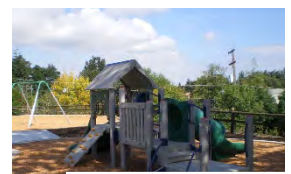
Bow Lake



McMicken Heights



Riverton Heights



SeaTac Community Center
Neighborhood Park

Source: City of SeaTac, Google Earth, 2020.

Key Features might include: Family activities (picnic, gathering), passive recreation (trails, open lawn/turf, informal activity), active recreation (play, sports, other).

Often sought after for: Outdoor recreation, open space/ habitat preservation, ornamental/ greenspace buffer.

At a minimum the parks should aim to **provide:**

- Open and accessible landscape for unstructured activity, play, and respite
- Basic maintenance, care, and landscape improvements
- Pathways between elements and to safely enter and exit the park
- Simple seating where appropriate and accommodating
- Universal play equipment

Where possible, and appropriate in their contexts, parks falling into this typology should **consider:**

- Conservancy and nature park protections
- Natural or low-intervention areas and green space
- Community gardens
- Irrigation
- Seating, shelters, tables, and BBQs
- Sports and fitness accommodations, surfacing and equipment
- Open playfields
- Restrooms permanent or portable, only where/when needed (in peak times)
- Use of green stormwater infrastructure approaches

Because of the intent and goals for neighborhood parks they should **limit** where appropriate:

- Off street parking
- Horticultural programs and plantings that do not have a committed maintenance program or sponsor
- Specialized maintenance heavy equipment and amenities, especially those requiring staff supervision
- Designated dog parks or other intensive uses that may not fit with the size or location of the park

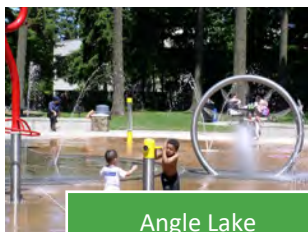
Community Parks

Community parks contain the features of a neighborhood park plus dedicated space for specific activities and/or programmable space for events or programs. Community parks are located near mass or rapid transit or are served with parking adequate to meet the needs of its programmable space. Community Parks serve multiple neighborhoods in SeaTac, but also may serve neighborhood functions for nearby residents.

In the SeaTac Collection:

- Angle Lake Park
- Angle Lake Nature Trail
- Sunset Park
- Valley Ridge Park

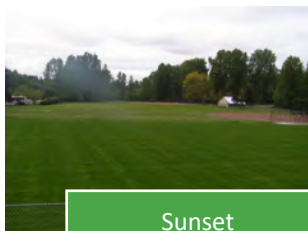
Exhibit 49. SeaTac Community Parks



Angle Lake



Angle Lake Nature Trail



Sunset



Valley Ridge

Sources: City of SeaTac, King County Assessor, 2020.

Minimum Size: 5-20 acres

Key features might include: Family activities (picnic, gathering), passive recreation (trails, open lawn/turf, informal activity), water access, active recreation (play, sports, other).

Often sought after for: Outdoor recreation, open space/ habitat preservation.

At a minimum the parks should aim to **provide** everything neighborhood parks do plus:

- Community gathering and event space

- Infrastructure for gathering and events (e.g. audio, lighting etc.)
- Interpretive signage
- Off-street parking, adequate but conservative
- Pathways between elements and to safely enter and exit the park as well as pathways to navigate around the property (e.g. loop path)
- Permanent restroom facilities (universal design, gender equity, and family accommodations)
- Play equipment, multi-age, and ability levels
- Shelters that can accommodate numerous and/or larger groups

Where possible, and appropriate in their contexts, parks falling into this typology should **consider** everything in neighborhood parks as well as:

- Conservancy and nature park protections
- Designated sports courts and fields (and subsequent lighting)
- Designated dog areas (on and off-leash)
- More substantive plantings including groundcovers, understory, and canopy, with a focus on native species and no invasive species
- Gardens, arboretums, food forests
- Storage and maintenance buildings
- Use of green stormwater infrastructure approaches

Because of the intent and goals for community parks they should **limit** where appropriate:

- Extensive off-street parking
- Threats to flexible multi-use activities and landscaped, natural or habitat areas
- Sports complexes or regional-scale facilities (see Special Use)

Often **sought after** for: natural and or cultural environment, passive recreation, nature, and wildlife habitat.

At a minimum the parks should aim to **provide**:

- Community gathering space appropriate to site conditions and to support environmental or cultural education
- Picnic shelters or picnic furnishings that can accommodate groups in appropriately focused site locations
- Interpretive signage with a preference for low-intrusion Interpretive or educational facilities
- Off-street parking, adequate but conservative to reduce impervious areas and development footprints

- Pathways between elements and to safely enter and exit the park as well as pathways to navigate around the property (e.g. loop path)
- Permanent restroom facilities (universal design, gender equity, and family accommodations) where feasible
- Limits on the amenities provided to the numbers and types of visitors the area can accommodate while retaining its resource value, natural character, and the intended level of solitude
- Natural character and restoration and maintenance as needed to ensure health and longevity
- Supportive of solitude and passive or quiet experiences and recreation
- Trails, soft-surface or permeable materials

Where possible, and appropriate in their contexts, parks falling into this sub-typology should **consider**:

- Trash receptacles, and leash and scoop dispensers, where applicable
- Viewpoints or viewing blinds
- Restoration of the natural resource values of the site
- Use of green stormwater infrastructure approaches

Because of the intent and goals for conservation in community nature parks they should **limit**:

- Turf areas
- Exotic plantings
- Sources of light and glare that may interfere with the natural, open space, and habitat character of the park

Regional Parks and Trails

Regional parks are larger parks providing a variety of major recreation facilities, open space, and/or recreation programming, serve multiple neighborhoods, and are generally treated as a destination for visitors. Their size and range of offerings attract visitors and neighbors who may travel further distances and stay longer periods of time requiring more allowance and provisions for parking, seating, restrooms, and family support amenities. They typically serve a 10+ mile radius. Regional Parks may serve neighborhood functions for nearby residents.

In the SeaTac Collection:

- Des Moines Creek Park
- North SeaTac Park
- Westside Trail

Exhibit 50. Regional Parks



Source: City of SeaTac, Google Earth, 2020.

Often sought after for: for a larger expanse for gatherings, and unique qualities natural features habitat and vegetation found in the region.

Regional Trails are **Often sought after for:** alternative non-motorized transportation and community connections

At a minimum the parks should aim to **provide** everything community parks do plus:

Serving as a regional scale destination and draws including:

- athletic fields often for tournaments
- unique landscaping or landforms
- water access
- expanded amenities

Facilities provided in a regional park usually include educational or recreation centers or amenities, nature trails, and picnic areas. Open multi-purpose fields natural areas or habitat, and passive recreation activities, are also found in these parks. The majority of the site, that is not used for passive recreation is often reserved for athletics, structured activities, play, and mixed trails.

At a minimum the regional **trails** should aim to **provide:**

- Nature-based, low-impact recreational opportunities
- Links between parks, schools, neighborhoods, and commercial areas, safe connections to the natural environment, pedestrian networks, and resource based outdoor recreational opportunities.

Where possible, and appropriate in their contexts, **trails** falling into this typology should **consider:**

- Providing linear parks and open spaces with viewing areas, interpretive areas, picnic tables

- Trailheads and parking
- Maintenance and accessibility
- Lighting infrastructure and a furniture scheme.

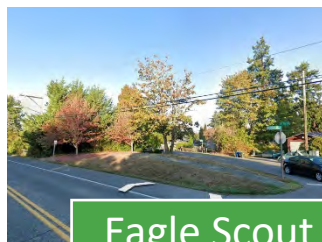
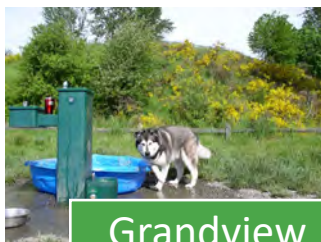
Special Use Parks

Special Use Parks are designed for specialized or single-purpose recreation activities. These purposes may include dog parks, sport complexes, nature centers, amphitheaters. Special Use Parks may carry a double classification. They may provide neighborhood park functions for residents living in proximity depending on offerings.

In the SeaTac Collection:

- Grandview Off-Leash Dog Park
- Eagle Scout Park

Exhibit 51. Special Use Parks



Source: City of SeaTac, Google Earth, 2020.

Key features might include: Passive Recreation (Trails, Open Lawn, Informal Activity), Active Recreation (Play, Sports, Other).

Often **sought after** for: Outdoor Recreation, Indoor Recreation.

Consider use of green stormwater infrastructure approaches.

Special Use Parks in the Urban Center

Special Use Parks located in denser areas or transit cores may provide plazas and urban community gathering and special event spaces, waterfront or shoreline access, art and cultural facilities, or picnic or other passive enjoyment facilities. In some instances, Special Use Parks serve the needs met by neighborhood parks for residents living in the urban core. This park category includes plazas, open spaces, and parks aligning with upcoming SeaTac development and transit stations.

Minimum Size: Typically 0-3 acres in size.

In the SeaTac Collection: Urban Center Parks – future, Station Area Parks – future

Often **sought after** for: cultural environment, brief rest and respite, urban gatherings

At a minimum, the parks should aim to **provide:**

- Spaces for events and gathering activities
- Green spaces and plantings (where appropriate)
- Seating and other furniture
- Lighting and electricity (as appropriate and feasible)

Where possible, and appropriate in their contexts, parks falling into this typology should **consider** everything in neighborhood parks as well as:

- Expanded utilities, shelters, and seating for programming, gathering and permitted events
- A horticultural program to include healthy and maintained landscaping (understory and canopy) and hangings/boxes with a focus on native plants and no invasive plant species
- Interpretive signage
- Use of green stormwater infrastructure approaches

Because of the intent and goals for landscape parks they should **limit** where appropriate:

- Off-street parking

5.3 PARKS IMPROVEMENTS

Parks representing different landscapes, locations, and classifications were studied conceptually for a range of potential parks uses. Desired features and concepts were reviewed at workshops. It is important to note that these are concept ideas for potential future park improvement and that, at the time of development, master planning to a greater detail would occur when appropriate and be the subject of more focused public input, consideration of Park Minimum Guidelines, and may be subject to review under the State Environmental Policy Act, the SeaTac Critical Areas Ordinance and/or Shoreline Master Program. Future designs may depart from the concept plans in this document.

Exhibit 52 summarizes current and planned features of SeaTac's parks and concept plans follow below.

Exhibit 52. Parks Purpose and Key Futures – Current and Planned

| CLASSIFICATION | PRIMARY PURPOSE | | | | | KEY FEATURES | | |
|---|--------------------------------------|--------------------|-------------------|-------------------------------|--------------|---------------------------------------|---|---|
| | OPEN SPACE/ HABITAT/ TREE PROTECTION | OUTDOOR RECREATION | INDOOR RECREATION | ORNAMENTAL/ GREENSPACE BUFFER | WATER ACCESS | FAMILY ACTIVITIES (PICNIC, GATHERING) | PASSIVE RECREATION (TRAILS, OPEN LAWN, INFORMAL ACTIVITY) | ACTIVE RECREATION (PLAY, SPORTS, OTHER) |
| Regional Park and Trail | | | | | | | | |
| Des Moines Creek Park | X | X | | | | * | X* | |
| North SeaTac Park | X* | X | X | | | X* | X* | X* |
| Westside Trail | | X | | | | | X | |
| Community Park | | | | | | | | |
| Angle Lake Park | X | X | | | X* | X | X | X* |
| Sunset Park | | X | | | | * | X* | X* |
| Valley Ridge Park | | X | X | | | X | X | X |
| Neighborhood Park | | | | | | | | |
| Bow Lake Park | X | X | | | | * | * | |
| McMicken Heights Park | | X | | | | X* | X* | X* |
| Riverton Heights Park | | X | | | | X* | X* | X* |
| SeaTac Community Center Neighborhood Park | | X | | | | X | | X |
| Special Use | | | | | | | | |
| Grandview Off-Leash Dog Park | X | X | | | | | X* | X |
| Eagle Scout Park | | | | X | | | | |

Special Use Facilities: Include unique alternative recreation features or single-purpose features (e.g. BMX, cricket, dog park) that may require different management strategies. In the future they may include community gathering facilities in the Urban Center.
Legend: X – Current Feature * - Future Feature

Source: HBB, BERK 2020.

Each park is identified for a range of passive and active park elements. Representative images of park activities are shown below.

Park Activity Images

PROGRAMS & FACILITIES

ADD & IMPROVE TRAILS



CLIMBING WALL



GATHERINGS & EVENTS



P-PATCH



SPORTS COURTS



ENHANCED LANDSCAPES



DOG PARKS & AMENITIES



SPLASH PADS



NATURE PLAY



FIELDS & LAWNS



INFORMAL EDUCATION



SIGHTSEEING



SeaTac Parks, Community Programs and Services

PROS PLAN 2020 Update

June 4, 2020

Source: HBB, 2020.

5.4 REGIONAL PARKS

Des Moines Creek Trailhead

Des Moines Creek Trailhead is minimally improved and if additional features are provided consistent with the environmental conditions, could help reduce access gaps. The concept plan below offers additions and improvements to trails, passive recreation opportunities, family activities such as picnic facilities, and improvements to the entry and parking areas and wayfinding.

Exhibit 53. Des Moines Creek Trailhead Concept Plan

DES MOINES CREEK TRAILHEAD

- 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**



Source: HBB, 2020.

North SeaTac Park

North SeaTac Park is the largest park serving the SeaTac community. It offers great variety and flexibility in active facilities like sports fields and passive trails. The proposed concept plan proposes improved multiuse fields such as adding artificial turf and lighting, allowing some cost recovery. New family activity facilities are proposed such as picnicking. Improved trails and wayfinding are proposed, along with improved parking and accessibility both north and south.

Exhibit 54. North SeaTac Park Concept Plans

NORTH SEATAC PARK (NORTH)



SeaTac Parks, Community Programs and Services

PROS PLAN 2020 Update

June 4, 2020

NORTH SEATAC PARK (SOUTH)



SeaTac Parks, Community Programs and Services

PROS PLAN 2020 Update

June 4, 2020

Source: HBB, 2020.

5.5 COMMUNITY PARKS

Angle Lake Park

Angle Lake Park provides lakefront water access through a swimming beach, pier, and boat launch, as well as playgrounds and sport courts. The concept plan proposes targeted improvements to the pier, restroom, and circulation. These investments support continued high-demand use and community events in the transit station area.

Exhibit 55. Angle Lake Park Concept Plan

ANGLE LAKE PARK



Source: HBB, 2020.

Sunset Park

The Sunset Park concept reinforces active recreation with synthetic fields and lights and adds family activities and passive recreation as well as improved wayfinding and trails.

Exhibit 56. Sunset Playfields Concept

SUNSET PLAYFIELDS

-  **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**



Source: HBB, 2020.

Valley Ridge Park

The Valley Ridge Park offers active recreation. Seating and landscaping would improve sports fields, and wayfinding would improve accessibility.

Exhibit 57. Valley Ridge Park Concept

VALLEY RIDGE PARK



Source: HBB, 2020.

5.6 NEIGHBORHOOD PARKS

Bow Lake Park

The concept for Bow Lake Park is to enhance forest and landscape and reduce invasive species, as well as to add family activities such as nature play and picnic amenities. Improving this park helps address access gaps.

Exhibit 58. Bow Lake Park Concept

BOW LAKE PARK



Source: HBB, 2020.

McMicken Heights Park

McMicken Park provides an array of active and passive recreation facilities, and the concept plan would reconfigure/relocate courts and expand play opportunities. It considers adding recreational amenities such as an event space, zip line, or dog park. Improved signage and accessibility are also provided.

Exhibit 59. McMicken Heights Park Concept

MCMICKEN HEIGHTS PARK



Source: HBB, 2020.

Riverton Heights Park

Riverton Heights Park Concept would add family activities such as a splash pad and event or performance space, as well as supporting facilities like a restroom.

Exhibit 60. Riverton Heights Park Concept

RIVERTON HEIGHTS PARK



Source: HBB, 2020.

SeaTac Community Center Neighborhood Park

This neighborhood park facility provides a mix of passive and active recreation opportunities and is part of the North SeaTac Park Campus. Please see that plan for details.

5.7 SPECIAL USE PARKS

Grandview Off-Leash Dog Park

Grandview Off-Leash Dog Park offers trails, agility course, and open areas for dogs. The concept plan would improve trails, remove invasive species, and add activities such as an area for small dogs and a covered shelter.

Exhibit 61. Grandview Off-Leash Dog Park

GRANDVIEW OFF-LEASH DOG PARK



Source: HBB, 2020.

6.0 PROS Capital Improvement Plan

This chapter describes SeaTac's current capital funding sources, potential funding options, as well as outlines a capital facilities plan.

6.1 CURRENT CAPITAL FUNDING

The City's parks capital projects are funded through the Municipal Capital Improvement Fund, otherwise known as Fund #301. Primary sources for Fund #301 include:

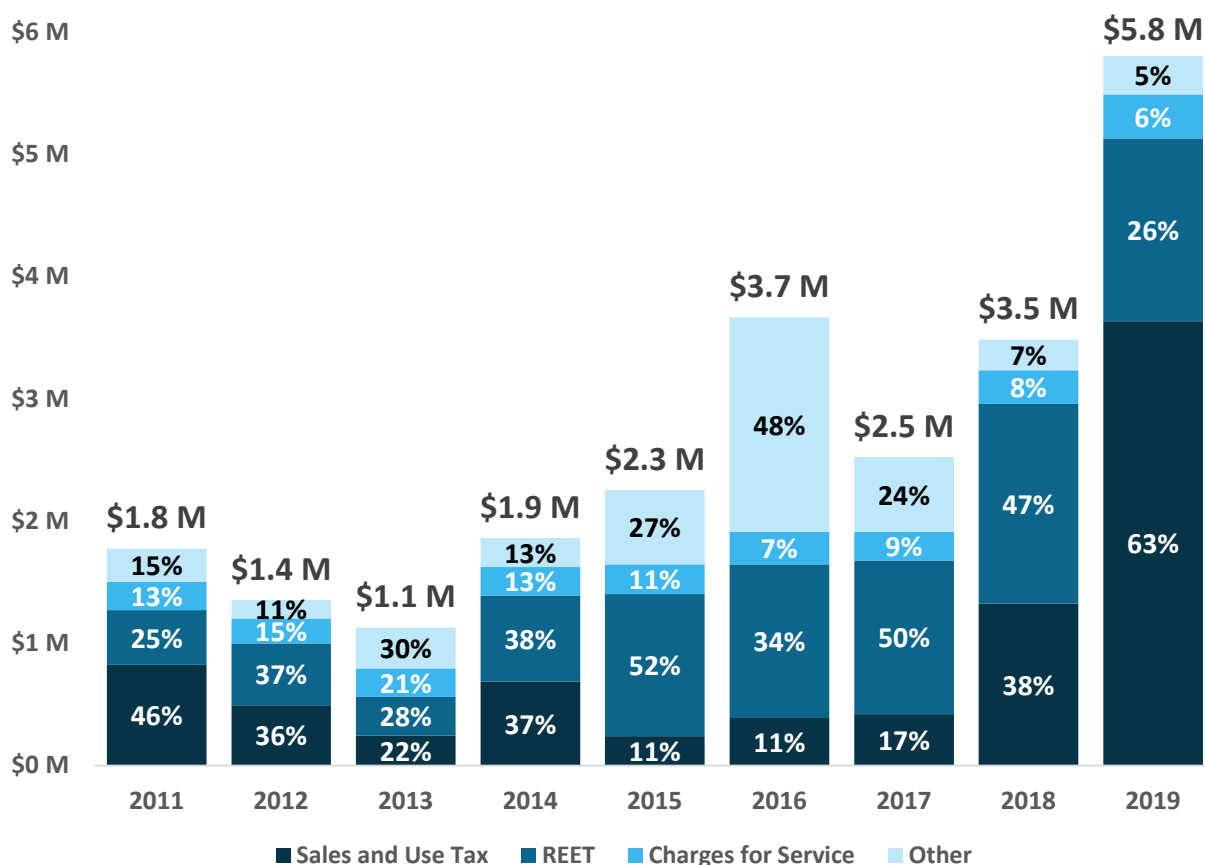
- Sales taxes associated with new construction around the City
- Real estate excise taxes (REET)
- Charges for service

Grants, property taxes, and proceeds from sale of capital assets are also notable Fund #301 funding sources.

Though it is managed by the Parks, Community Programs & Services Department, not all expenditures out of Fund #301 are for parks capital projects. Non-parks capital project expenditures include capital expenditures related to City Hall, fire stations, the City's maintenance facility, computer hardware and software, and transfers to other funds. Based on historical City budgets from 2011 to 2019, parks capital projects accounted for just over 60% of total Fund #301 expenditures.

Exhibit 62 outlines the historical Fund #301 revenues from 2011 to 2019 below. Revenues to Fund #301 have increased significantly in recent years, driven by sales tax receipts from new construction, particularly from construction projects at the Seattle-Tacoma International Airport. Prior to 2018, some amount of sales taxes on new airport construction projects was not directed to the City as expected. As a result, the City anticipates that future sales tax revenues will likely be similar to 2018 levels, although this is dependent on actual development at the airport.

Exhibit 62. Municipal Capital Improvement Fund (Fund #301) Revenues, 2011-2019

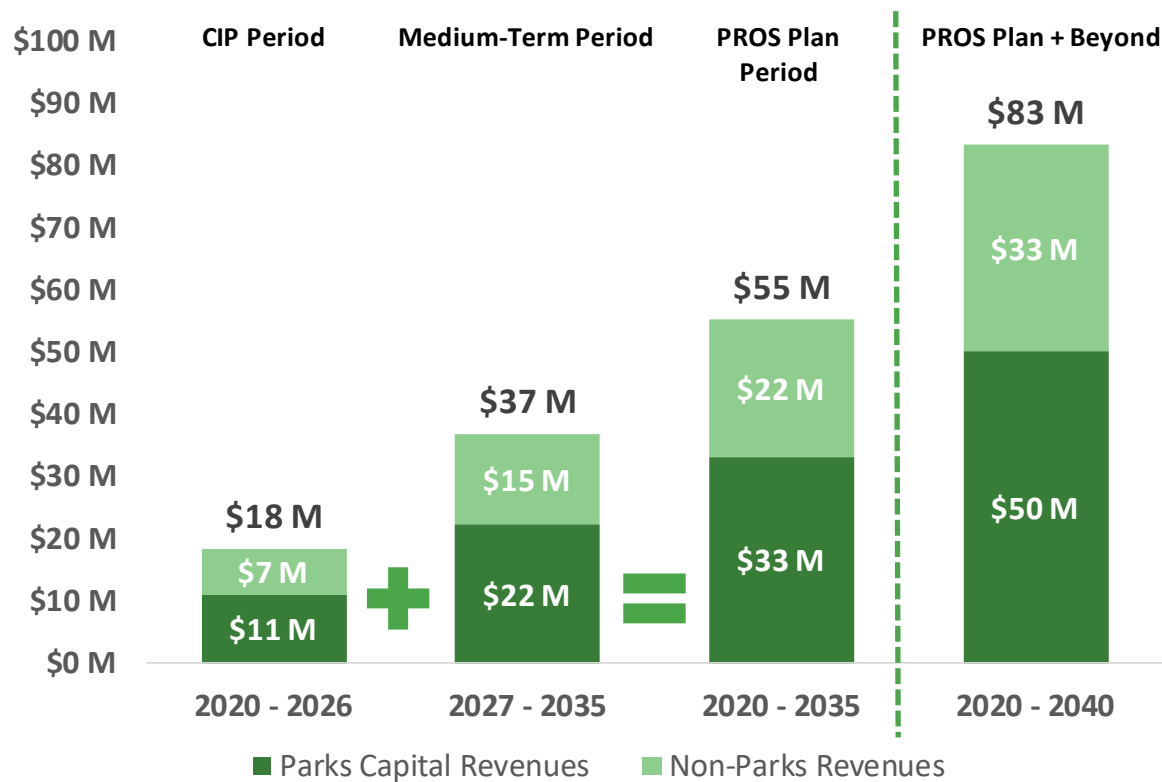


Source: City of SeaTac, 2020; BERK, 2020.

In Exhibit 62, the significant increases in “Other” revenues from 2015 to 2017 were largely driven by proceeds from one-time sales of capital assets.

Using historical and budgeted Fund #301 revenues and estimated parks vs. non-parks related capital spending, BERK projected available revenues for parks capital projects over the PROS Plan period. Exhibit 63 below provides projected Fund #301 revenues, broken out between revenues expected to be available for parks capital projects and revenues for non-parks projects.

Exhibit 63. Projected Parks Capital Revenues



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

Source: City of SeaTac, 2020; BERK, 2020.

Over the course of the PROS Plan period from 2020 to 2036, the City expects to have \$33 million available for parks capital projects. Around 23% of these revenues are estimated to come from parks and recreation grants. For the CIP planning period, the City anticipates \$11 million will be available for parks capital projects (2020 to 2026) and \$22 million in the medium-term period (2027 to 2035).

6.2 FUNDING OPTIONS

This section outlines several options available to the City to increase capital funding for parks and recreation.

Possible Funding Options

The City could pursue several revenue sources on top of the those that it already receives for parks and recreation capital projects. Options for additional revenues include:

State and Federal Competitive Grants. State and federal grant programs can provide some funding from outside the region. These programs are extremely competitive. However, any grant funding that could be made

available would significantly improve the funding feasibility of the 2020 PROS Plan Update, since these funds would reduce the amount needed from local public sources. Many of these grants require matching funds and are restricted for acquisition or capital development. However, the City has been successful at obtaining grants in the past and has a variety of needs to align with funders.

Parks Impact Fees. The City currently does not collect parks impact fees, which are fees on development intended to support the infrastructure needs generated by growth from that development. Rates would be determined through a rate study and consideration of system improvements needed to support growth at desired levels of service.

Park impact fees can only be used for capital improvements aligning with the City's level of service standards. Assuming a similar park impact fee rate as neighboring Tukwila.

Exhibit 64. Expected Park Impact Fee

| PERIOD | POSSIBLE REVENUE |
|-----------|------------------|
| 2021-2026 | \$3,140,000 |
| 2027-2035 | \$4,710,000 |
| 2020-2035 | \$7,850,000 |
| 2021-2040 | \$10,460,000 |

Notes: This represents a maximum amount if the City charges a similar rate as the 2020 City of Tukwila park impact fee rates. It also assumes that future development roughly follows the same pattern of breakdown between single family and multifamily residential. It does not assume that the City collects commercial impact fees as Tukwila does, which would increase the rates assuming a similar level of capital needs as the City of Tukwila.

Sources: U.S. Census Bureau, 2019; OFM, 2020; BERK, 2020.

Impact fees require City Council action and can face resistance from the development community.

Implement Cost Recovery Policies. Cost recovery is the direct offset of expenditures related to specific goods or services. Cost recovery is therefore best expressed as a ratio of the offset to the total expenditure, with a ratio of 0 being no cost recovery, a ratio of 1 being complete cost recovery, and a ratio greater than 1 implying full cost recovery and revenue generation. The City charges rates for facility rentals and could revisit the share of cost recovery achieved related to field use fees at Valley Ridge Park.

Cost recovery can be implemented on discrete services or globally, to support a preferred share of the department budget funded through fee-for-service activities (department-wide cost recovery target), and through a range of fee collection mechanisms. These mechanisms can be calibrated to specific cost recovery targets based on the cost revenue amount desired and the proportional share of activities and individual benefits. However, cost recovery decisions should be made carefully so that access to services is not comprised for residents with lower financial resources.

Metropolitan Parks District. One of three types of parks/recreation districts in Washington, Metropolitan Parks Districts (MPD) are authorized by Chapter 35.61 RCW and are quasi-municipal corporations and independent taxing districts. MPDs “may be created for the management, control, improvement, maintenance, and acquisition of parks, pathways, boulevards, and recreational facilities” or also formed for a limited purpose that identifies specific public parks and/or recreational facilities.

An MPD can include other jurisdictions through interlocal agreements and only portions of the establishing entity or included jurisdictions. An MPD can be initiated through resolution or initiative. As an independent taxing district, MPDs have two regular property tax levies available:

1. \$0.50 per \$1,000 assessed value
2. \$0.25 per \$1,000 assessed value

These are considered as a single levy, up to \$0.75, for the purposes of the 1% annual levy limit.

At the 2020 assessed value of the City (\$7B), would allow a maximum levy of \$5.25M annually. The actual amount that would be collected depends on to what extent voters elect to assess the maximum amount and the remaining levy portion available.

An important note is that MPDs are junior taxing districts, meaning that if localities approach the local district taxing limit of \$5.90 per \$1,000 of assessed value, the MPD will be lower on the list of collections and could receive less or even no funding. Additionally, the exact governing structure for an MPD could take multiple forms, from an independent jurisdiction such as MetroParks Tacoma, to a fully integrated entity such as Seattle Park District.

Property Tax Levy Lid Lift. A property tax levy lid lift occurs when a taxing jurisdiction with a tax rate less than its statutory maximum rate asks voters to increase the property tax rate to an amount equal to or less than the statutory maximum rate, effectively lifting the lid on the levy rate. The taxing jurisdiction then collects more revenues because of the higher levy

rate. These revenues can be unrestricted or restricted depending on the stated purpose in authorizing the ballot measure. The City could increase property taxes in the City to fund parks and recreation capital projects through a voted levy lid lift. As there are many options for levy lid lifts, it is difficult to estimate the possible revenues collected.

6.3 PRIORITIES

Priorities for capital improvements are based on goals in Section 1.3. Two tiers of priorities are defined. Priority Level I should be addressed within the 6 and 15 year periods (2026 and 2035) within secured resources and to reduce long-term maintenance needs, meet base LOS measures, and close access gaps. Priority Level II include projects necessary for a quality system serving a variety of parks, recreation, and open space needs, and also contribute to both base and target LOS measures. Priority Level II projects should be advanced based on available resources, including secured resources, and opportunities to partner and seek alternative funding sources.

Priority Level I

- Maintain/remodel/upgrade existing facilities. (Goal 10.4)
- Add capacity at existing park to meet LOS and improve access gap. (10.1A, 10.2A, and 10.2C)
- Acquire and develop property in access gap to meet LOS and further other city initiatives. (10.1A, 10.2A, and 10.2B)
- Add trails or create partnership to improve access gap. (10.1F, 10.2B)
- Improve variety or capacity of existing parks that serve denser populations and are accessible by transit. (10.2B)

Priority Level II

- Improve existing parks and address need for added active recreation. Support partial cost recovery through user fees. (10.2C)
- Create indoor space to meet LOS or expand use of school or public site. (10.1A, 10.1E, and 10.2C)
- Identify natural areas important for ecological and habitat value that cannot be otherwise protected by critical areas and shoreline regulations and has a maintenance plan that fits available resources. (10.2D)

6.4 CAPITAL IMPROVEMENT PLAN

Exhibit 65 provides a list of major capital replacement and upgrade improvements relying on the SeaTac 2019-2024 capital improvement program.

Exhibit 65. Maintain, Remodel, and Upgrade Existing Facilities: 2020-2026

| # | Description | Maintain & Replace | Capacity Project | Cost | 2020-2023 | 2024-2026 | Funding Sources | Priority |
|--------------|---|--------------------|------------------|--------------------|--------------------|------------------|-----------------|---------------------------|
| 1 | Angle Lake: Refurbish Fishing Pier | X | | \$559,000 | X | | REET1 REET2 | Priority I |
| 2 | Riverton Heights: Expand playground, 1/2 BB court, Irrigation | X | X | \$281,409 | X | | REET2 Grant | Priority I Priority II |
| 3 | Community Center: Playground Equipment Replacement | X | | \$174,400 | X | | REET1 | Priority I |
| 4 | Community Center: Replace Tiles & Benches in Locker Rooms | X | | \$78,650 | X | | REET2 | Priority I |
| 5 | Community Center: Replace HVAC | X | | \$471,900 | X | X | Sales Tax | Priority I |
| Total | | | | \$1,565,359 | \$1,402,009 | \$163,350 | | |

Source: SeaTac Capital Improvement Program 2019-2024, BERK 2020.

The implementation of the park concepts and LOS standards will create new capacity for future growth and is presented in three periods: 2020-2026 (short-term), 2027-2035 (medium-term), and 2036 and beyond (long-term). Projects that meet Priority I criteria are implemented in short, medium, and long-terms, whereas Priority II projects are generally implemented in medium and long-term periods. See Exhibit 66.

Exhibit 66. Park System Improvements: 2020-2035 and Beyond

| # | Park Concept | Total Cost | 2020-2023 | 2024-2026 | 2027-2035 | 2036 & Beyond | LOS Measure | Priority |
|--------------|-----------------------------|---------------------|----------------|--------------------|---------------------|---------------------|--|---------------------------|
| 6 | North SeaTac | \$33,911,000 | | X | X | X | <ul style="list-style-type: none"> ▪ City Dev Ac ▪ Trails ▪ System Invest | Priority I Priority II |
| 7 | Des Moines Creek Trailhead | \$8,627,950 | | X | X | X | <ul style="list-style-type: none"> ▪ City Dev Ac ▪ Trails ▪ System Invest | Priority I |
| 8 | Angle Lake | \$1,383,300 | #1 | X | | | <ul style="list-style-type: none"> ▪ System Invest | Priority I |
| 9 | Sunset Playfields | \$7,247,900 | | | X | | <ul style="list-style-type: none"> ▪ City Dev Ac ▪ Trails ▪ System Invest | Priority I Priority II |
| 10 | Valley Ridge | \$3,048,700 | | | | X | <ul style="list-style-type: none"> ▪ System Invest | Priority II |
| 11 | Bow Lake | \$1,679,600 | | X | | | <ul style="list-style-type: none"> ▪ City Dev Ac ▪ C+N Dev Ac ▪ Trails ▪ System Invest | Priority I |
| 12 | McMicken Heights | \$2,535,200 | | | | X | <ul style="list-style-type: none"> ▪ Trails ▪ System Invest | Priority II |
| 13 | Riverton Heights | \$4,830,400 | #2 | | | X | <ul style="list-style-type: none"> ▪ City Dev Ac ▪ System Invest | Priority II |
| 14 | Grandview Dog | \$4,189,900 | | | | X | <ul style="list-style-type: none"> ▪ City Dev Ac ▪ Trails ▪ System Invest | Priority II |
| 15 | Neighborhood Parks (Future) | \$14,049,000 | | X | X | X | <ul style="list-style-type: none"> ▪ City Dev Ac ▪ C+N Dev Ac ▪ Trails ▪ System Invest | Priority I |
| 16 | Trails (Future) | \$549,800 | | | X | | <ul style="list-style-type: none"> ▪ Trails ▪ System Invest | Priority I |
| 17 | Community Space (Future) | \$2,748,900 | #3 #4 #5 | X | X | | <ul style="list-style-type: none"> ▪ Indoor Space ▪ System Invest | Priority II |
| Total | | \$84,801,650 | Exhibit 65 | \$9,984,070 | \$22,305,655 | \$52,675,275 | | |

Source: HBB, 2019; BERK, 2020.

The type of improvements by short, medium, and long-term periods and by priority are listed in the table below. As the City prepares its more detailed capital improvement program with its budget its mix of projects may vary from those assumed but should meet LOS standards and meet PROS policies addressing access.

Exhibit 67. Schedule of Improvements by Priority: 2020-2035 and Beyond

| FEATURE | 2020-26 | 2027-35 | BEYOND 2035 |
|--|---|----------------------------|--|
| Priority I | | | |
| Maintain/remodel/upgrade existing facilities | Angle Lake Park Fishing Pier Riverton Heights Irrigation Community Center: Playground, HVAC, Locker Room | | |
| Invest in Existing Parks filling gaps | Des Moines Creek Trailhead Bow Lake | Des Moines Creek Trailhead | Des Moines Creek Trailhead Grandview Dog Park |
| New Parks in Gap Areas | One location | One location | Multiple Locations |
| Trails that help connect residents in gap areas | | Off-Road Trail Connector | |
| Parks Serving Large Populations Served by Transit | Angle Lake North SeaTac Park | North SeaTac Park | North SeaTac Park |
| Priority II | | | |
| Invest in Existing Parks for Active Recreation | Riverton Heights Playground and 1/2 BB Court | Sunset Playfields | Valley Ridge McMicken Heights Riverton Heights |
| Create indoor space to meet LOS or expand use of school or public site | | Community Space | Community Space |
| Natural areas not otherwise protected by regulations | As opportunities arise. | As opportunities arise. | As opportunities arise. |

Source: HBB 2019, BERK 2020.

The capital program is designed to fit expected revenues and meet or exceed the base system investment per capita for the short-term and medium term. See Exhibit 68. The demand and revenue analysis assumes a relatively equal growth in population annually to meet the City’s growth target.

The 2020-26 period illustrates the level of capacity improvements is slightly less than the minimum investment per capita LOS to make room for expected capital replacement in expected revenues. However, the 2027-

2035 period shows capacity improvements in 2027-2035 exceed the minimum system investment LOS.

It is likely that population will not be equal each year. Investments can be advanced from later periods to earlier periods to address demand if it increases or shifted from earlier to later periods.

Exhibit 68. Funding Sources for Park System: 2020-2035

| CAPITAL IMPROVEMENT PROGRAM | 2020-26 | 2027-35 | TOTAL |
|--|----------|----------|----------|
| CIP 2020-2024 System Improvement: Maintain/ Remodel | \$1.2 M | | \$1.2 M |
| CIP 2020-2024 System Improvement: Capacity | \$0.3 M | | \$0.3 M |
| PROS System Improvement Capacity | \$9.9 M | \$22.3 M | \$32.2 M |
| TOTAL PROGRAM | \$11.4 M | \$22.3 M | \$33.7 M |
| PARKS CAPITAL REVENUES | \$11.1 M | \$22.2 M | \$33.3 M |
| MINIMUM SYSTEM INVESTMENT PER CAPITA LOS | \$11.2 M | \$18.4 M | \$29.6 M |

Source: BERK, 2020.

The level of expected revenues for the period to is projected to 2035, whereas the capital improvement plan beyond 2035 has no fixed end period and is based on long-term implementation of concept plans.

7.0 Implementation Strategies

This section identifies the specific steps, or implementation strategies, that achieve Plan policies. It also identifies the group(s) with primary responsibility for carrying out each strategy and the expected time frame within which the strategy should be addressed. Policy summaries are included in the table for reference.

As the Primary Responsibility column indicates, many of the implementation strategies will be initially undertaken by a specified board or commission. In most cases, the City Council will analyze the specific board/commission recommendation and make the final decision about how to proceed.

The time frame categories are defined as follows:

- Short-Term: one to five years
- Medium-Term: six to 10 years
- Long-Term: 11 to 20 years
- Ongoing: the strategy will be implemented on a continual basis

The time frames are target dates set regularly when the City Council adopts amendments to the Comprehensive Plan.

The list of proposed implementation strategies is a minimum set of action steps and is not intended to limit the City from undertaking other strategies not included in this list.

(Please note that the implementation below is the same as in in the Comprehensive Plan PROS Element.)

Exhibit 69 Implementation Strategies

| Objectives | Implementation Strategies | Primary Responsibility | Time Frames |
|--|--|-----------------------------------|-------------|
| Goal 1 Provide Recreational Opportunities | | | |
| 1A Capital Investments are the primary LOS | Review this level of service biennially. | Staff | Ongoing |
| 1B Use the PROS Plan's capital improvement program to identify potential projects | Update the Capital Improvement Program (CIP) for parks and recreation facilities on a biennial basis to reflect current needs and community interests. | Staff, City Council | Ongoing |
| | Include the Parks CIP in the city's capital facility planning and budget process. | City Council | Ongoing |
| 1C Operation and Maintenance LOS | Review this level of service biennially. | Staff | Ongoing |
| 1D Blend active and passive uses in Community and Neighborhood Park facilities | Use data collected in the PROS Plan and community input on parks planning processes to meet community demands for active and passive uses. | Staff | Ongoing |
| 1E Expand indoor facilities | Expand the SeaTac community center when needed. | Staff, City Council | Medium-term |
| | Expand the Valley Ridge community center when needed. | Staff | Short-term |
| | Coordinate use of the YMCA facility. | Staff, City Council | Ongoing |
| | Coordinate with community partners to use existing facilities, such as schools. | Staff, City Council | Ongoing |
| 1F Develop a recreational trails system. | Enable incentives to encourage major new developments greater than a certain size to incorporate an open space/ pedestrian pathway element into their site plan based on the pedestrian facilities plan (see transportation element). It should be designed to link together existing or future open space/pedestrian paths from adjacent properties to the greatest extent possible (for example, a boardwalk along a portion of Bow Lake), or provide "in lieu of" fees. | Planning Commission, City Council | Short-term |

| Objectives | Implementation Strategies | Primary Responsibility | Time Frames |
|--|---|-----------------------------------|-------------|
| | Identify internal and external funding sources for open space/pedestrian pathways when appropriate and possible. | Staff, City Council | Ongoing |
| | Coordinate with adjacent cities and other relevant agencies to develop or expand connections to designated regional open space/pedestrian trails. | Staff, City Council | Ongoing |
| 1G Evaluate parks and recreation needs | Revise the Parks, Recreation, and Open Space Plan every six years to maintain grant eligibility. | Staff | Ongoing |
| | Continue to incorporate parks, recreation, and open space-related questions into the recurring citywide resident survey. | Staff | Ongoing |
| | Meaningfully engage community members (e.g., conduct public meetings) for major park renovation projects. | Staff | Ongoing |
| Goal 2 Preserve and Acquire Recreational Land | | | |
| 2A Achieve geographic equity by providing a park facility within one half mile of each resident | Prioritize acquiring and developing the proposed Lake to Sound trail. | Staff, City Council | Ongoing |
| | Protect environmentally critical areas and classify as open space, where appropriate, including heavily forested scenic areas. | Staff, City Council | Ongoing |
| | Review and consider increasing incentives for public open space dedication in SeaTac's Urban Center. | Planning Commission, City Council | Short-term |
| | Prioritize acquisitions that increase access for residents more than 1/2 mile from an existing park, recreation, or open space facility. | Staff | Ongoing |
| 2B Priorities for acquisition of new lands for Parks and Recreation | Apply priority criteria to all proposals for new parks and recreation facility acquisitions. | Staff, City Council | Ongoing |
| 2C Priorities for expansion or redevelopment of Parks and Recreation facilities | Apply priority criteria to all proposals for expansion or redevelopment of parks and recreation facilities. | Staff, City Council | Ongoing |

| Objectives | Implementation Strategies | Primary Responsibility | Time Frames |
|---|--|--|-------------|
| 2D Identify appropriate land for park and open space preservation and acquisition | Develop a long-range plan that identifies desirable areas for future park and trail location. | Staff, Planning Commission, City Council | Short-term |
| | Identify important urban open spaces in conjunction with new transportation development. | Planning Commission, City Council, Staff | Ongoing |
| | Discuss noise remedy land with the Port of Seattle regarding its appropriateness for use as parks or trails. | Staff | Ongoing |
| | Prioritize acquisitions that increase access for residents more than 1/2 mile from an existing park, recreation, or open space facility. | Staff | Ongoing |
| 2E Require open space in new development. | Review and revise, as necessary, development regulations requiring open space or recreation space for new development as part of the required periodic Comprehensive Plan review and update. | Planning Commission, City Council | Ongoing |
| Goal 3 Develop Parks and Recreation Facilities | | | |
| 3A Develop a range of facilities for all ages, cultures, and abilities. | Inventory existing facilities and major user groups and identify deficiencies. | Staff | Short-term |
| | Engage community organizations and school groups to help identify recreational demands and community needs. | Staff, City Council | Ongoing |
| | Continue to pursue partnerships that expand recreational opportunities through increased funding or shared facilities or programs (e.g., Highline School District). | Staff, City Council | Ongoing |
| 3B Provide nondiscriminatory recreational opportunities and eliminate barriers to special populations. | Improve access to all local parks per Americans with disabilities Act (ADA) requirements. | City Council | Ongoing |
| | Design all new parks to barrier-free standards. | Staff | Ongoing |
| | Supply transportation to senior citizen activities whenever possible. | City Council | Ongoing |
| | Provide free or low-cost programs; make programs requiring fees accessible to low income people through scholarships. | Staff | Ongoing |

| Objectives | Implementation Strategies | Primary Responsibility | Time Frames |
|---|---|------------------------|-------------|
| 3C Develop community-oriented enrichment programs that respond to needs | Continue to request funding for human services needs through the Community Services Advisory Committee. | Staff | Ongoing |
| | Partner with Highline schools to expand recreation opportunities for youth. | | Ongoing |
| | Continue to offer low cost community-wide events such as dances and carnivals. | Staff, City Council | Ongoing |
| | Continue working with community groups to develop and improve citywide special events such as parades, festivals, holiday banners, juried art exhibits, and festive displays. | City Council, Staff | Ongoing |
| 3D Bring innovative recreation opportunities to SeaTac | Identify opportunities for unique and diverse recreation in SeaTac through community input and changes in recreation demand and trends. | Staff | Ongoing |
| 3E Use parks and recreation to connect people in need to health and human services | Maintain referral and resource lists for free and low-cost health and human services that can be distributed to those in need in parks and recreation facilities. | Staff | Ongoing |
| | Identify internal and external funding sources for open space/pedestrian pathways when appropriate and possible. | Staff, City Council | Ongoing |
| | Coordinate with adjacent cities and other relevant agencies to develop or expand connections to designated regional open space/pedestrian trails. | Staff, City Council | Ongoing |
| | Work with WSDOT regarding use of the SR 509 right-of-way for the Lakes to Sound trail. | Staff | Ongoing |
| Goal 4 Redevelop and Maintain Facilities | | | |
| 4A Review facilities periodically and make changes in response to | Conduct a facility review at least once a year with park maintenance, programming, and planning personnel; document findings for project planning purposes. | Staff | Ongoing |

| Objectives | Implementation Strategies | Primary Responsibility | Time Frames |
|---|--|------------------------|-------------|
| public needs and efficiency | Utilize the Repair and Replacement fund to maintain parks and facilities. | Staff | Ongoing |
| 4B Design, maintain and modify parks to enhance safety, accessibility and versatility, and lower maintenance costs | Conduct periodic meetings to coordinate and exchange information with various city departments and personnel (planning, programming, and maintenance). | Staff | Ongoing |
| | Follow established safety standards when designing new children's play areas in local parks. | Staff | Ongoing |
| | Evaluate low maintenance techniques and use where appropriate. | Staff | Ongoing |
| | Review past safety records of parks prior to new development or renovation planning. | Staff | Ongoing |
| 4C Maintain parks commensurate with intensity of use and character of park | Develop and publish a maintenance plan that prevents degradation of park facilities while allowing for normal usage. | Staff | Short-term |
| | Continue to use the Repair and Replacement fund to keep parks and facilities in top condition. | Staff | Ongoing |
| 4D Encourage volunteer participation in maintenance and improvement projects | Staff periodic volunteer work days. | Staff | Ongoing |
| | Develop an Adopt-A-Park program. | Staff, City Council | Short-term |
| | Continue to work with groups (e.g., Highline SeaTac Botanical Garden, disc golf, and BMX groups) to maintain their areas. | Staff | Ongoing |
| 4E Minimize impacts to adjacent neighborhoods | Close parks at a reasonable hour to discourage misuse and excessive evening noise. | City Council | Ongoing |
| Goal 5 Ensure Safe and Convenient Access | | | |
| 5A Locate traffic-generating facilities on sites with direct access | Coordinate the location of planned facilities with bicycle and pedestrian routes, transit stops, and vehicle access. | City Council | Ongoing |
| 5B Provide lighting and signage in parks | Design lighting and signage to improve safety and wayfinding in parks. | Staff | Ongoing |

| Objectives | Implementation Strategies | Primary Responsibility | Time Frames |
|---|---|------------------------|-------------|
| 5C Provide lighting and signage to parks | Design lighting and signage to improve wayfinding and access to parks. | Staff | Ongoing |
| 5D Coordinate park development with unique local natural and historic features | Overlay the long-range park plan, including trails, with a map showing the area's unique features such as wetlands, creeks, and other environmentally sensitive or historic sites. evaluate access to these resources, and document for future park plan revisions. | Staff | Short-term |
| | Work with WSDOT regarding use of the SR 509 right-of-way for the Lakes to Sound trail. | Staff | Ongoing |
| Goal 6 Promote Intergovernmental Coordination | | | |
| 6A Promote collaboration with agencies, organizations, and businesses in recreational and cultural development | Seek private and public sponsorship for special parks, recreation, and cultural programs. | Staff | Short-term |
| | Participate in regional planning efforts that might affect local residents, even if projects are outside the city. | Staff, City Council | Ongoing |
| | Seek partnerships with community groups for tree planting programs and other park and open space improvements. | Staff | Ongoing |
| | Encourage easements on public or private lands for recreation. | Staff, City Council | Ongoing |
| | Schedule programs annually from the YMCA. | Staff, City Council | Ongoing |
| 6B Work with the school district to provide recreational opportunities | Continue to use school sites for recreation and after-school programs. | Staff | Ongoing |
| | Review an interlocal agreement biannually that allows the city to use school facilities at no cost in exchange for school use of city facilities at no cost. | City Council, Staff | Short-term |
| | Encourage the school district to improve and maintain athletic fields for Little League and other uses. | City Council | Ongoing |
| 6C Encourage cooperative planning and use of recreational facilities | Build relationships with partner organizations and explore possibilities for shared recreational | Staff | Ongoing |

| Objectives | Implementation Strategies | Primary Responsibility | Time Frames |
|--|--|-----------------------------------|-------------|
| with private businesses, nonprofit organizations, and other groups in the city | facilities. where possible, provide joint spaces and/or programs. | | |
| 6D Pursue a variety of funding options | Apply for grants | Staff | Ongoing |
| | Coordinate with transportation entities to encourage multiple uses of public rights-of-way. | Staff | Ongoing |
| | Maintain grant and volunteer records of prior investment and potential funding sources to aid the city budgeting process. | Staff | Short-term |
| | Encourage volunteer programs and events. | Staff | Ongoing |
| | Prioritize grant applications to sources that require minimal local matching funds or maximize value while meeting the local identified need. | Staff | Ongoing |
| | Review and consider increasing public open space incentives and/or requirements for urban development. | Planning Commission, City Council | Short-term |
| 6E Involve private businesses, service organizations, and neighborhood groups | Identify opportunities for contributions by contacting potential donors and discussing specific needs and services. | Staff, City Council | Short-term |
| | Work with the Rotary club, the Chamber of Commerce, Angle Lake Shore club, and other organizations on the international festival and the July 4th celebration. | Staff | Ongoing |
| | Work with the YMCA to offer joint recreation opportunities for SeaTac residents. | Staff | Ongoing |
| Goal 7 Develop Community-Wide Resources | | | |
| 7A Develop North SeaTac Park in accordance with Airport safety regulations. | Prohibit facilities in North SeaTac Park that attract large numbers of people. | City Council | Ongoing |
| | Examine possible active recreational facilities, specifically new athletic fields, to the area north of South 136th Street. | City Council | Ongoing |
| 7B | Install boardwalks and interpretive information at Tub Lake. | City Council | Short-term |

| Objectives | Implementation Strategies | Primary Responsibility | Time Frames |
|--|---|--|-------------|
| Preserve Tub Lake as a natural wetland; increase opportunities for public enjoyment of the area. | | | |
| 7C Develop trails connecting the Lake to Sound trail with the Westside Trail, North SeaTac Park community center, and natural features. | Work with the Port of Seattle to establish an access plan to connect the Lakes to Sound trail to the SeaTac community center with access through the Tub Lake natural area. | Staff | Short-term |
| 7D Preserve the Des Moines Creek area for open space and recreation. | Complete a Master Plan for Des Moines Creek Park. the Master Plan should, at a minimum, address preserving the character and wildlife habitat, and allow for interpretive opportunities and linkage to regional trails. | Staff, City Council | Short-term |
| | Coordinate with SR 509 and 24th/28th Avenue transportation planning to integrate parks needs. | Staff | Ongoing |
| 7E Work with the Port of Seattle to provide open space. | Discuss opportunities with the Port to provide open space. | City Council | Ongoing |
| | Work with the Port to dedicate Port-owned land for open space and recreational uses, including trails identified on the pedestrian facilities map. | City Council | Medium-term |
| 7F Seek public access to waterfront area(s) of Bow Lake. | Initiate discussions with private property owners about the purchase of adjacent lands and negotiate conservation easements as possible. | Staff, City Council | Long-term |
| | Update development regulations to enable incentives to provide public access with urban center redevelopment. | Planning Commission, Staff, City Council | Long-term |
| | Revisit and update the June 2000 Bow Lake Joint Use Facilities Study before proceeding with implementation of a boardwalk, viewing areas or pedestrian trails. Prioritize development of publicly owned properties. | Planning Commission, Staff, City Council | Medium-term |
| 7G | Inventory historical and archaeological structures and sites. | Staff | Short-term |

| Objectives | Implementation Strategies | Primary Responsibility | Time Frames |
|---|--|--|-------------|
| Encourage retention of significant historical and archaeological resources. | Revise the zoning code to include standards for the retention of historical and archaeological resources identified by the City's inventory cited above. | Planning Commission, Staff, City Council | Short-term |

LAND USE ELEMENT

CHAPTER 2



RECOMMENDED IMPLEMENTATION STRATEGIES



This section identifies the specific steps, or **implementation strategies**, that achieve this Element's policies. It also identifies the group(s) with **primary responsibility** for carrying out each strategy and the expected **time frame** within which the strategy should be addressed. Policy summaries are included in the table for reference.

Not all policies require an implementation strategy. In those cases those policies are not reflected in the tables that follow.

As the Primary Responsibility column indicates, many of the implementation strategies will be initially undertaken by a specified board or commission. In most cases, the City Council will analyze the specific board/commission recommendation and make the final decision about how to proceed.

The time frame categories are defined as follows:

- Short-Term one to five years
- Medium-Term six to 10 years
- Long-Term 11 to 20 years
- Ongoing the strategy will be implemented on a continual basis

The time frames are target dates set regularly when the City Council adopts amendments to the Comprehensive Plan.

The list of proposed implementation strategies is a minimum set of action steps and is not intended to limit the City from undertaking other strategies not included in this list.

| POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME FRAME |
|---|--|---|-------------|
| ACCESS TO HEALTHY FOOD | | | |
| <p>2.2C Incorporate consideration of physical health and well being into local decision-making, especially regarding community gardens.</p> | Develop a neighborhood grant matching program to encourage small, neighborhood-led projects such as community gardens. | Staff, City Council | Short-Term |
| | Identify appropriate locations for community gardens. | Staff, Planning Commission | Short-Term |
| | Partner with interested land owners to encourage publicly accessible community gardens. | Staff, City Council | Medium-Term |
| | Allocate funding to support construction and maintenance of community gardens. | Staff, City Council | Short-Term |
| | Include community gardens in the Parks Plan. | Staff | Ongoing |
| | Incentivize community gardens in or near multifamily developments. | Staff, Planning Commission, City Council | Short-Term |

CAPITAL FACILITIES ELEMENT

CHAPTER 5



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This Element addresses the capital facilities issues facing the City of SeaTac through 2035. It guides the Capital Improvement Program, a biennially adopted list of planned capital improvement projects.

It is coordinated with the Land Use, Transportation, Environment, Utilities and Parks, Recreation, and Open Space Elements to ensure adequate facilities to satisfy the level of service requirements.



MAJOR CONDITIONS

Major capital facilities conditions include:

- Capital facilities are, for the purposes of this element, public facilities with a minimum cost of \$25,000 and a useful life of at least 10 years. Capital facilities require considerable planning because of their significant costs and longevity.
- When SeaTac incorporated in 1990, the City inherited a deficiency in some facilities, such as sidewalks. The City of SeaTac is in the process of upgrading these capital facilities to serve City residents.
- The Growth Management Act’s “concurrency” requirement states that adequate transportation and other essential public facilities must be in place, or planned and financed, prior to permitting new development that requires these facilities.
- The City, especially its “Urban Center,” requires a high level of urban services.
- Many public facilities that serve SeaTac citizens are owned and operated by jurisdictions other than the City, such as sewer and water districts.

GOALS AND POLICIES



This section contains SeaTac’s capital facilities goals and policies. Goals represent the City’s general objectives, while policies provide more detail about the steps needed to achieve each goal’s intent.

Level of Service

Level of service (LOS) standards are benchmarks for measuring the amount of a public service provided within the City of SeaTac. The Growth Management Act requires that such standards be set and maintained; however, the City may choose whatever level of service it desires as long as it is financially achievable.

GOAL 5.1

Plan for public facilities to adequately serve existing and new development by establishing levels of service (LOS) standards and determining the capital improvements needed to achieve and maintain these standards for existing and future residents and employees.

Policy 5.1A

Define level of service (LOS) standard categories for:

- Category 1: Public facilities owned or operated by the City to which a “no new development” trigger will apply if the LOS is not achieved.
- Category 2: Other public facilities owned or operated by the City.
- Category 3: Public facilities owned or operated by non-City jurisdictions that must be adequate and available to serve development.
- Category 4: Other public facilities owned or operated by non-City jurisdictions.

LOS standards affect the following City processes:

| CATEGORY | | ANNUAL BUDGETING PROCESS | CAPITAL FACILITIES PLAN | |
|---|---|--------------------------|-------------------------|---|
| 1. Public facilities owned or operated by the City to which a “no new development” trigger will apply if the LOS is not achieved. | ● | ● | ● | ● |
| 2. Other public facilities owned or operated by the City. | | ● | ● | ● |
| 3. Public facilities owned or operated by non-City jurisdictions that must be adequate and available to serve development. | ● | | | ● |
| 4. Other public facilities owned or operated by non-City jurisdictions. | | | | ● |

Policy 5.1B

Set the LOS standards as follows:

Category 1: City-owned and/or operated facilities to which concurrency will be a test for new development.

- City Arterial Roads: LOS E; certain intersections LOS F
- Stormwater Management: Adequate capacity to mitigate flow and water quality impacts as required by the adopted Surface Water Design Manual.

Category 2: City-owned/operated facilities to which concurrency will not be a test for new development.

- City Hall: 256 gross sq. ft. per employee
- ~~Community Center~~ Indoor Recreational Facilities: 1,020 sq. ft. per 1,000 population



See the Transportation Element for more details about these levels of service.



LOS standards for Regional Stormwater Management Facilities are set by Washington Department of



- Parks and Recreation (per thousands in population):
 - ~~Citywide Parks (developed acres) : 5.0 acres~~
 - ~~Community and Neighborhood Parks (developed): 1.70-1.8 acres per 1,000~~
 - ~~Neighborhood parks: 0.27 acres per 1,000~~
 - ~~Trails/linear parks: 950251.60-lineal feet per 1,000~~
- Parks and Recreation (per capita):
 - ~~System Investment \$3,200~~
 - ~~Annual Maintenance and Operations Investment: \$133~~
 - ~~Off-leash dog park: 0.4 acres per 1,000~~
 - ~~Baseball/softball fields-adult: 0.08 fields per 1,000~~
 - ~~Baseball/softball fields-youth: 0.15 fields per 1,000~~
 - ~~Basketball courts: 0.23 courts per 1,000~~
 - ~~Football/soccer fields: 0.23 fields per 1,000~~
 - ~~Picnic shelters: 0.10 shelters per 1,000~~
 - ~~Playgrounds: 0.24 playgrounds per 1,000~~
 - ~~Skateboard parks: 0.03 parks per 1,000~~
 - ~~Tennis court: 0.36 courts per 1,000~~

Category 3: Facilities owned and operated by non-City service providers that must be adequate and available to development.

- Sewer: 125 gallons per day per household, 60 gallons per day per employee.
- Water: 150 gallons per day per household, 75 gallons per day per employee.

The City regularly works with the sewer and water districts, especially when they are updating their system plans, to ensure that their population and employment forecasts are consistent with the City's. This coordination assures that the districts are able to serve the anticipated growth through 2035 at these design standards.

Category 4: Facilities owned and operated by service providers other than the City to which concurrency will not be a test for new development.

- Libraries: Work with King County to maintain at least one "medium-sized" library (as defined by the King County Library System) within the city limits
- State-Owned Transportation Facilities:
 - Regional significance: E/Mitigated
 - Statewide significance: D/Mitigated
- Transit: established by transit agencies
- Fire Services: 0.1 fire aid units per 1,000 population. Functional service level set by contract with provider
- Solid Waste: Service level set by contract with provider

The City spent extensive time developing the LOS standards for City-owned and operated facilities. The process included direction from the City Council, City staff, and the City Manager. The LOS standards for City-operated public facilities listed here are backed by a financially feasible list of capital improvements in the Capital Improvement Program (CIP). The City has established preliminary level of service standards for facilities owned and operated by non-City service providers. The City plans to coordinate with these service providers on an ongoing basis to ensure that these facilities continue to provide an acceptable level of service to SeaTac residents.

Policy 5.1C
Determine, on a biennial basis, what capital improvements to the City's public facilities are needed.

Public facilities must be kept in good repair and expanded as a city grows. Well-maintained facilities with appropriate capacity make a place livable and enjoyable.

Policy 5.1D
Pursuant to the Growth Management Act, amend the Capital Facilities Element no more frequently than once per calendar year.
The City coordinates the biennial update with the biennial budget process.

Policy 5.1E
Use LOS standards to prioritize public facility needs in cases where two or more types of public facilities are competing for limited City funds.
Different types of facilities often do not compete for the same revenues. User fees and grants that are available for one type of facility are often not available for another. However, when two or more types of facilities compete for the same funds (e.g., the City's General Fund), the City can use LOS standards to analyze and prioritize facility needs.

Policy 5.1F
Prioritize public facility projects of the same type according to the following criteria, and allocate revenue to the highest priority project legally acceptable:

1. Projects that achieve or maintain the adopted LOS:
 - For the existing population:
 - Non-capacity projects (repair or replacement of existing facilities)
 - Capacity projects (facilities that increase capacity)
 - For new population:
 - Previously approved permits for redevelopment
 - Previously approved permits for new development
 - New permits for redevelopment
 - New permits for new development
 - Projects that reduce operating costs of existing or new facilities

2. Projects that exceed the adopted LOS.

When projects within the same public facility category (e.g., community parks) compete for the same revenues, the City should prioritize the projects according to the above criteria. Achieving LOS standards for the existing population is required before extending service to new population. Additionally, in keeping with the Growth Management Act's goals of reducing sprawl and increasing infrastructure efficiency, capital improvements that serve redevelopment have priority over improvements that serve new development.

GOAL 5.2

Provide needed public facilities through City funding or requirements for others to provide.

Policy 5.2A

Adopt a Capital Improvement Program (CIP) that is within the City's ability to fund within revenue projections.

Financial feasibility is required for scheduled capital improvements, given realistic and probable revenue estimates. Funding sources may include grants, entitlements, or contributions from other levels of government or service providers.

Policy 5.2B

Pursuant to the Growth Management Act, do not require new development to pay more than its share of the cost of new facilities and do not charge new development for existing deficiencies.

Policy 5.2C

Make financing decisions for capital improvements in accordance with sound fiscal policy.

Capital improvements are typically financed through a combination of user fees, grants, current assets, and loans. Current City budgeting practices incorporate sound fiscal policy to finance needed capital improvements. Sound fiscal policy prioritizes funding sources that are: a) most cost effective, b) consistent with prudent asset and liability management,

c) appropriate to the useful life of the project(s) to be financed, and d) use loans most efficiently.

Policy 5.2D

Consider ongoing maintenance and operation costs when funding capital projects.

GOAL 5.3

Provide adequate public facilities concurrent with new development impacts.

Policy 5.3A

Provide, or arrange for others to provide, the capital improvements listed in the Capital Improvement Program.

Adhering to the Capital Improvement Program will assure that public facilities are adequate to serve existing development as well as new development demands. Project delays should be addressed in a manner that attains adopted LOS standards.

Policy 5.3B

Do not permit development unless there is sufficient Category 1 and Category 3 public facilities to meet existing development's LOS standards and proposed development's impacts concurrent with development.

- For sewer, stormwater, and water, achieve "sufficient capacity" by occupancy of the development which impacts the facility.
- For City arterials, consider capacity to be "concurrent with" new development when achieved within six years of occupancy of the development which impacts the facility.

The Growth Management Act requires that "adequate public facilities" be in place or planned and financed before development is permitted. GMA gives city governments the authority to require concurrency of all public facilities. However, there are varying interpretations regarding the number of facilities to which concurrency must be applied. Concurrency applies at a minimum to transportation and is strongly recommended for water and sewer. Transportation improvements must be in place within six years of completion and occupancy of any development that impacts the transportation system. Sewer and water need to be available at the time of the development's occupancy due to health regulations.

The City applies the concurrency standard to all other Category 1 and 3 public facilities. Development which causes service to fall below the adopted standard for Category 1 or 3 facilities is not permitted.

Policy 5.3C

Exempt the following development types from requirements pertaining to public facilities concurrency:

- Development "vested" in accordance with RCW 19.26.095, 58.17.033, or 58.17.170.
- Expansions of existing development that were disclosed and tested for concurrency as part of the original application.

- Development that creates no additional impact on public facilities.

The concurrency requirements are not retroactive to developments already permitted. Additionally, developments that occur in phases can be tested once for all phases, allowing later phase construction to proceed uninhibited.

Policy 5.3D

Allow development to meet the requirements pertaining to adequate public facilities concurrency through the following methods:
For all development:

- Donate or construct needed capacity (such as roads or park land).
- Incorporate accepted demand management strategies to reduce the impact on public facilities.

For development within the designated Urban Center, incorporate additional mitigation strategies to be integrated into development regulations, that incentivize Urban Center development while adequately mitigating the development's impacts.

The City wants to encourage economically beneficial development within the City, especially within the Urban Center. To this end, the City assists developers in meeting concurrency requirements through innovative means. Development may mitigate impacts by providing needed capacity and/or by reducing demand through conservation strategies. The City will develop additional mitigation strategies to encourage Urban Center development. These strategies will encourage the development types the City desires while providing for adequate public facilities.

GOAL 5.4

Require that non-City service providers maintain a LOS consistent with City policy (see Policy 5.1B, Category 3).

Policy 5.4A

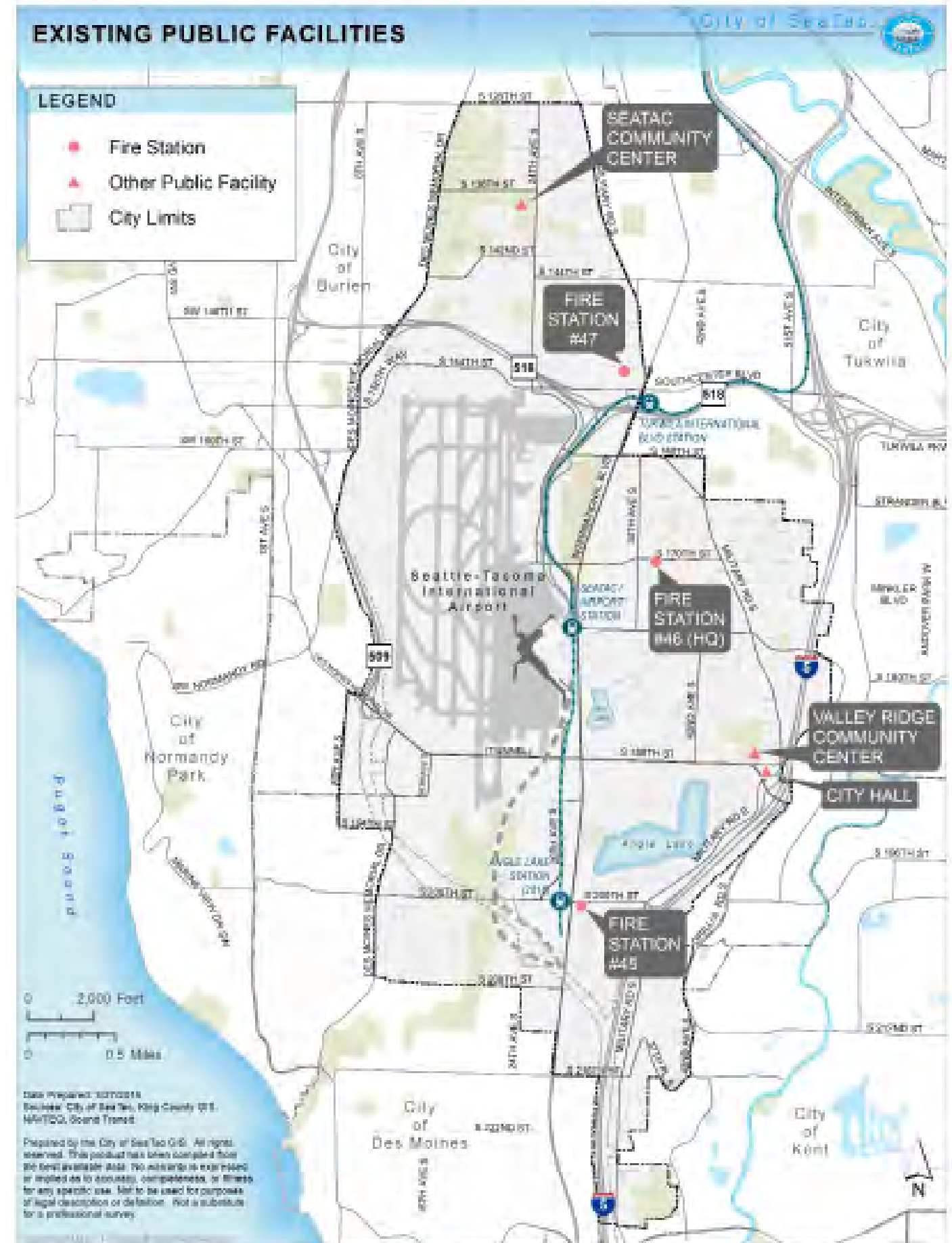
Require that non-City service providers provide a LOS to City residents consistent with City LOS standards for that type of facility.

Some necessary public facilities are provided by non-City service providers (e.g., water and sewer service). As noted in Policy 5.1B Category 3, the City works with these service providers to assure that their facilities are sufficient to meet current and future demands.

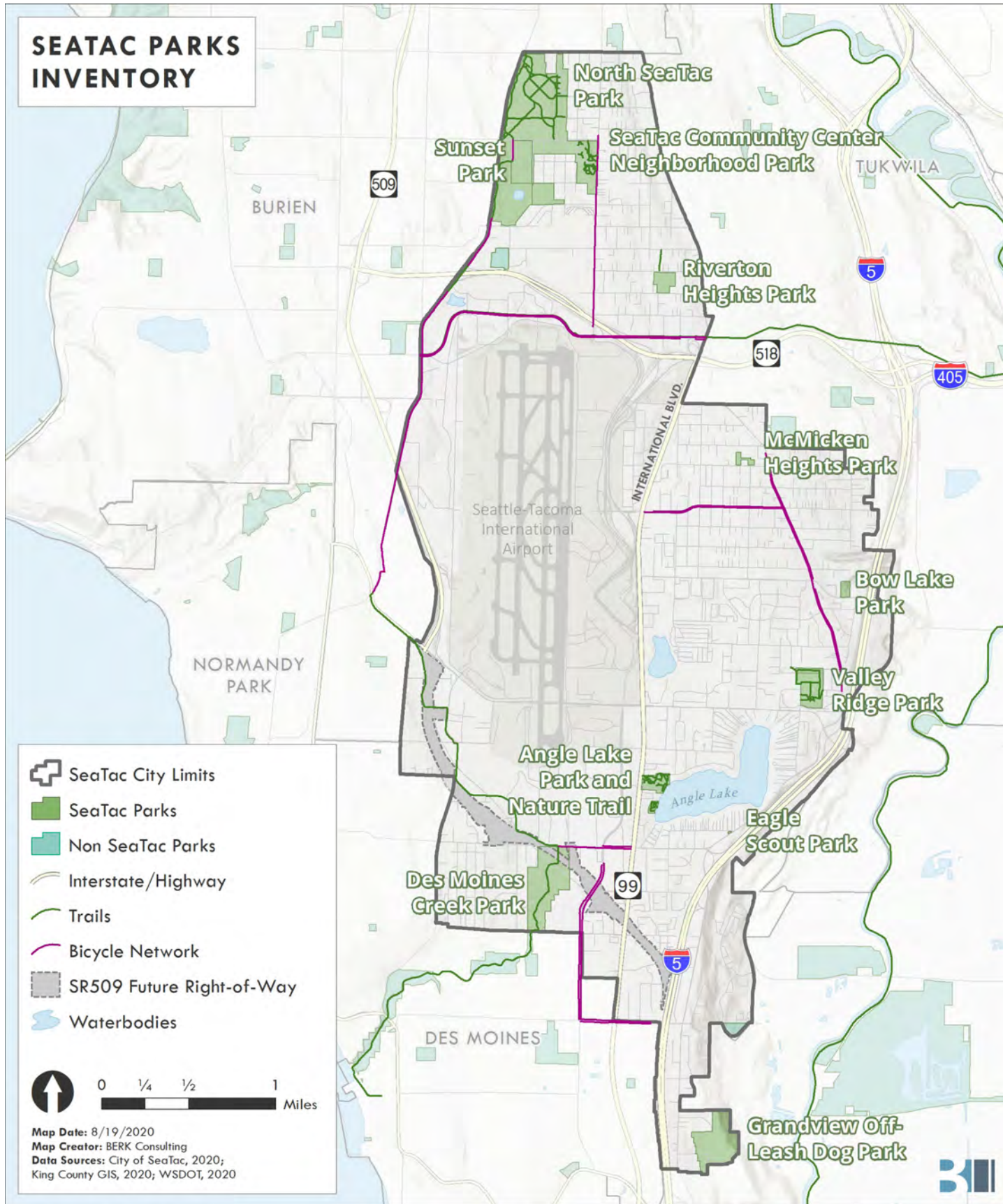
Policy 5.4B

Require non-City providers to fund their own facilities. Providers often employ "user fees" to fund a portion of facility costs. As is allowed by law, some non-City providers may require new development to pay impact and/or mitigation fees to alleviate their public facility impacts.

The City of SeaTac is responsible only for facilities it owns and operates. The adoption of LOS standards for other jurisdictions, when done with their consultation and agreement, in no way obligates the City of SeaTac to pay for facilities owned and operated by other jurisdictions.



Map 5.1. Existing Public Facilities



RECOMMENDED IMPLEMENTATION STRATEGIES

Map 5.2. SeaTac Parks Inventory

This section identifies the specific steps, or **implementation strategies**, that achieve this Element’s policies. It also identifies the group(s) with **primary responsibility** for carrying out each strategy and the expected **time frame** within which the strategy should be addressed. Policy summaries are included in the table for reference.

As the Primary Responsibility column indicates, many of the implementation strategies will be initially undertaken by a specified board or commission. In most cases, the City Council will analyze the specific board/commission recommendation and make the final decision about how to proceed.

The time frame categories are defined as follows:

- Short-Term one to five years
- Medium-Term six to 10 years
- Long-Term 11 to 20 years
- Ongoing the strategy will be implemented on a continual basis

The time frames are target dates set regularly when the City Council adopts amendments to the Comprehensive Plan.

The list of implementation strategies is a minimum set of action steps and is not intended to limit the City from undertaking other strategies not included in this list.

| POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME FRAME |
|--|---------------------------|------------------------|------------|
| 5.1 PLAN FOR FACILITIES THROUGH LOS STANDARDS | | | |

| POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME FRAME |
|---|---|--|------------|
| 5.1A Define Level of Service (LOS) standard categories for: 1. City-owned/operated public facilities subject to concurrency. 2. City-owned/operated public facilities not subject to concurrency. 3. Public facilities owned/operated by other jurisdictions, subject to concurrency. 4. Public facilities owned/operated by other jurisdictions, not subject to concurrency. | Maintain Category 1 LOS through the City’s permit process, budget process, Capital Improvement Program, and Comprehensive Plan. | Staff, City Council, Planning Commission | Ongoing |
| | Maintain Category 2 LOS through the City’s budget process, Capital Improvement Program, and Comprehensive Plan. | Staff, City Council, Planning Commission | Ongoing |
| | Facilitate the maintenance of Category 3 LOS through coordination with other service providers, through the City’s permit process, and through the City’s Comprehensive Plan. | Staff | Ongoing |
| | Facilitate the maintenance of Category 4 LOS through agreements with other service providers and through the City’s Comprehensive Plan. | Staff | Ongoing |

| POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME FRAME |
|-----------------------------------|--|--|------------|
| 5.1B Set LOS standards. | As part of the Comprehensive Plan amendment process, review LOS standards for City-owned or operated public facilities and adjust based on Council direction and anticipated revenues. | Staff, City Council, Planning Commission | Ongoing |
| | For Category 1 facilities, choose LOS standards that the community is willing to support through concurrent mitigation of new development. | Staff, City Council, Planning Commission | Ongoing |
| | For Category 3 and 4 facilities, communicate with other service providers to confirm financially feasible and mutually acceptable levels of service. | Staff, City Council, Planning Commission | Ongoing |
| | For Category 3 facilities, choose LOS standards which are necessary for health and safety for all development. | Staff, City Council, Planning Commission | Ongoing |

| POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME FRAME |
|---|--|---|------------|
| 5.1C Determine public facility needs. | Standardize the Capital Improvement Program preparation process in conjunction with City departments as follows: <ul style="list-style-type: none"> Update the capital facilities inventory for each type of public facility. Review, and revise if necessary, the “demand driver” for each type of public facility. Update population and demand forecasts. Update requirements analysis (actual service levels v. adopted LOS). Compile lists of projects and non-capital alternatives (such as demand management programs or efficiency strategies) that balance projected capacity and demand. Prioritize projects per Policies 5.1E and 5.1F with respect to the project’s financial feasibility and through input from the responsible department, public, City, and any relevant Commissions. Schedule projects over a six year time frame based on needs, priorities, and finances. | Staff | Ongoing |
| 5.1D Amend the Capital Improvement Program (CIP) biennially. | Amend the CIP in conjunction with capital budget preparation. | Staff, City Council, Planning Commission | Ongoing |
| | Monitor the implementation of the CIP through regular comparison of the actual and adopted LOS to evaluate the effectiveness of the concurrency system. | Staff | Ongoing |
| | Amend the CIP as needed for consistency with other Comprehensive Plan amendments. | Staff | Ongoing |
| 5.1E Prioritize projects across facility types using LOS standards. | Use the capital budgeting process to set City Council priorities. | City Council | Ongoing |

| POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME FRAME |
|--|---|--|------------|
| 5.1F Prioritize projects of the same type using LOS standards. | Use the capital budgeting process to set City Council priorities. | City Council | Ongoing |
| 5.2 PROVIDE NEEDED PUBLIC FACILITIES | | | |
| 5.2A Ensure that capital improvement costs do not exceed revenues. | Use a CIP format that balances annual revenues with expenses for each public facility. | Staff | Ongoing, |
| | Adjust the CIP during the next amendment cycle to account for anticipated revenue not received. | Staff, City Council, Planning Commission | Ongoing |
| 5.2B Do not require development to pay more than its fair share of new facilities. | Ensure that the Capital Facilities Requirement process clearly delineates between improvements that serve existing development and improvements that expand capacity to serve new development. | Staff | Ongoing |
| 5.2C Use sound fiscal policy in financing decisions. | Evaluate funding sources based on: <ul style="list-style-type: none"> • Cost-effectiveness, • Consistency with prudent asset and liability management, • Appropriateness to the useful life of the project, and • The most efficient use of City loans. | Staff, City Council, Planning Commission | Ongoing |
| 5.2D Consider ongoing operation and maintenance costs when funding capital projects. | Evaluate the impact of new facilities on annual operating and maintenance budgets as part of the CIP. | Staff, City Council, Planning Commission | Ongoing |
| 5.3 PROVIDE FACILITIES CONCURRENTLY | | | |
| 5.3A Implement the CIP. | Include the City-funded CIP projects in the City's biennial budget. | Staff, City Council | Ongoing |

CAPITAL FACILITIES BACKGROUND REPORT

CHAPTER

5



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SUMMARY

The Capital Facilities Element (CFE) is required by Washington’s Growth Management Act (GMA). Capital facilities are public facilities with a minimum cost of \$25,000 and an expected useful life of at least 10 years. Capital facilities require special advanced planning because of their significant costs and longevity.

This Background Report analyzes facility capacity needs to serve current and future development, calculating the adopted level of service (LOS) against future population estimates through 2025 (six years) and 2035 (20 years from the major update of this Plan in 2015). Information about Parks and Recreation capital facilities was updated in 2020 as part of a larger update to the Parks, Recreation, and Open Space (PROS) Plan and policies. As a result, the capital facility estimates for parks and recreation use a 2040 planning horizon. The population estimate is for 2040 is 40,370.

Information, including cost and financing, about capital projects scheduled for implementation over the next six years is found in the City of SeaTac Capital Improvement Program (CIP), adopted by Ordinance in even-numbered years.

Growth Assumption

This CIP is based on the following established and projected population data:

| YEAR | CITYWIDE POPULATION |
|------|---------------------|
| 2010 | 26,909 |
| 2011 | 27,110 |
| 2012 | 27,210 |
| 2013 | 27,310 |
| 2014 | 27,620 |
| 2015 | 27,650 |
| 2016 | 27,810 |
| 2017 | 28,850 |
| 2018 | 29,140 |
| 2019 | 29,180 |
| 2020 | 29,519 |
| 2021 | 29,882 |
| 2022 | 30,269 |
| 2023 | 30,680 |
| 2024 | 31,116 |
| 2025 | 31,576 |
| 2035 | 37,329 |



Level of Service Consequences of the CFE

The CFE will enable the City of SeaTac to accommodate the population growth anticipated during the next six years (from 29,519 in 2020 to 31,576 in 2025) while maintaining the 2019 LOS for the following public facilities:

| Table BR5.1 Facilities with Non-Population Growth-Based LOS | | | |
|---|-----------------------|---|---|
| FACILITY | LOS MEASURE | EXISTING 2019 LOS | ADOPTED LOS STANDARD |
| Stormwater Management | Flow Mitigation | Adequate capacity to mitigate flow and water quality impacts as required by the adopted Surface Water Design Manual | Adequate capacity to mitigate flow and water quality impacts as required by the adopted Surface Water Design Manual |
| Transportation | Volume/Capacity Ratio | LOS E; Some intersections F | LOS D/E; Some intersections F |

| Table BR5.2 Facilities with Population Growth-Based LOS - City Hall | | | |
|---|----------------------------------|-------------------|----------------------|
| FACILITY | LOS UNITS | EXISTING 2019 LOS | ADOPTED LOS STANDARD |
| City Hall | Gross Sq. Ft./City Hall Employee | 426.00 | 256.00 |
| Community Center | Sq. Ft./1,000-people | 1,066.00 | 1,020.00 |
| Community Parks | Acres | 2 | 1.70 |
| Neighborhood Parks | Acres | 0.41 | 0.27 |
| Trails/Linear Parks | Lineal Ft. | 789 | 251.60 |
| Off-leash Dog Parks | Acres | 0.48 | 0.40 |
| Baseball/Softball Fields, adult | Fields | 0.14 | 0.08 |
| Baseball/Softball Fields, youth | Fields | 0.21 | 0.15 |
| Basketball Courts, outdoor | Courts | 0.41 | 0.23 |
| Football/Soccer Fields | Fields | 0.24 | 0.18 |
| Picnic Shelters | Shelters | 0.17 | 0.06 |
| Playgrounds | Playgrounds | 0.34 | 0.24 |
| Skateboard Parks | Parks | 0.07 | 0.03 |
| Tennis Courts | Courts | 0.34 | 0.30 |

The City does not intend to reduce the facilities available to the community. An adopted LOS that is lower than the existing LOS means that the City is currently providing a LOS higher than its commitment, and that as population increases over time,

~~the existing LOS will decline to approach the adopted LOS.~~

~~In addition, improvements made to existing facilities may increase their capacity to serve the community, and prevent the existing LOS from declining.~~

Table BR5.3 Facilities with a Population Growth- Based LOS- Parks and Recreation

| Facility | LOS Units | Existing 2020 LOS | Adopted Base LOS Standard | Adopted Target LOS Standard |
|--|------------------------|-------------------|---------------------------|-----------------------------|
| City Hall | Hall Employee | 418 | 256 | |
| Parks Capital Investments | \$ per capita | 3,222 | 3,200 | 4,200 |
| Parks Operation and Maintenance Investment | \$ per capita per year | 188 | 190 | |
| Indoor Facilities | Sq. Ft./1,000 people | 1,022 | 1,020 | |
| Citywide Parks (Total Acres) | Acres/1,000 population | 12.06 | N/A | 12.1 |
| Citywide Parks (Developed Acres) | Acres/1,000 population | 5.04 | 5 | |
| Community and Neighborhood Parks (Total Acres) | Acres/1,000 population | 2.13 | N/A | 2.1 |
| Community and Neighborhood Parks (Developed Acres) | Acres/1,000 population | 1.78 | 1.8 | |
| Trails (Total Feet in All Trails) | Feet/1,000 population | 948.73 | 950 | |
| Trails (Total Feet in Off-Road Trails) | Feet/1,000 population | 246.74 | N/A | 250 |

Note: The "base" LOS is the minimum standard the system is designed to meet, and the "target" LOS is an aspirational figure to strive to meet if resources allow.

The City does not intend to reduce the facilities available to the community. An adopted LOS that is lower than the existing LOS means that the City is currently providing a LOS higher than its commitment, and that as population increases over time, the existing LOS will decline to approach the adopted LOS.

In addition, improvements made to existing facilities may increase their capacity to serve the community, and prevent the existing LOS from declining.

INTRODUCTION

Definition and Purpose of Capital Facilities Element

The SeaTac Capital Facilities Element (CFE) is comprised of three components: (1) this Background Report, which provides an inventory of the City's capital facilities with their locations and capacities; (2) the Capital Improvement Program (CIP) which contains the capital projects scheduled for construction over the next six year period and includes the costs and revenue sources for each project, balanced by year; and (3) broad goals and specific policies that guide and implement the provision of adequate public facilities, LOS standards for each public facility, and requires that new development be served by adequate facilities (the "concurrency" requirement). The LOS standards are used in this section to identify needed capital improvements through 2025 and 2035.

The purpose of the CFE is to use sound fiscal policies to provide adequate public facilities consistent with the Land Use Element and concurrent with, or prior to, the impacts of development in order to achieve and maintain adopted standards for levels of service and to exceed the adopted standards when possible.

Why Plan for Capital Facilities?

There are at least three reasons to plan for capital facilities: growth management, good management, and eligibility for grants and loans.

Growth Management

The CFE is a GMA-required element and intends to:

- Provide capital facilities for land development that is envisioned or authorized by the Land Use Element of the Comprehensive Plan (Plan).
- Maintain the quality of life for existing and future development by establishing and maintaining standards for the LOS of capital facilities.
- Coordinate and provide consistency among the many plans for capital improvements, including:
 - Other elements of the Plan (e.g., transportation and utilities elements),
 - Master plans and other studies of the local government,
 - Plans for capital facilities of state and/or regional significance,
 - Plans of other adjacent local governments, and
 - Plans of special districts.
- Ensure the timely provision of adequate facilities as required in the GMA.
- Document all capital projects and their financing (including projects to be financed by impact fees and/or real estate excise taxes that are authorized by GMA).

The CFE is the element that realizes the Plan. By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the CFE determines the quality of life in the community. The requirement to fully finance the CIP (or revise the land use plan) provides a reality check on the vision set forth in the Plan. The capacity of capital facilities that are provided in the CFP affects the size and configuration of the urban growth area.

Good Management

Planning for major capital facilities and their costs enables the City of SeaTac to:

- Demonstrate the need for facilities and the need for revenues to pay for them;
- Estimate future operation/maintenance costs of new facilities that will impact the annual budget;
- Take advantage of sources of revenue (e.g., grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue; and
- Get better ratings on bond issues when the City borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

Eligibility for Grants and Loans

The Department of Commerce requires that local governments have some type of CFP in order to be eligible for loans. Some other grants and loans have similar requirements or prefer governments that have a CFP.

Statutory Requirements for Capital Facilities Elements

The GMA requires the CFE to identify public facilities that will be required during the six years following adoption or update of the plan. Every two years, the CIP is amended to reflect the subsequent six year time frame. The CIP must include the location, cost, and funding sources of the facilities. The CIP must be financially feasible; in other words, dependable revenue sources must equal or exceed anticipated costs. If the costs exceed the revenue, the City must reduce its LOS, reduce costs, or modify the Land Use Element to bring development into balance with available or affordable facilities.

Other requirements of the GMA mandate forecasts of future needs for capital facilities, and the use of LOS standards as the basis for public facilities contained in the CFE (see RCW 36.70A.020 (12)). As a result, public facilities in the CIP must be based on quantifiable, objective measures of capacity, such as traffic volume capacity per mile of road, and acres of park per capita.

One of the goals of the GMA is to have capital facilities in place concurrent with development. This concept is known as “concurrency” (also called “adequate public facilities”). In the City of SeaTac, concurrency requires 1) facilities serving the development to be in place at the time of development (or for some types of facilities, that a financial commitment is made to provide the facilities within a specified period of time) and 2) such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFE. The GMA requires concurrency for transportation facilities. GMA also requires all other public facilities to be “adequate” (see RCW 19.27.097, 36.70A.020, 36.70A.030, and 58.17.110).

Traditional Capital Improvement Programs (CIP) vs. New CIPs under GMA

Traditional capital improvements programs do not meet the GMA requirements stated above. Table BR5.3 compares traditional CIPs to the new CIP.

| FEATURE OF PLAN | TRADITIONAL CAPITAL IMPROVEMENTS PROGRAM | NEW GMA CAPITAL IMPROVEMENTS PROGRAM |
|---------------------------------|--|--|
| Which facilities? | None Required | All Facilities Required |
| What priorities? | Any Criteria (or None) | LOS Standards |
| Financing Required? | None Required | Financing Plan Required |
| Implementation Required? | None Required | Concurrency Required for Identified Facilities |

There are traditional and nontraditional approaches to developing capital facilities plans. Two traditional approaches (used to develop CIPs) include:

- Needs driven: first develop needed capital projects, then try to finance them. This approach is sometimes called a “wish list.”
- Revenue driven: first determine financial capacity, then develop capital projects that do not exceed available revenue. This approach is also called “financially constrained.”

Because of the nontraditional requirements of capital facilities planning under the GMA, the traditional approaches to developing capital improvements can cause problems:

The needs-driven approach may exceed the City’s capacity to pay for the projects. If the City cannot pay for needed facilities to achieve the adopted LOS standards, the City must impose a moratorium in order to comply with the concurrency requirement.

The revenue-driven approach may limit the City to capital projects that provide a lower LOS than the community desires. The City may be willing to raise more revenue if it knows that the financial constraints of existing revenues limit the levels of service.

A scenario-driven hybrid approach overcomes these problems. A scenario-driven approach develops two or more scenarios using different assumptions about needs (LOS) and revenues and uses the scenarios to identify the best combination of LOS and financing plan.

The development of multiple scenarios allows the community and decision makers to review more than one version of the City’s future. The highest levels of service provide the best quality of life, but the greatest cost (and the greatest risk of a development moratorium if the cost is not paid), while the lowest cost LOS provides less desirable quality of life. The scenario-driven approach enables the City to balance its desire for high levels of service with its willingness and ability to pay for those levels of service.

Other advantages of the scenario-driven approach include:

- Helping the City analyze which approach achieves the best balance among GMA goals;
- Helping prepare analyses required by the State Environmental Policy Act (SEPA), and
- Evaluating scenarios for the Land Use Element.

The scenario-driven approach also provides a nontraditional method of policy development. The other approaches begin by setting policies (e.g., needs or revenues) then building a plan to implement

the policies. The scenario-driven approach uses alternative potential policy assumptions as the basis for different scenarios.

The establishment of City policies is accomplished by reviewing all scenarios. The City Council selects the preferred scenario, and then policies are written to implement the preferred scenario.

The scenarios are used to test alternative policies, and lead to selection of the policy that the community believes they can achieve. The formal language of policies is written after the scenarios are evaluated and the preferred scenarios (and accompanying policies) have been identified.

Level of Service (Scenario-Driven) Method for Analyzing Capital Facilities

Explanation of Levels of Service (LOSs)

LOSs are usually quantifiable measures of the amount of public facilities that are provided to the community. LOSs may also measure the quality of some public facilities.

Typically, measures of LOSs are expressed as ratios of facility capacity to demand (e.g., actual or potential users). Table BR5.4 lists examples of LOS measures for some capital facilities:

| TYPE OF CAPITAL FACILITY | SAMPLE LOS MEASURE |
|--------------------------|---|
| Corrections | Beds per 1,000 population |
| Fire and Rescue | Average response time |
| Hospitals | Beds per 1,000 population |
| Law Enforcement | Officers per 1,000 population |
| Library | Collection size per capita, building square feet per capita |
| Parks | Acres per 1,000 population |
| Roads and Streets | Ratio of actual volume to design capacity |
| Schools | Square feet per student |
| Sewer | Gallons per customer per day, effluent quality |
| Solid Waste | Tons (or cubic yards) per capita or per customer |
| Surface Water | Design storm (e.g., 100year storm) |
| Transit | Ridership |
| Water | Gallons per customer per day, water quality |

Each of these LOS measures needs one additional piece of information: the specific quantity that measures the current or proposed LOS. For example, the *standard* for parks might be 5 acres per 1,000 people, but the *current* LOS may be 2.68 acres per 1,000, which is less than the standard.

In order to make use of the LOS method, the City selects the way in which it will measure each facility (e.g., acres, gallons, etc.), and it identifies the amount of the current and proposed LOS for each measurement.

There are other ways to measure the LOS of many of these capital facilities. The examples in Table BR5.4 are provided in order to give greater depth to the following discussion of the use of LOSs as a method for determining the City's need for capital facilities:

Method for Using LOSs

The LOS method answers two questions in order to develop a financially feasible CIP. The GMA requires the CIP to be based on standards for service levels that are measurable and financially feasible for the six fiscal years.

Two questions must be answered to meet GMA requirements:

- What is the quantity of public facilities that will be required by the end of the 6th year?
- Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year?

The answer to each question can be calculated by using objective data and formulas. Each type of public facility is examined separately (e.g., roads are examined separately from parks). The costs of all the types of facilities are then added together in order to determine the overall financial feasibility of the CIP. One of the CIP support documents, "Capital Facilities Requirements" contains the results of the use of this method to answer the two questions for the City of SeaTac.

Question 1: What is the quantity of public facilities that will be required by the end of the 6th year?

— *Formula 1.1* — $Demand \times Standard = Requirement$

- **Demand** is the estimated sixth-year population or other appropriate measure of need (e.g., dwelling units).
- **Standard** is the amount of facility per unit of demand (e.g., acres of park per capita).
- **Requirement** is the total amount of public facilities that are needed, regardless of the amount of facilities that are already in place and being used by the public.

— *Formula 1.2* — $Requirement - Inventory = Surplus or Deficiency$

- **Requirement** is the result of Formula 1.1.
- **Inventory** is the quantity of facilities available at the beginning of the six-year planning period.
- **Surplus or Deficiency** is the net surplus of public facilities, or the net deficit that must be eliminated by additional facilities before the end of the sixth year. If a net deficiency exists, it represents the combined needs of existing development and anticipated new development.

Detailed analysis will reveal the portion of the net deficiency that is attributable to current development compared to the portion needed for new development.

Question 2: Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year?

A “preliminary” answer to Question 2 is prepared in order to test the financial feasibility of tentative or proposed standards of service. The preliminary answers use “average costs” of facilities, rather than specific project costs. This approach avoids the problem of developing detailed projects and costs that would be unusable if the standard proved to be financially unfeasible. If the standards are feasible at the preliminary level, detailed projects are prepared for the “final” answer to Question 2. If, however, the preliminary answer indicates that a standard of service is not financially feasible, six options are available to the City:

1. Reduce the standard of service, which will reduce the cost, or
2. Increase revenues to pay for the proposed standard of service (higher rates for existing revenues, and/or new sources of revenue), or
3. Reduce the average cost of the public facility (e.g., alternative technology or alternative ownership or financing), thus reducing the total cost, and possibly the quality, or
4. Reduce the demand by restricting population (e.g., revise the Land Use Element), which may cause growth to occur in other jurisdictions, or
5. Reduce the demand by reducing consumption (e.g., transportation demand management techniques, recycling solid waste, water conservation, etc.) which may cost more money initially, but may save money later, or
6. Any combination of options 1-5.

The preliminary answer to Question 2 is prepared using the following formulas (P = preliminary):

~~Formula 2.1P~~ $\text{Deficiency} \times \text{Average Cost/Unit} = \text{Deficiency Cost}$

- **Deficiency** is the Result of Formula 1.2.
- **Average Cost/Unit** is the usual cost of one unit of facility (e.g., mile of road, acre of park, etc.).

The answer to Formula 2.1P is the approximate cost of eliminating all deficiencies of public facilities, based on the use of an “average” cost for each unit of public facility that is needed:

~~Formula 2.2P~~ $\text{Deficiency Cost} - \text{Revenue} = \text{Net Surplus or Deficiency}$

- **Deficiency Cost** is the result of Formula 2.1P.
- **Revenue** is the money currently available for public facilities.

The result of Formula 2.2P is the preliminary answer to the test of financial feasibility of the standards of service. A surplus of revenue in excess of cost means the standard of service is affordable with money remaining (the surplus), therefore the standard is financially feasible. A deficiency of revenue compared to cost means that not enough money is available to build the facilities, therefore the standard is not financially feasible. Any standard that is not financially feasible will need to be adjusted using the 6 strategies listed after Question 2.

The “final” demonstration of financial feasibility uses detailed costs of specific capital projects in lieu of the “average” costs of facilities used in the preliminary answer, as follows (F = final):

~~Formula 2.1F~~ $\text{Capacity Projects} + \text{Non-capacity Projects} = \text{Project Cost}$

- **Capacity Projects** is the cost of all projects needed to eliminate the deficiency for existing and future development (Formula 1.2), including upgrades and/or expansion of existing facilities as well as new facilities.
- **Non-capacity Projects** is the cost of remodeling, renovation or replacement needed to maintain the inventory of existing facilities.

~~Formula 2.2F~~ $\text{Project Cost} - \text{Revenue} = \text{Net Surplus or Deficiency}$

- **Project Cost** is the result of Formula 2.1F.
- **Revenue** is the money available for public facilities from current/proposed sources.

The “final” answer to Question 2 validates the financial feasibility of the standards for LOSs that are used for each public facility in the CFE and in the other elements of the Plan. The financially feasible standards for LOSs and the resulting capital improvement projects are used as the basis for policies and implementation programs in the final Capital Facilities Plan.

Setting the Standards for LOSs

Because the need for capital facilities is largely determined by the LOSs that are adopted, the key to influencing the CFE is to influence the selection of the LOS standards. LOS standards are measures of the quality of life of the community. The standards should be based on the community’s vision of its future and its values.

Traditional approaches to capital facilities planning rely on technical experts, including staff and consultants, to determine the need for capital improvements. In the scenario-driven approach, these experts play an important advisory role, but they do not control the determination. Their role is to define and implement a process for the review of various scenarios, to analyze data and make suggestions based on technical considerations:

The final, legal authority to establish the LOSs rests with the City Council because they enact the LOS standards that reflect the community’s vision. Their decision should be influenced by recommendations of the 1) Planning Commission; 2) providers of public facilities including local government departments, special districts, private utilities, the State of Washington, tribal governments, etc.; 3) formal advisory groups that make recommendations to the providers of public facilities (e.g., CPSC); and 4) the general public through individual citizens and community civic, business, and issue-based organizations that make their views known or are sought through sampling techniques:

An individual has many opportunities to influence the LOS (and other aspects of the Growth Management Plan). These opportunities include attending and participating in meetings, writing letters, responding to surveys or questionnaires, joining organizations that participate in the CFE process, being appointed/elected to an advisory group, making comments/presentation/testimony at the meetings of any group or government agency that influences the LOS decision and giving input during the SEPA review process:

The scenario-driven approach to developing the LOS standards provides decision-makers and anyone else who wishes to participate with a clear statement of the outcomes of various LOSs for each type of public facility. This approach reduces the tendency for decisions to be controlled by expert staff or consultants, and opens up the decision-making process to the public and advisory groups, and places the decisions before the City Council.

Selection of a specific LOS to be the “adopted standard” was accomplished by a 10-step process:

1. The actual LOS was calculated in 1993, at the beginning of the Capital Facilities Planning Process. This 1993 level is referred to as the “current” LOS.
2. Departmental service providers were given national standards or guidelines and examples of local LOS from other local governments.
3. Departmental service providers researched local standards from City studies, master plans, ordinances, and development regulations.
4. Departmental service providers recommended a standard for the City of SeaTac’s CFE.
5. The first draft of the Capital Facilities Requirements forecast needed capacity and approximate costs of the 1993 actual LOS and the department’s recommended LOS.
6. The City Council reviewed and commented on the first draft Capital Facilities Requirements report.
7. Departmental service providers prepared specific capital improvements projects to support the 1993 LOS (unless the Council workshop indicated an interest in a different LOS for the purpose of preparing the first draft CFE). In 2002 the City Council adopted LOS standards for individual park and recreation facilities to better reflect the City’s commitment to providing improvements to parks without adding to parks acreage.
8. The first draft CFE was prepared using the 1993 LOS. The LOS in the first draft CFE served as the basis of capital projects, their costs, and a financing plan necessary to pay for the costs.
9. The draft CFE was reviewed/discussed during City Council-Planning Commission joint workshop(s) prior to formal reading/hearing of CFE by the City Council.
10. The City Council formally adopted LOSs as part of the Plan.

The final standards for LOSs are adopted in Policy 4.3. The adopted standards 1) determine the need for capital improvements projects (see Policy 4.4 and the Capital Improvements section) and 2) are the benchmark for testing the adequacy of public facilities for each proposed development pursuant to the “concurrency” requirement (see Policy 4.3). The adopted standards can be amended, if necessary, once each year as part of the annual amendment of the Plan.

Because the CIP is a rolling 6 year plan, it must be revised regularly and the revision constitutes one component of the Plan amendment process. Step 1 above indicates the use of the current LOS in the process of adopting service standards. In the process of amending the CFE, the current LOS is calculated using the current population.

Introduction

This section compares the inventory of existing facilities with the LOS standard, considering population projections, to estimate the need for future facilities.

Each type of public facility is presented in a separate section which follows a standard format. Each section provides an overview of the data, with subsections for Current Facilities and LOS analysis. Two tables are provided for each facility type:

- **Inventory of Current Facilities (the first table of each subsection):** A list of existing capital facilities, including the name, capacity (for reference to LOSs) and location.
- **Level of Service Capacity Analysis (the second table of each subsection):** A table analyzing facility capacity requirements is presented for each type of public facility. The table calculates the amount of facility capacity that is required to achieve and maintain the adopted standard for LOS. The capital improvements projects that provide the needed capacity (if any) are listed in the table, and their capacities are reconciled to the total requirement.

Selecting Revenue Sources for the Financing Plan

One of the most important requirements of the CIP is that it must be financially feasible; GMA requires a balanced capital budget. The following are excerpts from GMA pertaining to financing of capital improvements.

GMA requires “a six year plan that will finance capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.” For roads, GMA allows development when “a financial commitment is in place to complete the improvements...within six years” (emphasis added).

The City must be able to afford the standards of service that it adopts, or “if probable funding falls short of meeting existing needs” the City must “reassess the Land Use Element” (which most likely will cause further limits on development).

CAPITAL IMPROVEMENTS

In keeping with these requirements, the City’s CFE Goal 5.2 requires the City to “provide needed public facilities through City funding....”

Sources of revenue are maintained by the Finance Director.

The process of identifying specific revenues for the financing plan was as follows:

1. Calculate total costs for each type of public facility.
2. Match existing restricted revenue sources to the type of facility to which they are restricted.
3. Subtract existing restricted revenues from costs to identify unfunded “deficit.” (1 – 2 = 3).
4. Apply new restricted revenues to the type of facility to which they are restricted.
5. Subtract new restricted revenues from costs to identify remaining unfunded “deficits” (3 – 4 = 5).
6. Allocate new unrestricted revenue to unfunded deficits. Two new unrestricted revenues are potentially available to meet deficits:
7. New bond issues (either councilmanic, or voted, or a combination); and
8. The second 1/44 real estate excise tax.

Decision makers can choose which of the two (bonds or REET) to assign to specific capital projects for the final CFP.

City Hall

Current Facilities

In 2002, the City purchased and renovated an existing building to serve as the new City Hall. This building is located at 4800 S. 188th Street, SeaTac WA 98188. It contains over 81,000 square feet, of which the City uses approximately 62,247 square feet. The balance is leased but available for expansion, should the City need additional space.

Level of Service (LOS)

The adopted LOS of 256 gross square feet (gsf) per city hall employee (gross square feet includes offices and other work areas, the City Council Chamber, Courtroom, restrooms and other common areas) requires approximately 38,400 gsf of space through the year 2025 (See Table BR5.6).

Through the year 2035, the City will need approximately 41,472 gsf of space to maintain this LOS. In addition, there may be other public (non-employee) spaces that must be accommodated in the City Hall. Accordingly, the City purchased a building in 2002 with its long-term needs in mind.

Capital Facilities Projects Completed in 2018-2019

In 2018 and 2019, the City Hall parking lot was repaved including an asphalt overlay and parking stall striping. Additionally, elevator renovations were completed.

The inventory of current City Hall administrative offices includes the following.

| Table BR5.4 City Hall: Current Facilities Inventory | | |
|---|---------------|----------------------------------|
| CAPACITY | | |
| Name | (Net Sq. Ft.) | Location |
| City Hall | 53,500 | 4800 S. 188 th Street |

| Table BR5.5 City Hall: Capital Projects LOS Capacity Analysis | | | | |
|---|----------------------|---|------------------------|---------------------------|
| CITY LOS = 256 SQUARE FEET PER EMPLOYEE | | | | |
| (1) | (2) | (3) | (4) | (5) |
| TIME PERIOD | CITY HALL EMPLOYMENT | SQUARE FEET REQUIRED @ 256 PER EMPLOYEE | CURRENT AREA AVAILABLE | NET RESERVE OR DEFICIENCY |
| 2019 City Hall Actual Employment | 146 | 37,376 | 62,247 | 24,871 |
| 2020 - 2025 Growth | 4 | 1,024 | 0 | -1,024 |
| Total as of 2025 | 150 | 38,400 | 62,247 | 23,847 |
| Total as of 2035 | 162 | 41,472 | 62,247 | 26,028 |
| Capacity Projects | None | | | |

Parks and Recreation

Please see the Parks and Recreation addendum for updated information.

Current Facilities

The parks inventory has identified the following:

- **Total Park Land:** There are approximately 389.7 acres of community, neighborhood and regional parks within the SeaTac city limits.
- **Developed Park Land:** 143 acres of that parkland is developed; the remainder is undeveloped. Much of the park land is operated by the City, while some is operated by other jurisdictions.
- **Community & Neighborhood Parks & Trails:** The City is currently served by 48.3 acres of community parks, 12 acres of neighborhood parks, and 23,017 lineal feet of trails.
- **Regional Parks:** The city operates 80 acres of North SeaTac Park and has developed a small community park around the North SeaTac Community Center. Regional parkland (North SeaTac Park, and Des Moines Creek Park) will serve not only SeaTac residents but people from surrounding areas as well. As such, the City will seek funds outside the City for operations.



Map BR5.1. Parks and Recreation Facilities

- **Playfields:** In terms of multi-purpose outdoor facilities, the City currently has two playfields, one at Sunset Park and the other at Valley Ridge Park, that are programmed for multiple sports year-round. These two multi-purpose sports fields accommodate the following programmed activities: adult and youth baseball, adult and youth softball, football and soccer. Additionally, North SeaTac Park has baseball/softball fields and separate soccer fields.

Level of Service (LOS)

SeaTac uses two methods of measuring its LOS for parks and recreation facilities: **acreage-based** and **facilities-based**. In the past, the City measured its LOS solely by the amount of acreage per thousand residents devoted to a particular parks category, such as regional park, neighborhood park, etc. That approach does not directly take into account facilities available for recreation; it assumes that the demand will be met by providing a specified number of acres per City resident. Under an acreage-based LOS, as the number of residents increases, the amount of park land must increase to keep pace.

In SeaTac, however, very little land is left for additional parks. As the City's population grows, residents' needs for recreational opportunities must be met by adding or upgrading facilities to most parks. Three types of parks will still be evaluated by an acreage-based standard: Community and Neighborhood parks and Trails/Linear parks. All other types of parks use a facilities-based LOS to measure how well the City is meeting the recreational needs of SeaTac residents.

As those needs increase, the City has the option of adding new facilities, or adding capacity to existing ones, by improving the facilities themselves. Improvements to the playing surface and outdoor lighting of playfields can nearly double the capacity of baseball/football fields in the City, without actually adding any new fields.

While not reflected in either LOS standard, the City will also consider equity of location, to further ensure that all residents have access to recreation. Map BR5.1 shows the locations of parks in SeaTac and the immediate surrounding areas.

Parks Description and Acreage-based LOS

Only land currently developed for recreational activities is counted as "capacity" for the purpose of calculating park LOS. Counting only developed acres as capacity allows the City to focus on its targeted need: more developed park land. As land is developed or as facilities are added, land will be transferred from the undeveloped to the developed category, showing progress toward the City's adopted LOS standard. In some cases, acreage that appears to be developed may be classified as undeveloped because it lacks facilities typical of parks in its category. In these cases, an acre value is assigned to a needed facility, for instance .5 acres for a child's play area. The following figure lists developed, undeveloped, and total land within each park category:

| PARK CATEGORY | DEVELOPED | UNDEVELOPED | TOTAL |
|--------------------|------------|-------------|-------------|
| Community Parks | 50.8 acres | 35 acres | 85.8 acres |
| Neighborhood Parks | 12 acres | 0.5 acres | 12.5 acres |
| Regional Park | 80.2 acres | 211.2 acres | 291.4 acres |

| | | | |
|----------------------------|--------------------|---------------|--------------------|
| Trails/Linear Parks | 23,017 lineal feet | 0 lineal feet | 23,017 lineal feet |
|----------------------------|--------------------|---------------|--------------------|

The current LOS provided by the park system within the City is based on the current inventory of developed park acres divided by the actual 2019 SeaTac population. The second table in each category analyzes capacity through the years 2025 and 2035.

Each City LOS will enable the City to anticipate the need for additional developed park acreage and facilities, and trail miles as the City population continues to increase over time.

Summary of LOS Analysis Findings

In order to satisfy currently adopted service levels, the City will need to add or develop the following:

- **By 2025:** 1,099 square feet of Community Center space
- **By 2035:** 5.9 acres of Community Parks, one acre of Off-Leash Dog Park, 1.2 Tennis/Racquet Courts, 6,967 square feet of Community Center space

Capital Facilities Projects Completed in 2018-2019

In 2018-2019 the City completed the following capacity-related projects:

- Renovations to Field 4 at Valley Ridge Park including the conversion to synthetic turf field surfacing and lighting upgrades (also included non-capacity improvements including the construction of restrooms, a concessionaire building and others).
- City Hall related projects included the repaving and striping of the parking lot and elevator hydraulic control upgrade.

Community Parks

Community parks within the City are primarily highly developed and used for active recreation. They include amenities from picnic tables, and a boat launch at Angle Lake Park to courts and fields for tennis, softball, and soccer. Typically, community parks serve population within a mile radius of the park.

The inventory of current Community Parks includes the following:

| NAME | DEVELOPED* | UNDEVELOPED | TOTAL | LOCATION |
|------------------------------|------------|-------------|------------|------------------------------------|
| Angle Lake Park | 10.5 acres | 0 acres | 10.5 acres | 19408 International Blvd. |
| Angle Lake Park Nature Trail | 1.8 acres | 0 acres | 1.8 acres | S. 196th St. & International Blvd. |
| Grandview Park** | 14.0 acres | 24.0 acres | 38.0 acres | 3600 S. 228th Street |
| Sunset Playfield | 14.4 acres | 0 acres | 14.4 acres | 13659 – 18th Ave. S. |
| Valley Ridge Park | 21 acres | 0 acres | 21 acres | 4644 S. 188th St. |

| | | | | |
|----------------------|------------|------------|------------|----------------------------|
| NST Community Park | 0.6 acres | 11.0 acres | 11.6 acres | S. 128th St. & 20th Ave. S |
| Tyee H.S. Playfields | 2.5 acres | 0 acres | 2.5 acres | 4424 S. 188th St. |
| TOTAL | 50.8 acres | 35 acres | 85.8 acres | |

*Developed acres are used to calculate current capacity.

**Grandview Park's developed acres are not included in the inventory of Community Parks—they are instead counted separately as the Off-Leash Dog Park.

| City LOS = 1.7 acres per 1,000 population | | | | |
|---|--|---|-------------------------|---------------------------|
| (1) | (2) | (3) | (4) | (5) |
| Time Period | City Population | Dev. Acres Required @ 0.0017 per capita | Current Acres Available | Net Reserve or Deficiency |
| 2019 Actual Pop. | 29,180 | 50.2 | 50.8 | 1.2 |
| 2020 - 2025 Growth | 2,396 | 4.1 | 6.8 | 2.7 |
| Total as of 2025 | 31,576 | 57.6 | 57.6 | 3.9 |
| Total as of 2035 | 37,329 | 63.5 | 57.6 | -5.9 |
| Capacity Projects | 6.8 acres in column (4) is from sports fields to be constructed in 2019 as part of the middle school to be built on the former Glacier HS site | | | |

Neighborhood Parks

Neighborhood parks are typically located within a residential area and provide passive, multiuse space, as well as opportunities for active recreation. They typically serve the population within a 1/2-mile radius of the park. Elementary school playfields and other school outdoor facilities (e.g., Tyee High School tennis courts) are counted in the City's inventory of parks facilities because they are available for the community's use. The City is not obligated to pay for maintenance or replacement of

these facilities, except in cases where the City has entered into specific agreements with the Highline School District for provision or maintenance of specific facilities.

The inventory of current Neighborhood Parks includes the following:

| NAME | DEVELOPED* | UNDEVELOPED | TOTAL | LOCATION |
|---------------------------|------------|-------------|------------|------------------------------|
| Bow Lake Park | 3.5 acres | .5 acres | 4 acres | S. 178th St. at 51st Ave. S. |
| McMicken Heights Park | 2.5 acres | 0 acres | 2.5 acres | S. 166th St. & 40th Ave. S. |
| Riverton Heights Park | 2 acres | 0 acres | 2 acres | 3011 S. 148th St. |
| McMicken Hts. School❖ | 1 acre | 0 acres | 1 acre | 3708 S. 168th St. |
| Valley View Elem. School❖ | 1 acre | 0 acres | 1 acre | 17622 46th Ave. So. |
| Madrona Elem. School❖ | 1 acre | 0 acres | 1 acre | 3030 S. 204th St. |
| Bow Lake Elem. School❖ | 1 acre | 0 acres | 1 acre | 18237 42nd Ave. So. |
| TOTAL | 12 acres | 0.5 acres | 12.5 acres | |

*Developed acres are used to calculate current capacity.
*School playfields also serve as neighborhood parks for local residents.

| City LOS = 0.27 acres per 1,000 population | | | | |
|--|-----------------|--|-------------------------|---------------------------|
| (1) | (2) | (3) | (4) | (5) |
| TIME PERIOD | CITY POPULATION | DEV. ACRES REQUIRED @ 0.00027 PER CAPITA | CURRENT ACRES AVAILABLE | NET RESERVE OR DEFICIENCY |
| 2019 Actual Pop. | 29,180 | 7.9 | 12 | 4.1 |
| 2020 - 2025 Growth | 2,396 | 0.6 | 0 | -0.6 |
| Total as of 2025 | 31,576 | 8.5 | 12 | 3.5 |
| Total as of 2035 | 37,329 | 10 | 12 | -1.92 |
| Capacity Projects | None | | | |

Regional Parks

Regional/District parks typically serve a 10+ mile radius. They may include active recreational facilities, as well as passive open space areas.

North SeaTac Park

Due to its wide service area extending beyond the City of SeaTac, North SeaTac Park has not been treated as a typical SeaTac park. The City, working with King County, has established policies for park jurisdiction and maintenance.

The City has a Master Plan for the whole park, and approximately 80 acres have been developed with facilities for active recreation. A 0.2 acre community garden, a feature identified in the Master Plan, was constructed in 2017. Baseball/softball and soccer field renovation projects are proposed for the six-year CFP.

Des Moines Creek Park

Des Moines Creek Park is a wooded, natural area of 95 acres surrounding Des Moines Creek that was purchased with Forward Thrust funds for preservation as open space and recreation. Currently the area is underdeveloped and contains dirt bike trails. A connecting trail was completed along Des Moines Creek in 1997. Some additional improvements may be planned after discussion and master planning in conjunction with the community. However, the park will continue to offer passive recreational opportunities. Its large size and proximity at the southern end of the City contribute to its classification as a regional park. It will also play a key role in the future as a part of the regional Lake to Sound Trail, which is intended to link Lake Washington to Puget Sound.

| NAME | DEVELOPED* | UNDEVELOPED | TOTAL | LOCATION |
|-----------------------|------------|-------------|-------------|-------------------------|
| North SeaTac Park | 80.2 acres | 116.2 acres | 196.4 acres | City's Northwest Corner |
| Des Moines Creek Park | 0.0 acres | 95.0 acres | 95.0 acres | City's South End |
| TOTAL | 80.2 acres | 211.2 acres | 291.4 acres | |

Trails/Linear Parks

Recreational trails create pedestrian linkages between existing parks and enhance public enjoyment of natural features.

The inventory of current Trails includes the following:

| NAME | CAPACITY (LINEAL FEET) | LOCATION |
|------------------------------|------------------------|--|
| North SeaTac Park Trails | 12,430 | City's Northwest Corner |
| West Side Trail | 7,200 | Adjacent to DesMoines Memorial Drive, N SeaTac Park to Sunnydale |
| Angle Lake Park Nature Trail | 387 | Links Angle Lake Park to Angle Lake Nature Park |
| Des Moines Creek Park Trail | 3,000 | City's South End |
| TOTAL | 23,017 Lineal Feet | |

| Table BR5.14 Trails/Linear Parks: Capital Projects LOS Capacity Analysis | | | | |
|--|-----------------|--|-------------------------------|---------------------------|
| City LOS = 251.6 lineal feet per 1,000 population | | | | |
| (1) | (2) | (3) | (4) | (5) |
| TIME PERIOD | CITY POPULATION | LINEAL FEET REQUIRED @ 0.2516 PER CAPITA | CURRENT LINEAL FEET AVAILABLE | NET RESERVE OR DEFICIENCY |
| 2019 Actual Pop. | 29,180 | 7,342 | 23,017 | 15,675 |
| 2020 - 2025 Growth | 2,396 | 603 | 0 | -603 |
| Total as of 2025 | 31,576 | 7,945 | 23,017 | 15,072 |
| Total as of 2035 | 37,329 | 9,392 | 23,017 | 13,625 |
| Capacity Projects: | None | | | |

Off-Leash Dog Park

SeaTac's Off-Leash Dog park serves residents of the city and parts of the larger South King County community of dog owners:

The current inventory of off-leash dog parks includes the following:

| Table BR5.15 Off-Leash Dog Parks: Current Facilities Inventory | | |
|--|------------------|----------------------|
| NAME | CAPACITY (ACRES) | LOCATION |
| Grandview Park Off-Leash Dog park | 14 acres | 3600 S. 228th Street |
| TOTAL | 14 acres | |

| Table BR5.16 Off-Leash Dog Parks: Capital Projects LOS Capacity Analysis | | | | |
|--|-----------------|------------------------------------|-------------------------|---------------------------|
| City LOS = 0.4 Acres per 1,000 population | | | | |
| (1) | (2) | (3) | (4) | (5) |
| TIME PERIOD | CITY POPULATION | ACRES REQUIRED @ 0.0004 PER CAPITA | CURRENT ACRES AVAILABLE | NET RESERVE OR DEFICIENCY |
| 2019 Actual Pop. | 29,180 | 12 | 14 | 2 |
| 2020 - 2025 Growth | 2,396 | 1 | 0 | -1 |
| Total as of 2025 | 31,576 | 13 | 14 | 1 |
| Total as of 2035 | 37,329 | 15 | 14 | -1 |
| CAPACITY PROJECTS | None | | | |

Recreational Facilities

Facilities-Based LOS

The LOS provided by recreational facilities in the City is based on the number of each facility divided by the estimated number of people each one can serve annually. The second table in each category analyzes capacity through the years 2025 and 2035. Several projects are planned to increase

capacity, including various sports field improvements. Current facilities and planned improvements enable the City to maintain service levels through 2025.

By 2035 this plan anticipates a need for 1.2 additional tennis courts:

| PARK | LOCATION | NUMBER OF FACILITIES |
|--------------------|-------------------------------------|----------------------|
| Valley Ridge Park | 4644 S. 188th Street | 2 |
| NST Community Park | S. 128th Street & 20th Avenue South | 2 |
| TOTAL | | 4 |

| Adopted City LOS = 0.083 fields per 1,000 population | | | | | |
|--|----------------------|---------------------------------|------------------------------|------------------------------|---------------------------|
| {1} | {2} | {3} | {4} | {5} | {6} |
| TIME PERIOD | CITY-WIDE POPULATION | FACILITIES @ 0.00008 PER-CAPITA | CURRENT FACILITIES AVAILABLE | ADDED CAPACITY TO FACILITIES | NET RESERVE OR DEFICIENCY |
| 2019 Actual Pop. | 29,180 | 2.3 | 4 | | 1.7 |
| 2020 - 2025 Growth | 2,396 | 0.2 | 0 | 0.5 | 0.3 |
| Total as of 2025 | 31,576 | 2.5 | 4 | 0.5 | 2 |
| Total as of 2035 | 37,329 | 3 | 4 | 0.5 | 1.5 |
| CAPACITY PROJECTS | | | | | - |
| Past Adult Baseball/Softball Fields Acquisition/Development: | | | | | |
| *Improved surface and outdoor lighting on Field #4 @ Valley Ridge Park. | | | | | |
| * Column {5} refers to these improvements. | | | | | |
| Current Adult Baseball/Softball Fields Acquisition/Development: | | | | | |
| None in 2018-2019, however baseball/softball field renovations at North SeaTac Park are planned as part of the six-year CFP. | | | | | |

| PARK | LOCATION | NUMBER OF FACILITIES |
|-------------------|-----------------------|----------------------|
| Sunset Playfield | 13659 18th Ave. South | 2 |
| Valley Ridge Park | 4644 S. 188th Street | 4 |
| TOTAL | | 6 |

| Adopted City LOS = 0.15 fields per 1,000 population | | | | | |
|--|----------------------|---------------------------------|------------------------------|------------------------------|---------------------------|
| {1} | {2} | {3} | {4} | {5} | {6} |
| TIME PERIOD | CITY-WIDE POPULATION | FACILITIES @ 0.00015 PER-CAPITA | CURRENT FACILITIES AVAILABLE | ADDED CAPACITY TO FACILITIES | NET RESERVE OR DEFICIENCY |
| 2019 Actual Pop. | 29,180 | 4.4 | 6 | | 1.6 |
| 2020 - 2025 Growth | 2,396 | 0.4 | 0.0 | 0.5 | 0.1 |
| Total as of 2025 | 31,576 | 4.8 | 6 | 0.5 | 1.7 |
| Total as of 2035 | 37,329 | 5.7 | 6 | 0.5 | 0.8 |
| CAPACITY PROJECTS | | | | | - |
| Past Youth Baseball/Softball Acquisition/Development: | | | | | |
| *Improved surface and outdoor lighting on Field #4 @ Valley Ridge Park. | | | | | |
| * Column {5} refers to these improvements. | | | | | |
| Current Youth Baseball/Softball Fields Acquisition/Development: | | | | | |
| None in 2018-2019, however baseball/softball field renovations at North SeaTac Park are planned as part of the six-year CFP. | | | | | |

| PARK | LOCATION | NUMBER OF FACILITIES |
|-----------------------|--------------------------------|----------------------|
| Valley Ridge Park | 4644 S. 188th Street | 3 |
| NST Community Park | S. 128th Street & 20th Ave. S. | 2 |
| Bow Lake School | 18237 42nd Ave. Street | 2 |
| Madrona School | 440 S. 186th Street | 4 |
| Riverton Heights Park | 3011 S. 148th Street | 1 |
| TOTAL | | 12 |

| Adopted City LOS = 0.23 courts per 1,000 population | | | | |
|---|-----|-----|-----|-----|
| {1} | {2} | {3} | {4} | {5} |

| TIME PERIOD | CITY-WIDE POPULATION | FACILITIES @ 0.00023 PER CAPITA | CURRENT FACILITIES AVAILABLE | NET RESERVE OR DEFICIENCY |
|--|----------------------|---------------------------------|------------------------------|---------------------------|
| 2019 Actual Pop. | 29,180 | 6.7 | 12 | 5.3 |
| 2020 - 2025 Growth | 2,396 | 0.6 | 0 | -0.6 |
| Total as of 2025 | 31,576 | 7.3 | 12 | 4.7 |
| Total as of 2035 | 37,329 | 8.6 | 12 | 3.4 |
| CAPACITY PROJECTS | | | | |
| Outdoor Basketball Courts Acquisition/Development: | | | | |
| None | | | | |

| PARK | LOCATION | NUMBER OF FACILITIES |
|--------------------|-------------------------------------|----------------------|
| Sunset Playfield | 13659 18th Ave. South | 1 |
| Valley Ridge Park | 4644 S. 188th Street | 4 |
| NST Community Park | S. 128th Street & 20th Avenue South | 2 |
| TOTAL | | 7 |

| Adopted City LOS = 0.18 fields per 1,000 population | | | | | |
|--|----------------------|---------------------------------|------------------------------|------------------------------|---------------------------|
| {1} | {2} | {3} | {4} | {5} | {6} |
| TIME PERIOD | CITY-WIDE POPULATION | FACILITIES @ 0.00018 PER CAPITA | CURRENT FACILITIES AVAILABLE | ADDED CAPACITY TO FACILITIES | NET RESERVE OR DEFICIENCY |
| 2019 Actual Pop. | 29,180 | 5.3 | 7 | | 1.7 |
| 2020 - 2025 Growth | 2,396 | 0.4 | 0 | 0.5 | 0.1 |
| Total as of 2025 | 31,576 | 5.7 | 7 | 0.5 | 1.8 |
| Total as of 2035 | 37,329 | 6.7 | 7 | 0.5 | 0.8 |
| CAPACITY PROJECTS | | | | | |
| Football/Soccer Fields Acquisition/Development: | | | | | |
| *Improved surface and outdoor lighting on Field #4 @ Valley Ridge Park. | | | | | |
| *Column {5} refers to these improvements: | | | | | |
| While not currently inventoried as a soccer field, in 2019, at Valley Ridge Park, a mini-pitch field was constructed for small ball outdoor soccer/futsal. | | | | | |

| PARK | LOCATION | NUMBER OF FACILITIES |
|--------------------|-------------------------------------|----------------------|
| Angle Lake Park | 19408 International Boulevard | 4 |
| NST Community Park | S. 128th Street & 20th Avenue South | 1 |
| TOTAL | | 5 |

| Adopted City LOS = 0.06 shelters per 1,000 population | | | | |
|---|----------------------|---------------------------------|------------------------------|---------------------------|
| {1} | {2} | {3} | {4} | {5} |
| TIME PERIOD | CITY-WIDE POPULATION | FACILITIES @ 0.00006 PER CAPITA | CURRENT FACILITIES AVAILABLE | NET RESERVE OR DEFICIENCY |
| 2019 Actual Pop. | 29,180 | 1.8 | 5 | 3.2 |
| 2020 - 2025 Growth | 2,396 | 0.1 | 2 | 1.9 |
| Total as of 2025 | 31,576 | 1.9 | 7 | 5.1 |
| Total as of 2035 | 37,329 | 2.2 | 7 | 4.8 |
| CAPACITY PROJECTS | | | | |
| Picnic Shelter Acquisition/Development | | | | |
| None | | | | |

| PARK | LOCATION | NUMBER OF FACILITIES |
|-------------------------------|-------------------------------------|----------------------|
| NST Community Park | S. 128th Street & 20th Avenue South | 1 |
| Riverton Heights Park | 3011 S. 148th St. | 1 |
| McMicken Heights Park | S. 166th Street & 40th Avenue South | 1 |
| Valley Ridge Park | 4644 S. 188th Street | 1 |
| Angle Lake Park | 19408 International Blvd. | 1 |
| Spray Park at Angle Lake Park | 19408 International Blvd. | 1 |
| McMicken School | S. 166th Street & 37th Avenue South | 2 |
| Bow Lake School | 18237 42nd Ave. S. | 1 |
| Madrona Elementary School | 20301 32nd Ave S | 1 |
| TOTAL | | 10 |

| Adopted City LOS = 0.24 playgrounds per 1,000 population | | | | |
|--|-----|-----|-----|-----|
| {1} | {2} | {3} | {4} | {5} |

| TIME PERIOD | CITY-WIDE POPULATION | FACILITIES @ 0.00024 PER-CAPITA | CURRENT FACILITIES AVAILABLE | NET RESERVE OR DEFICIENCY |
|--------------------------------------|----------------------|---------------------------------|------------------------------|---------------------------|
| 2019 Actual Pop. | 29,180 | 7 | 10 | 3 |
| 2020 - 2025 Growth | 2,396 | 0.6 | 0 | -0.6 |
| Total as of 2025 | 31,576 | 7.6 | 10 | 2.4 |
| Total as of 2035 | 37,329 | 9 | 10 | 1 |
| Capacity Projects | | | | |
| Playgrounds Acquisition/Development: | | | | |
| None | | | | |

| PARK | LOCATION | NUMBER OF FACILITIES |
|--------------------|-------------------------------------|----------------------|
| Valley Ridge Park | 4644 S. 188th Street | 1* |
| NST Community Park | S. 128th Street & 20th Avenue South | 1 |
| TOTAL | | 2 |

| Adopted City LOS = 0.03 skateboard parks per 1,000 population | | | | |
|---|----------------------|---------------------------------|------------------------------|---------------------------|
| [1] | [2] | [3] | [4] | [5] |
| TIME PERIOD | CITY-WIDE POPULATION | FACILITIES @ 0.00024 PER-CAPITA | CURRENT FACILITIES AVAILABLE | NET RESERVE OR DEFICIENCY |
| 2019 Actual Pop. | 29,180 | 0.9 | 2 | 1.1 |
| 2020 - 2025 Growth | 2,396 | 0.1 | | -0.2 |
| Total as of 2025 | 31,576 | 1 | 2 | 1 |
| Total as of 2035 | 37,329 | 1.2 | 2 | 0.8 |
| CAPACITY PROJECTS | | | | - |
| Skateboard Park Acquisition/Development: | | | | - |
| None | | | | - |

*In addition to the Skateboard Parks at Valley Ridge Park and North SeaTac Park, SeaTac residents use the facility at Foster High School in Tukwila. Since SeaTac does not contribute support to this facility, however, it is not listed here.

| PARK | LOCATION | NUMBER OF FACILITIES |
|-----------------------|-----------------------------------|----------------------|
| McMicken Heights Park | S. 166th Street & 20 Avenue South | 2 |
| Sunset Playfield | 13659 18th Ave. South | 2 |
| Valley Ridge Park | 4644 S. 188th Street | 2 |
| Tyee High School | 4424 S. 188th Street | 4 |
| TOTAL | | 10 |

| Adopted City LOS = 0.30 courts per 1,000 population | | | | | |
|---|----------------------|---------------------------------|------------------------------|------------------------------|---------------------------|
| [1] | [2] | [3] | [4] | [5] | [6] |
| TIME PERIOD | CITY-WIDE POPULATION | FACILITIES @ 0.00030 PER-CAPITA | CURRENT FACILITIES AVAILABLE | ADDED CAPACITY TO FACILITIES | NET RESERVE OR DEFICIENCY |
| 2019 Actual Pop. | 29,180 | 8.8 | 10 | | |
| 2020 - 2025 Growth | 2,396 | 0.7 | 0 | 0 | -0.7 |
| Total as of 2025 | 31,576 | 9.5 | 10 | 0 | 0.5 |

| | | | | | |
|--|--------|------|----|---|------|
| Total as of 2035 | 37,329 | 11.2 | 10 | 0 | -1.2 |
| CAPACITY-PROJECTS | | | | | - |
| Tennis Courts Acquisition/Development: | | | | | |
| None | | | | | |

Community Center

Current Facilities

The City of SeaTac operates one major community center to provide indoor recreation facilities and public meeting rooms:

- **SeaTac Community Center:** The community center is located at 13735 24th Avenue South and offers nearly 27,000 square feet of recreational space, meeting rooms, and administrative offices from which various recreational programs are run. The facilities include a weight room, gymnasium, locker rooms, a banquet room with cooking facilities, and a senior center.
- **Valley Ridge Community Center:** The City owns a small Community Center building at the Valley Ridge Community Park. This 3,000 square-foot building provides a large meeting room, an office, and restrooms. A morning preschool program and afternoon teen program are now being offered at this facility. The Valley Ridge facility is rented out to the community on Sundays.
- **Recreation Room at Bow Lake Elementary School:** The City recreation room at Bow Lake Elementary School was completed in 2007. It is used for before and after school activities and meetings.

Level of Service (LOS)

The City adopted LOS is 1,020 square feet per 1,000 people. Based on projected population growth, the adopted LOS will result in a need for the following additional square feet of community center space:

- **By 2025:** 1,099 sf
- **By 2035:** 6,967 sf

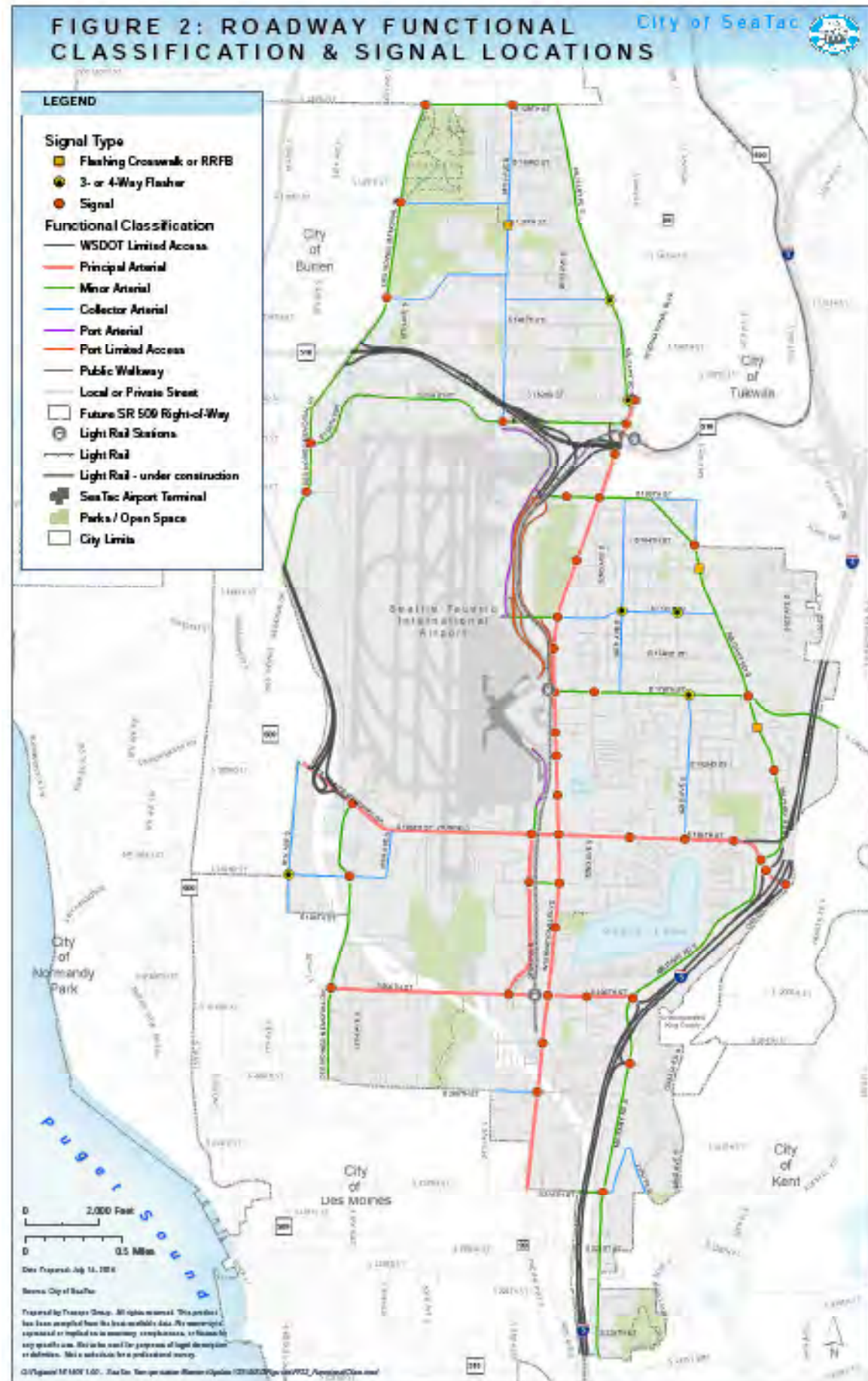
Capital Facilities Projects Completed in 2018-2019

None

| NAME | CAPACITY | LOCATION |
|---|--------------------|-------------------|
| SeaTac Community Center | 26,809 square feet | 13735 24th Ave S. |
| Valley Ridge Community Center | 3,000 square feet | 4644 S. 188th St. |
| Recreation Room at Bow Lake Elementary School | 1,300 square feet | 18237 42nd Ave S |
| TOTAL | 31,109 square feet | |

| ID | Corridor Name | Corridor Extents | Classification ¹ | LOS Standard | Minimum Average Travel Speed (mph) ² |
|---------------------------|---------------------------------|--|-----------------------------|--------------|---|
| Northern Corridors | | | | | |
| 1 | S 128th Street | Des Moines Memorial Dr to Military Road | Minor Arterial | E | 11 |
| 2 | Des Moines Memorial Dr | 128th St to 160th St | Minor Arterial | E | 11 |
| 3 | Military Road S | 152nd St to 188th St | Minor Arterial | E | 11 |
| 4 | S 154th Street | Des Moines Memorial Dr to International Blvd | Minor Arterial | E | 11 |
| 5 | S 144th Street | 24th St to Military Road | Collector Arterial | E | 9 |
| 6 | S 152nd Street | 24th St to Military Road | Local Street | E | 8 |
| Central Corridors | | | | | |
| 7 | International Blvd ³ | 154th St to 188th St | Principal Arterial | E | 12 |
| 8 | Military Road S | International Blvd to 188th St | Minor Arterial | E | 11 |
| 9 | S 176th Street | International Blvd to Military Rd | Minor Arterial | E | 9 |
| 10 | S 170th Street | International Blvd to Military Rd | Collector Arterial | E | 9 |
| 11 | 34th Avenue S | 160th St to 176th St | Collector Arterial | E | 9 |
| Southern Corridors | | | | | |
| 12 | S 188th Street | 15 NB Ramps to Des Moines Memorial Dr | Principal Arterial | E | 11 |
| 13 | Des Moines Memorial Dr | 188th St to 208th St | Minor Arterial | E | 11 |
| 14 | 24/26/28th Avenue S | 188th St to 216th St | Principal Arterial | E | 11 |
| 15 | International Blvd ³ | 188th St to 216th St | Principal Arterial | E | 12 |
| 16 | Military Road S | 188th St to 228th St | Minor Arterial | E | 11 |
| 17 | S 200th Street | Des Moines Memorial Dr to Military Road | Principal Arterial | E | 11 |

¹ Classification from City of SeaTac Comprehensive Plan
² Minimal travel speed for corridor based on *Highway Capacity Manual* (6th Edition, Transportation Research Board, 2016)
³ Corridor exempt from concurrency because of classification as Highway of Statewide Significance



Map BR5.2. Existing Roadway System

Parks and Recreation

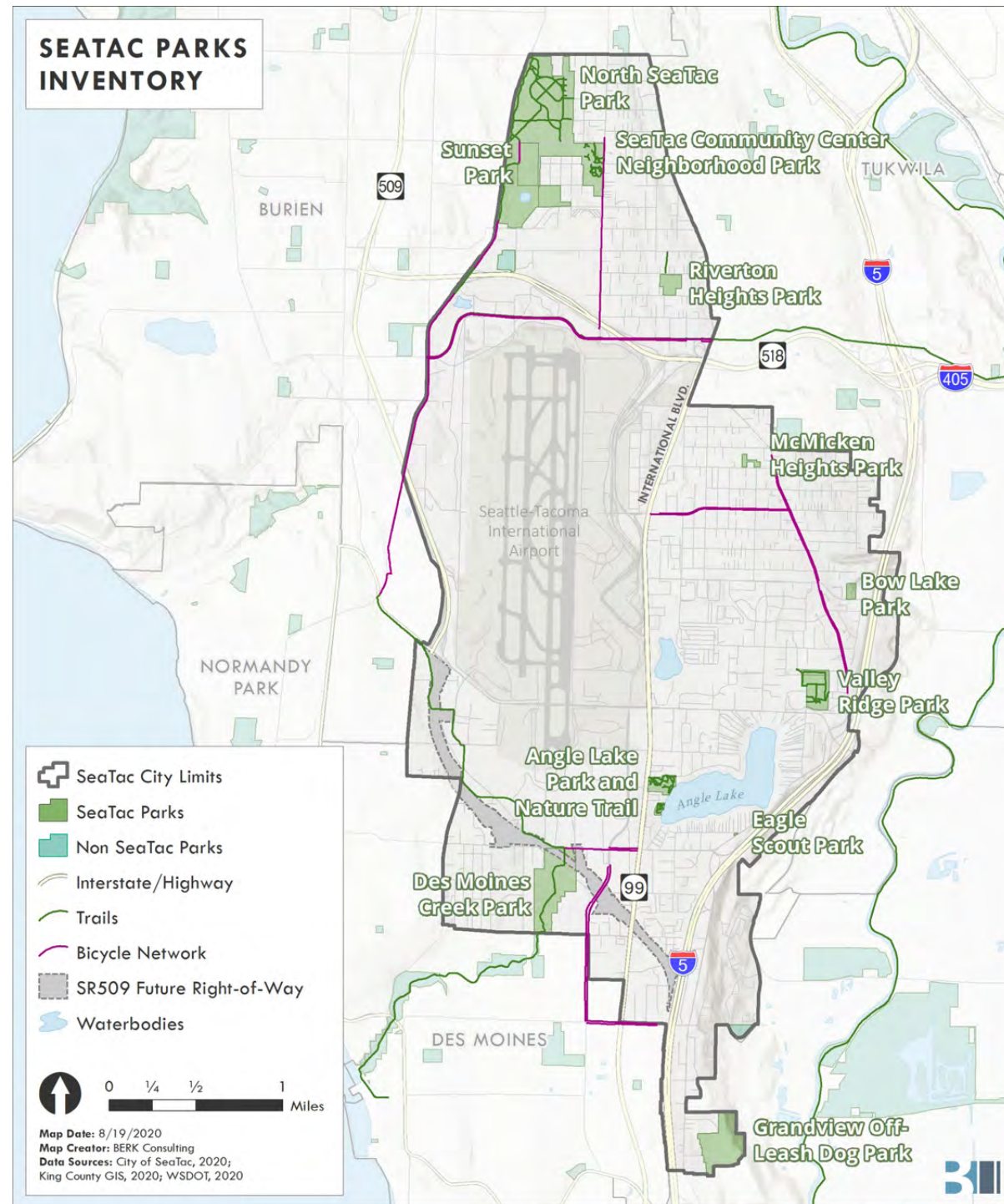
This Background Report analyzes facility capacity needs to serve current and future development, calculating the adopted level of service (LOS) against future population estimates through 2023 (six years) and 2035 (20 years from the major update of this Plan in 2015) in most areas. The Parks, Recreation, and Open Space plan was updated in 2019-2020, which included an update to its capital facilities plan. As a result, for Parks and Recreation this Background Report has been updated to analyze facility capacity needs for the years 2026 and 2040..

Information, including cost and financing, about capital projects scheduled for implementation over the next six years is found in the City of SeaTac Capital Improvement Program (CIP), adopted by Ordinance in even-numbered years.

Parks Inventory

The parks inventory has identified the following:

- Total Park Land: There are approximately 352.0 total acres of parks within the SeaTac city limits.
- Developed Park Land: 147 acres of that parkland is developed; the remainder is undeveloped.
- Community & Neighborhood Parks; The City is currently served by 62.1 acres of Community and Neighborhood parks, 52 acres of which are developed.
- Trails: There are 27,684 lineal feet of trails in total including those within parks and off-road facilities (those not directly associated with a roadway right of way).
- Indoor Facilities: The city has 29.809 square feet of indoor recreational facilities.



Current Facilities

The parks inventory has identified the following Parks and Recreation Facilities:

Table BR5.6 SeaTac Parks and Recreation Facilities

| Park | Acres | Developed Acres | Facilities |
|-------------------------|-------|-----------------|---|
| Angle Lake Park | 8.9 | 8.9 | Boat launch, stage, swimming area with lifeguard shack, spray park, fishing, docks, open recreation area, three picnic shelters, barbecue area, restrooms. |
| Angle Lake Nature Trail | 1.9 | 1.9 | Trails. |
| Bow Lake Park | 3.1 | 2.6 | Open space. |
| Des Moines Creek Park | 52.0 | 0.0 | Paved pedestrian and biking trail with trailhead parking. |
| Eagle Scout Park | 0.1 | 0.1 | Landscaped street right-of-way. |
| Grandview Park | 37.7 | 14.0 | Dog park with fencing, trails, benches, kiosk, waste receptacles, open areas, and sani-cans. |
| McMicken Heights Park | 2.4 | 2.4 | Tennis courts, playground equipment, open area. |
| North SeaTac Park | 200.0 | 81.0 | Baseball/soccer fields, playground equipment, outdoor basketball, BMX track, disc golf, climbing boulder, open area, botanical garden, picnic shelter, paved walking trails, restrooms. Indoor facilities: Storage area, community/senior center. |
| Riverton Heights Park | 7.9 | 2.0 | Playground equipment, basketball court, picnic area, community lawn, and open space. |
| Sunset Park | 18.0 | 14.4 | Baseball/soccer/softball fields, tennis courts, paved walking trails, restrooms. |
| Valley Ridge Park | 19.9 | 19.9 | Baseball/soccer/softball fields, tennis courts, skate park, playground equipment, hockey court, and basketball courts. |
| Westside Trail | 7,000 | | Connects a variety of trails that were not previously connected. The trail is comprised of existing, multi-use pathways, sidewalks, and bike lanes, depending on the segment. 1 |

Level of Service (LOS)

A level of service (LOS) is a minimum amount of parks facilities or services that SeaTac intends to provide to the community. Levels of service are measured in a unit of demand such as acres or miles per 1,000 population or value per person. LOS is determined by the city. However, benchmarking to other communities can be helpful. To respond to growth and community needs, the City intends to add parks, trails, and program space and invest in facilities and maintenance and operations.

Assets LOS: Asset LOS measures guide what type of facilities the City will add over time as growth occurs. The City would add developed acres citywide, and ensure a share of the developed acres are constructed to meet the criteria of smaller community and neighborhood parks distributed in areas where access is currently limited. The City would also ensure that indoor space at community centers and recreation program locations is available to meet demand.

System Investment LOS: System Investment LOS measures guide how much investment to make in facilities on parkland, trails, and indoor spaces, such as adding playgrounds, paths, fields, and courts. System Investment LOS also proposes that maintenance and operations be added as the system expands to maintain quality and offer experiences that fit the community. These measures are particularly helpful with budgeting.

SeaTac’s Park System LOS is set to provide the same ratios of facilities enjoyed by the community in 2019 through the 6-year period 2026 and 2035 consistent with the City’s Comprehensive Plan. The “base” LOS is the minimum standard the system is designed to meet, and the “target” LOS is an aspirational figure to strive to meet if resources allow.

Level of Service Metrics - Parks and Recreation

System Investment per Capita

System investment per capita can be used to measure both capital investments and ongoing maintenance and operations investments in a parks system. A system investment per capita approach identifies a total replacement value of the parks, recreation, and open space system and then divides by the population to find a value for the investment per capita. An M&O investment per capita approach works in the same way, but calculates annual expenditures to maintain buildings, grounds, facilities, and programming within a parks system. This value is then divided by the population for a per capital M&O investment figure. These per capita numbers, combined with population projections, help a PROS system set a benchmark for financial planning to accommodate growth.

- **System Investment LOS:** As population grows, an investment per capita LOS standard will tell the City how much it needs to invest in the park system to keep the current value per capita and quality of maintenance. Investments could include purchasing acres and building facilities, but also allows the City much more flexibility as any investment that increases the replacement value of the park system fulfills the LOS. Due to fluctuating land values, it is necessary to periodically reevaluate the system’s value or index the system value to a particular year to minimize the effect of these market fluctuations.
- **Maintenance & Operations Investment LOS:** The M&O investment per capita number reflects system needs for day-to-day quality upkeep as well as the hosting of special events, summer camps, recreational sport leagues, classes, and other structured programming. For example, affordable programming is a critical community function of the parks system, especially in areas with growing populations of children and low income families. The increasing proportion of older adults in SeaTac’s population is served by senior-specific outings and services. Drawing attention to levels of investment needed to offer these programs to residents is an important reflection of the PROS service.

Other methods, such as the assets LOS approach, must be used to determine how these investments can best serve SeaTac’s community. Development of a prioritization process based on improving access and gathering public input can contribute to short- and long-range goal setting.

Assets per 1,000 Population

Assets per 1,000 population LOS standards include:

- **Parks:** As population increases, a park acres LOS would guide and measure the developed acres added across all parks in the City as well as the developed acres of community and neighborhood parks. Doing so, will ensure that acres are being developed in areas with limited park access
- **Trails:** Like park acres, a trail footage LOS would guide the number of total trail miles added and total off-road trail miles added across the city.
- **Indoor Facilities:** A indoor facilities LOS would measure indoor facility square footage offered per 1,000 population. This standard ensures that as the system grows, there is a balance of indoor facilities to meet the needs of the community.

Current Conditions

An inventory of SeaTac’s parks system has identified:

- 352 acres of total park land, 147 acres of which is developed park land
- 27,684 lineal feet of trails that run through and connect the park land, creating access corridors across the community

Parks range in size from 2 to 200 acres and offer a wide variety of both active and passive facilities. Parks such as Sunset Park and Valley Ridge Park focus on active recreation with playfields for programmed activities such as baseball, softball, football, soccer, tennis, and basketball. Other parks such as Des Moines Creek and Grandview offer passive recreation opportunities with extensive trail networks and an off-leash dog park. The SeaTac Community Center, directly adjacent to North SeaTac Park, provides indoor meeting space for programmed events and includes a dedicated Senior Center. A full inventory of facilities can be found below.

Inventory

SeaTac’s PROS system includes 10 parks with a total of 352 acres. These parks range in size, location, and facilities offered. Distinctive features of this park system include the Highline Botanical Garden and disc golf course in North SeaTac Park, BMX track in Sunset Park, and the water access at Angle Lake.

The table below outlines the City’s parks inventory by acreage as well as by park classification. Park classifications are based on the size, service area, and typical characters of the parks. In general, regional parks are from 20-100+ acres and serve a regional destination in 10+ mile radius, community parks are from 5-20 acres and serve multiple neighborhoods, neighborhood parks are from 1-5 acres and serve neighborhoods within walking distance of ¼ to ½ mile, and special use parks are designed for specialized or single-purpose recreation activities.

Table BR5.7 Inventory of Parks by Acreage and Classification

| Park | Acres | Developed Acres | Classification |
|-----------------------|-------|-----------------|-------------------|
| Angle Lake Park | 10.8 | 10.8 | Community Park |
| Bow Lake Park | 3.1 | 2.6 | Neighborhood Park |
| Des Moines Creek Park | 52 | 0 | Regional Park |

| | | | |
|-----------------------|------|-------|-------------------|
| Grandview Park | 37.7 | 14 | Special Use Park |
| McMicken Heights Park | 2.4 | 2.4 | Neighborhood Park |
| North SeaTac Park | 200 | 81 | Regional Park |
| Riverton Heights Park | 7.9 | 2 | Neighborhood Park |
| Sunset Park | 18 | 14.4 | Community Park |
| Valley Ridge Park | 19.9 | 19.9 | Community Park |
| Eagle Scout Park | 0.1 | 0.1 | Special Use Park |
| TOTAL | 352 | 147.1 | |

The City has 6 trail networks with a total of 27,684 lineal feet as see in the table below:

Table BR5.8 Inventory of Trails by Lineal Feet

| Trail | Lineal Feet |
|-------------------------|-------------|
| North SeaTac Park | 12,430 |
| West Side Trail | 7,200 |
| Angle Lake Nature Trail | 387 |
| Des Moines Creek | 3,000 |
| Grandview | 3,417 |
| Riverton Heights | 1,250 |
| TOTAL | 27,684 |

The City's parks system includes two indoor facilities: SeaTac Community Center and Valley Ridge Community Center. These two facilities total 29,809 square feet as shown in the table below:

Table BR5.9 Inventory of Indoor Facilities

| Name | Capacity | Location |
|-------------------------------|--------------------|-------------------|
| SeaTac Community Center | 26,809 square feet | 4644 S. 188th St. |
| Valley Ridge Community Center | 3,000 square feet | 18237 42nd Ave S |
| TOTAL | 29,809 square feet | |

Current Levels of Service

System Investment per Capita

The system value for SeaTac consists of assessed land values and the replacement cost of improvements and facilities within each park. The total value of the system in 2019 is approximately \$123 million, or \$4,220 per capita. With land values adjusted down by 40% to recognize land that has been donated or was acquired through incorporation, the value of SeaTac's PROS system is estimated to be approximately \$94.0 million or \$3,222 per capita. Capital value calculations are not exhaustive but focus on the key elements of each park. This means that items such as benches, signage, trash cans, or water fountains are not included. A summary, by park, can be found below:

Table A.7 Replacement Value of SeaTac PROS System

| Park | Value(\$) | Land (\$) | Facilities (\$) |
|------------------------|---------------|--------------|-----------------|
| Angle Lake Park | 10,468,903 | 5,933,100 | 4,535,803 |
| Bow Lake Park | 264,000 | 264,000 | |
| Des Moines Creek Park | 2,340,600 | 735,000 | 1,605,600 |
| Grandview Park | 3,184,510 | 466,000 | 2,718,510 |
| McMicken Heights Park | 668,139 | 417,700 | 250,439 |
| North SeaTac Park | 79,085,365 | 55,047,000 | 24,038,365 |
| Riverton Heights Park | 1,909,330 | 950,000 | 959,330 |
| Sunset Park | 8,973,566 | 4,708,900 | 4,264,666 |
| Valley Ridge Park | 14,934,299 | 4,332,000 | 10,602,299 |
| Eagle Scout Park | 835,650 | - | 835,650 |
| West Side Trail | 481,680 | - | 481,680 |
| TOTAL | \$123,146,043 | \$72,853,700 | \$50,292,343 |
| TOTAL, AT 60% for Land | \$94,004,563 | \$43,712,220 | \$50,292,343 |

This results in the City's investment per Capita LOS, which is currently estimated to by \$3,222 as shown below:

Table BR5.10 Investment per Capita LOS Summary

| 2019 SeaTac PROS | Investment per Capita LOS |
|--------------------------|---------------------------|
| System Replacement Value | \$94,004,563 |
| Population | 29,180 |
| Investment per capita | \$3,222 |

Maintenance and Operations per Capita

The annual maintenance and operations value for SeaTac consists of the staff salaries, supplies, and service charges involved in providing upkeep of buildings, grounds, and facilities throughout the PROS system. It also encompasses the salaries, supplies, and service charges involved in providing parks programs. Programming includes a wide range of one-off and year-round activities geared toward all age groups. SeaTac offers youth sports leagues and summer camps, after school programs for children and teens, daycare, adult fitness classes, continued adult learning, senior day trips and weekly lunches, and a selection of special events throughout the year. The annual value of M&O for SeaTac is approximately \$5.5 million or \$188 per capita. Calculations do not include administrative and human

services overhead. They also do not take into account quality ratings of the parks system at this time, which could reveal the need for increased investment for any underserved facilities.

Table BR5.11 Maintenance and Operations Annual Investment per Capita LOS Summary, 2019

| System Value | |
|----------------------------------|-------------|
| System Operations value | \$5,494,590 |
| 2018 population | 29,180 |
| Investment per capita, Buildings | \$40.55 |
| Investment per capita, Programs | \$73.53 |
| Investment per capita, Grounds | \$74.22 |
| Total Investment per capita, M&O | \$188.30 |

Park Acres per Population

Park acres per population calculates the level at which park acres have been distributed across the population. However, this measure assumes an equal distribution of a recreation type without recognizing any disparities in that distribution. In that context, The City’s LOS measures not only look at citywide park acres but also measure park acres of community and neighborhood parks to ensure the development of park acres in areas with limited park access. The table below outlines the City’s park acres per population LOS standards. As noted above, the “base” LOS is the minimum standard the system is designed to meet, and the “target” LOS is an aspirational figure to strive to meet if resources allow.

Table BR5.12 Park Acres per Population LOS Summary, 2018

| Measure | Units | Total | Base 2019 LOS | Target 2019 LOS |
|--|------------------------|-------|---------------|-----------------|
| Citywide Parks | | | | |
| (Total Acres) | Acres/1,000 population | 12.06 | N/A | 12.1 |
| Citywide Parks | | | | |
| (Developed Acres) | Acres/1,000 population | 5.04 | 5 | |
| Community and Neighborhood Parks (Total Acres) | Acres/1,000 population | 2.13 | N/A | 2.1 |
| Community and Neighborhood Parks (Developed Acres) | Acres/1,000 population | 1.78 | 1.8 | |

Trail Footage per Population

Like park acres, trail footage per population calculates the level at which trail miles have been distributed across the population. The table below outlines the City’s park acres per population LOS standards.

Table BR5.13 Trail Footage per Population LOS Summary, 2018

| Measure | Units | Total | Base 2019 LOS | Target 2019 LOS |
|---------------------------------|-----------------------|--------|---------------|-----------------|
| Trails | | | | |
| (Total Feet in All Trails) | Feet/1,000 population | 948.73 | 950 | |
| Trails | | | | |
| (Total Feet in Off-Road Trails) | Feet/1,000 population | 246.74 | N/A | 250 |

Indoor Facilities per Population

Facilities per population calculates the level to which parks have been developed and divides the total number of facilities by the population. It does not take into account the relative financial value of various facilities, but simply records the quantity. For indoor space, total square footage (SF) of the facility is considered, but not the physical assets within. These spaces are used to host parks programming, community events, and system maintenance needs. The 2019 LOS for SeaTac is for 1,022 SF of Community Center/Indoor Facility space per 1,000 population. These facilities are maintained by the annual M&O Investments reviewed above and their capital value to the system is included in the System Replacement Value calculations.

Table BR5.14 Facilities per Capita LOS Summary, 2018

| Measure | Units | Total | 2019 LOS |
|------------------------------------|------------------|--------|----------|
| Community Center/Indoor Facilities | SF per 1,000 pop | 29,809 | 1,022 |

Future Needs

This plan considers both short- and long-term needs for the SeaTac PROS system. Short term needs are determined considering the 2020-2026 timeframe while the longer-term outlook extends to 2040. The following sections below detail 6- and 20-year goals as well as the deficiencies that will arise if no action is taken for each of the LOS measures outlined above.

System Investment and Maintenance and Operations LOS

To achieve the adopted LOS standards with projected population growth, the City would need the following:

- System Investment Per Capita: an additional \$11.1 million needs to be invested in SeaTac’s capital facilities by 2026 and \$35.8 million by 2035. These investments will maintain an Investment per Capita service level of \$3,200.
- Maintenance and Operations Investment Per Capita: annual investment will need to increase to \$6.2 million by 2026 and to \$7.7 million by 2040. These investments will maintain a Maintenance and Operations Investment per Capita service level of \$190.

Table BR5.15 System Value and Maintenance Need

| LOS Metric | Current Investment | 2019 | 2026 | 2035 | 2040 |
|---|----------------------------|--------|--------------|--------------|--------------|
| Population Total | | 29,180 | 32,672 | 38,417 | 40,370 |
| Population Net | | | 3,492 | 9,237 | 11,190 |
| System Value (Per Capita Base LOS) | \$94,004,563 (\$3,200) | | | | |
| System Investment to New Growth per Base LOS | | | 11,175,182 | \$29,558,400 | \$35,808,000 |
| System Value (Per Capita Target LOS) | \$123,146,043 (\$4,200) | | | | |
| System Investment to New Growth per Target LOS | | | \$14,667,426 | \$38,795,400 | \$46,998,00 |
| 2019 Budget Value (Per Capita LOS) | \$5,494,590 (\$190) | | | | |
| Annual M&O Investment to Serve Existing and Future Population | | | \$6,207,726 | \$7,229,230 | \$7,670,300 |

Operating Expenditures Per Capita Benchmark

Nationally, parks and recreation agencies serving populations of 30,000 to 50,000 have a median per capita expenditure of \$135 on operating expenses. Agencies serving any population size with a parks and recreation system budget of \$4 to 7.5 Million spend about \$102 per capita.

Assets Per 1,000 Population

Park Acres per 1,000 Population: To meet expected growth the City would provide about 47 developed acres by 2035 – much of this could be accomplished through improvements to partially developed park properties, e.g. North SeaTac Regional Park. About 16 developed acres, a third of the Citywide LOS, would need to be provided as Community and Neighborhood Park space. To meet the LOS standard for Community and Neighborhood Parks, improvements to undeveloped areas of existing parks, or additional acres would need to be acquired over time.

Table BR5.16 Park Acre Needs for Future Growth

| Year | Population | Total Acres | Developed Acres | Total Community & | Developed |
|---|------------|-------------|-----------------|-------------------|-----------|
| Community & Neighborhood Acres | | | | | |

| | | | | | |
|------------------|--------|-----------------------------|------------------------------|-----------------------------|-----------------------------|
| Adopted Base LOS | 29,180 | 352 acres (12.1 ac/1000) | 147.1 acres (5.0 ac/1000) | 62.1 acres (2.1 ac/1000) | 52.0 acres (1.8 ac/1000) |
| 2026 Needed | 32,672 | 42.3 | 17.5 | 7.3 | 6.3 |
| 2035 Needed | 38,417 | 111.8 | 46.2 | 19.4 | 16.6 |
| 2040 Needed | 40,370 | 135.4 | 56.0 | 23.5 | 20.1 |

Trail Feet per 1,000 Population

Based on the base and target LOS measures, the City would add about a 1.6 miles of all types of trails or 0.44 mile of off-road trail by 2035.

Table BR5.17 Trail Feet Needs for Future Growth

| Year | Population | All Trails: Feet | Off Road: Feet |
|------------------|------------|--------------------------|-------------------------|
| Adopted Base LOS | 29,180 | 27,684 ft (950 ft./1000) | 7,200 ft (250 ft./1000) |
| 2026 Needed | 32,672 | 3,318 | 873 |
| 2035 Needed | 38,417 | 8,775 | 2,309 |
| 2040 Needed | 40,370 | 10,631 | 2,798 |

Indoor Facilities Square Feet per 1,000 Population

Based on growth, the City would add program space at existing sites or new partner sites of 3,500 by 2026 or 9,400 by 2035.

Table BR5.18 Indoor Facilities Program Space for Future Growth

| Year | Population | Square Feet |
|------------------|------------|-----------------------------|
| Adopted Base LOS | 29,180 | 29,809 (1,020 sq. ft./1000) |
| 2026 Needed | 32,672 | 3,562 |
| 2035 Needed | 38,417 | 9,422 |
| 2040 Needed | 40,370 | 11,414 |

PARKS, RECREATION, AND OPEN SPACE ELEMENT

CHAPTER

10



SeaTac
2035

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NOTE TO READER:

The PROS Element is fully updated for consistency with the proposed PROS Plan. Much of the policy direction from the previous element was still applicable in the new plan. Plan Goals stayed the same. Two types of changes were made to the policy language:

- policy direction remained the same but the policy number changed. These policies are highlighted in blue.
- new direction was added. These policies are highlighted in yellow.

Minor, non-substantive changes in language to clarify, simplify, or streamline communications are not explicitly shown.

Maps

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This Element addresses the present and future park, recreation, and open space needs of those living and working in SeaTac. It is closely coordinated with the Land Use, Housing and Human Services, Transportation, Capital Facilities, and Environment Elements.

Relationship to the Parks, Recreation, and Open Space Plan

The 2020 Parks, Recreation, and Open Space Plan (PROS Plan) is the primary guiding document for this Element. It provides supporting information and specific guidance on the goals and the policies in the PROS Element. The PROS Plan consists of:

- An overview of the City’s population and its characteristics;
- Information about the PROS Planning process, including demands and needs;
- Major issues, goals, and objectives;
- A 10-year repair and replacement plan;
- An inventory of the City’s parks;
- Information about the Department’s programs; and
- Recommendations for implementation.

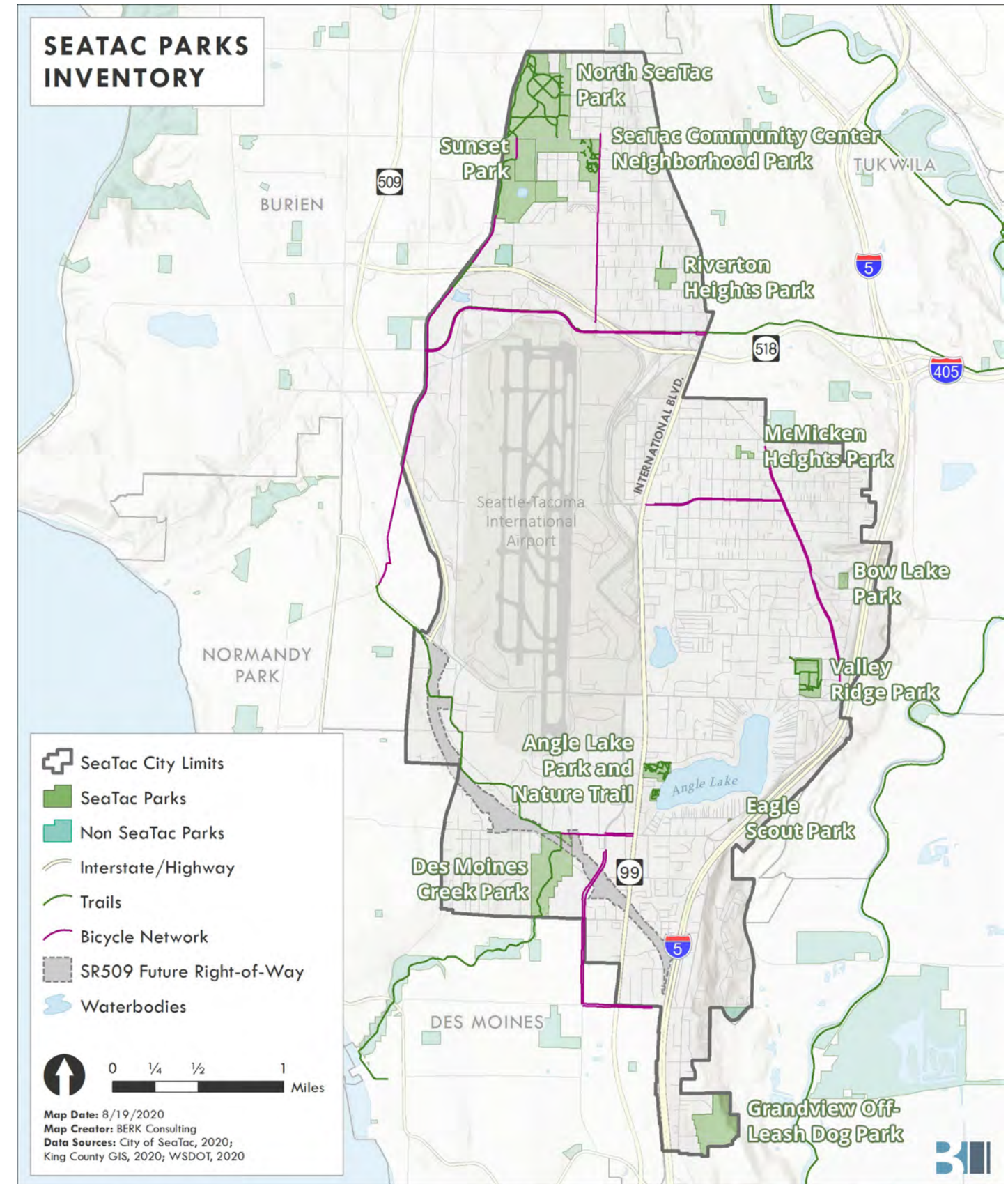


MAJOR CONDITIONS



SeaTac is a growing community in an area that is already highly developed. Growth will occur primarily through redevelopment, whether it is for residential, business, or civic uses such as parks and recreation. Given such conditions future development of the parks system is anticipated to address the following issues:

- The provision of neighborhood and community park amenities within ½ mile of all residents. In denser urban areas near light rail stations or the City Center a ¼ mile standard is targeted.
- The development of existing park lands by adding new facilities and amenities in accordance with community needs.
- Emphasis on connecting parks to each other and other civic facilities through a comprehensive set of trails.
- Adding indoor facilities to the City’s inventory to support recreation programming, community gathering, and activity options during inclement weather.
- Continued investment in the maintenance and operations of the system as it grows.
- Balancing active and passive recreation facilities to meet community needs.



Map 10.1. SeaTac Parks Inventory

GOALS AND POLICIES



This section contains SeaTac's parks, recreation, and open space goals and policies. Goals demonstrate the conditions that SeaTac is striving for in the development of its parks and recreation system. The policies provide the direction needed to achieve each goal's intent. *Please note that the goals and objectives in the Parks, Recreation, and Open Space plan are the same as the policies of the Comprehensive Plan.*

Parks, Recreation, and Open Space Vision

SeaTac provides innovative parks, recreation, and open spaces that are welcoming and available to all people in the community for health, fun, and community building.

GOAL 10.1

Provide diverse active and passive recreational opportunities through a parks, open spaces, interlinking trails, programs, events, and community centers system.

Developing an efficient, quality park, and recreation system and program requires sound planning for the future. The City of SeaTac established level of service measures to guide the development of the system as its population grows and changes.

Policy 10.1A

Use the level of service for Capital Investments as the primary measure of SeaTac's ability to provide parks facilities that keep pace with population growth.

While other level of service (LOS) measures guide the development of a PROS system that meets a wide variety of community needs and demands, the Capital Investments LOS is the best measure of whether the system is keeping pace with overall community growth.

Policy 10.1B

Use the PROS Capital Improvement Program as the primary source for identifying park projects.

The PROS plan includes a detailed Capital Improvement Plan (CIP) covering a 6-year and 10-year period. The PROS plan's CIP serves as an aid in obtaining outside funding for park projects.

Policy 10.1C

Use the level of service for Operations and Maintenance to ensure the quality of PROS facilities and programs as the community grows.

Operations and Maintenance LOS is a helpful measure to ensure that as the parks system grows the City has adequate budget to maintain the existing system.

Policy 10.1D

Add community and neighborhood park facilities with a blend of active and passive facilities to achieve the adopted level of service standard.

SeaTac residents identified the importance of having both active and passive facilities in the parks system. Parks facilities serve many different community needs including spaces for maintaining mental and physical health, community gathering, entertainment, and experiencing the natural world. Special use parks in the urban center may also be counted and community and neighborhood park facilities.

Policy 10.1E

Expand existing Community Center facilities or add new indoor facilities to maintain the adopted level of service.

Indoor facilities are multi-purpose spaces that support recreation programming, community gathering, and respite from inclement weather. New indoor facilities may be added by increasing the number or square footage of City facilities, or through cooperative agreements with community partners.

Policy 10.1F

Develop a system of distinctively designed recreational trails (pedestrian/jogging/bicycle/horse) throughout SeaTac, both within and between parks, that provide better access by connecting parks and recreation facilities to the local and regional trail system.

Recreational trails provide linkages between parks that enhance public enjoyment of natural features within the City, improve mobility and access, and promote public health.

Policy 10.1G

Continue the City's existing process to evaluate recreational needs through a variety of methods including input from community members such as advisory committees, surveys, and findings from the PROS Plan.

Developing an efficient, quality park and recreation system and program requires sound planning. Planning requires continual public participation to assure that the community's desires are identified and addressed. Advisory committees are an effective means to include public participation.



See the Land Use Element Goal 2.6 on preserving open space through a Park land use designation.



See the Land Use Element's Healthy, Equitable, and Connected Communities Goal 2.2.



See multimodal transportation goals in the Transportation Element.

Gap and Opportunity Maps

The purple circles on the Gap and Opportunity Maps show priority areas for PROS system development. Policies 10.2 B, 10.2C, and 10.2 D use these maps to identify areas where residents are not currently served by a SeaTac PROS facility within 1/2 mile.

- SeaTac Parks and Recreation facilities are shown in dark green.
- The light green area shows parcels within a 1/2 mile walk of a SeaTac PROS facility.
- The yellow area shows parcels that are within a 1/2 mile of a school facility but more than 1/2 mile from a SeaTac PROS facility.
- Purple circles indicate general areas for new facilities and are not specific development proposals.

GOAL 10.2

Preserve and acquire land for a comprehensive system of parks, open spaces, and trails that responds to the recreational, environmental, health, and aesthetic needs and desires of park users.

New PROS facilities may come through new acquisition, but also through expansion or improvement of existing facilities, or through cooperative agreements with other public and non-profit agencies. While Goal 10.1 and adopted level of service measures guide the types and amount of facilities needed to grow SeaTac's system as the city's population increases, this goal directs the distribution of parks facilities and recreational programming within the system. The City has consistently aimed to achieve the policy of all residents living within a 1/2 mile walk of a neighborhood or community park. This ensures geographic equity and accessibility to the health and recreation benefits of these facilities. Within the City's Urban Center, and especially in the areas surrounding the light rail stations at Angle Lake, the City Center, and S 154th Street, SeaTac should strive to provide parks within 1/4 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.

Policy 10.2A

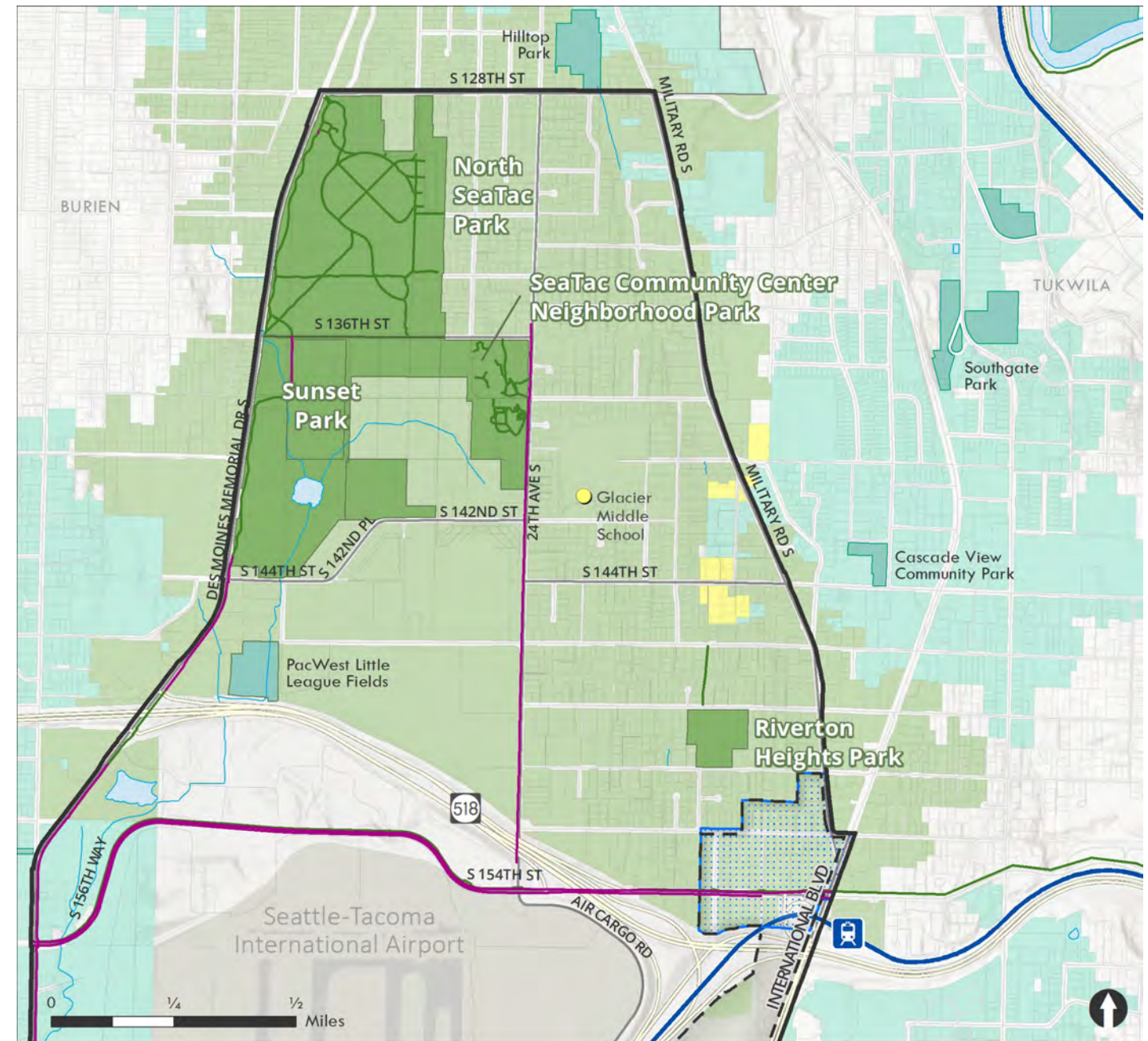
Continue City efforts to expand the PROS system so that all residents live within one-half mile of a community or neighborhood park.

Park facilities with opportunities for active and passive recreation are essential for a thriving community. Facilities within a half mile provide for a walkable system. Special Use parks in the Urban Center may be counted as community or neighborhood parks.

Policy 10.2B

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

- The proposed acquisition serves an identified gap area, as shown on the Gap and Opportunity Maps.
- 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 1/2 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 or special use park in the Urban Center.



Public Facilities

- SeaTac Parks
- Non SeaTac Parks
- Schools

Service Areas

- SeaTac Parks - 1/2 Mile Parcels
- Non SeaTac Parks - 1/2 Mile Parcels
- SeaTac Schools - 1/2 Mile Parcels



SeaTac City Limits



Park and Gap Opportunity Areas



Urban Center Boundary



Station Areas



Parcel Outlines



Light Rail Station



Link Light Rail



Trails

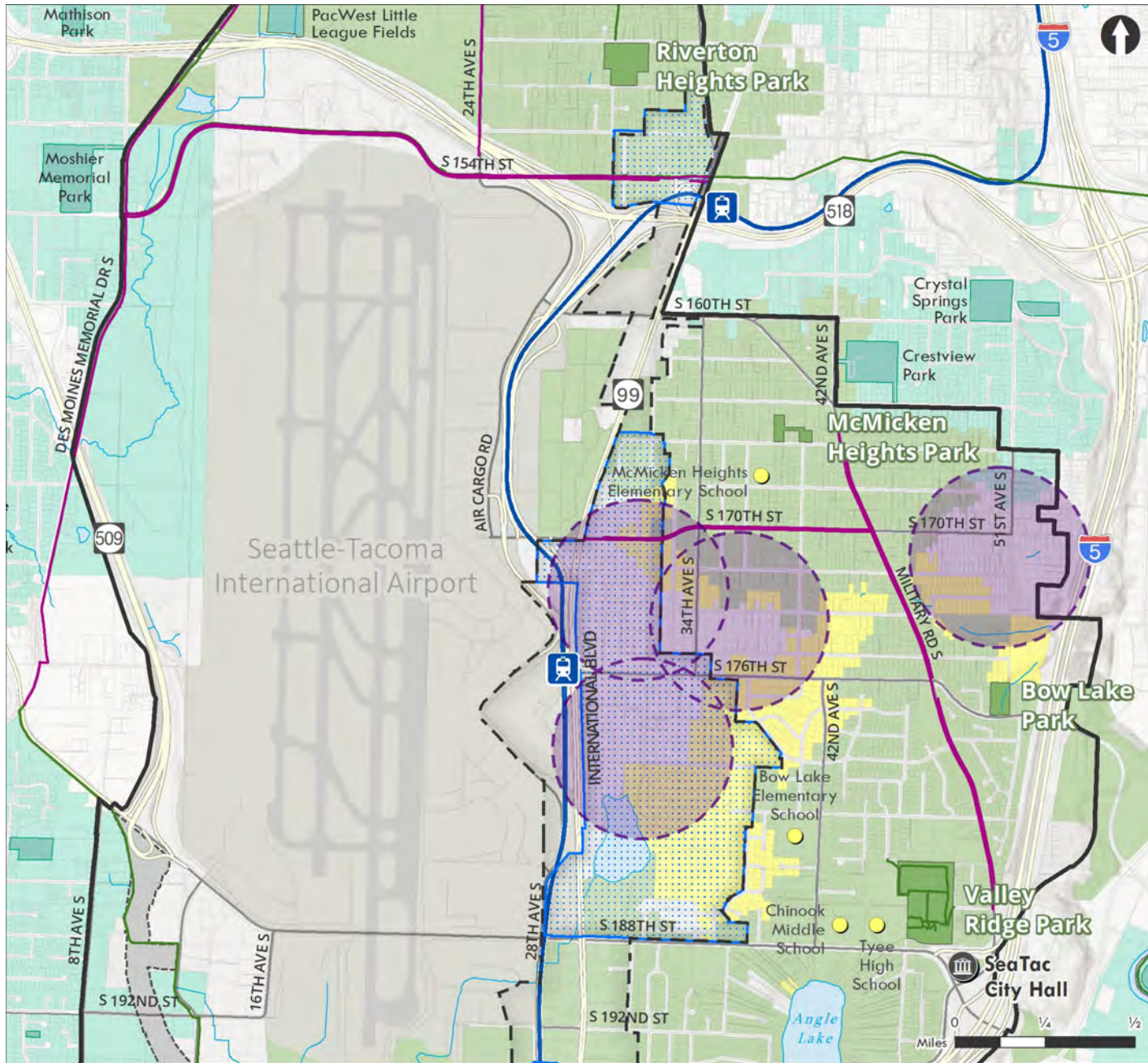
Bicycle Network

Waterbodies

Note: Public Facilities Service Areas is defined by travelling 1/2 mile on streets or trails from a SeaTac park, SeaTac School, or Non SeaTac Park. Distances from parks are calculated along a network consisting of SeaTac and King County street centerlines and trails. A 50 ft. buffer was used on the parks layer in order to ensure intersection between the transportation network used and the park boundary. Any intersection where a trail or road crosses a park boundary is considered an access point for that given park, and is used as a point from which distance traveled is calculated. It is noted that more accurate access points were not available in GIS format for this analysis.

Map Date: 8/19/2020, Map Creator: BERK Consulting
Data Sources: City of SeaTac, 2020; King County GIS, 2020; WSDOT, 2020

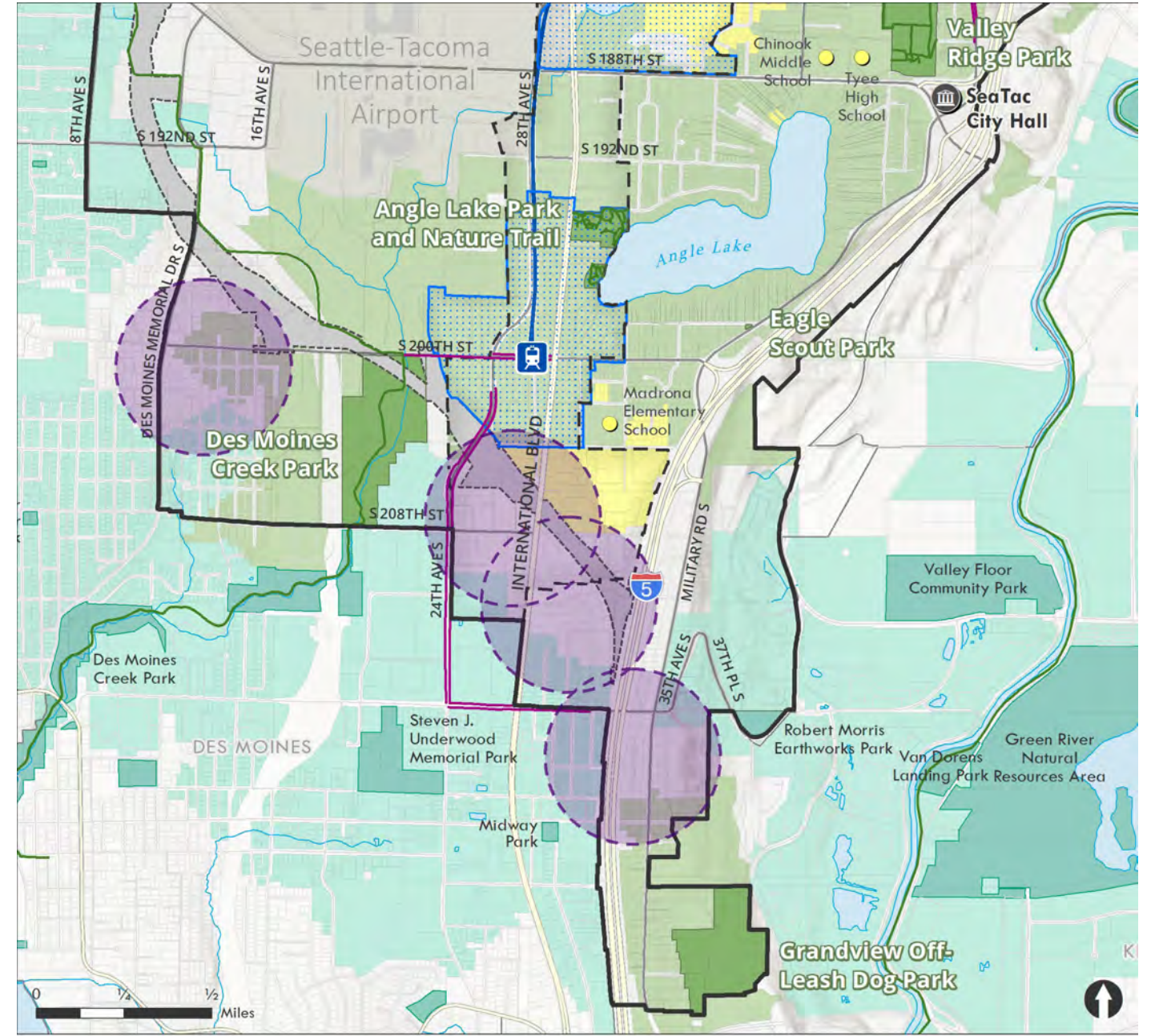
Map 10.2. Gap and Opportunity Map - North



| | | | |
|--------------------------|-------------------------------------|--------------------------------|---------------------------|
| Public Facilities | SeaTac Parks | Park and Gap Opportunity Areas | Bicycle Network |
| | Non SeaTac Parks | Urban Center Boundary | SR509 Future Right-of-Way |
| | Schools | Station Areas | Waterbodies |
| Service Areas | SeaTac Parks - 1/2 Mile Parcels | Parcel Outlines | |
| | Non SeaTac Parks - 1/2 Mile Parcels | Light Rail Station | |
| | SeaTac Schools - 1/2 Mile Parcels | Link Light Rail | |
| | | Trails | |

Note: Public Facilities Service Areas is defined by travelling 1/2 mile on streets or trails from a SeaTac park, SeaTac School, or Non SeaTac Park. Distances from parks are calculated along a network consisting of SeaTac and King County street centerlines and trails. A 50 ft. buffer was used on the parks layer in order to ensure intersection between the transportation network used and the park boundary. Any intersection where a trail or road crosses a park boundary is considered an access point for that given park, and is used as a point from which distance traveled is calculated. It is noted that more accurate access points were not available in GIS format for this analysis.

Map Date: 8/19/2020, Map Creator: BERK Consulting
Data Sources: City of SeaTac, 2020; King County GIS, 2020; WSDOT, 2020



| | | | |
|--------------------------|-------------------------------------|--------------------------------|---------------------------|
| Public Facilities | SeaTac Parks | Park and Gap Opportunity Areas | Bicycle Network |
| | Non SeaTac Parks | Urban Center Boundary | SR509 Future Right-of-Way |
| | Schools | Station Areas | Waterbodies |
| Service Areas | SeaTac Parks - 1/2 Mile Parcels | Parcel Outlines | |
| | Non SeaTac Parks - 1/2 Mile Parcels | Light Rail Station | |
| | SeaTac Schools - 1/2 Mile Parcels | Link Light Rail | |
| | | Trails | |

Note: Public Facilities Service Areas is defined by travelling 1/2 mile on streets or trails from a SeaTac park, SeaTac School, or Non SeaTac Park. Distances from parks are calculated along a network consisting of SeaTac and King County street centerlines and trails. A 50 ft. buffer was used on the parks layer in order to ensure intersection between the transportation network used and the park boundary. Any intersection where a trail or road crosses a park boundary is considered an access point for that given park, and is used as a point from which distance traveled is calculated. It is noted that more accurate access points were not available in GIS format for this analysis.

Map Date: 8/19/2020, Map Creator: BERK Consulting
Data Sources: City of SeaTac, 2020; King County GIS, 2020; WSDOT, 2020

Map 10.3. Gap and Opportunity Map - Central

Map 10.4. Gap and Opportunity Map - South

New land acquisitions are opportunities for creating a stronger linkage between the PROS system and citywide goals for equity, transportation, and land use. The PROS plan contains additional information on balancing these priorities.

Policy 10.2C

Prioritize the expansion, redevelopment, or improvement of existing vacant or underutilized facilities using the following criteria:

- The proposed facility serves an identified gap area, as shown on the Gap and Opportunity Maps.
- 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 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 expansion, redevelopment, or improvement serves a high population density, or accessible by frequent transit service (twice per hour or better).
- The proposed facility addresses the need for additional active recreational facilities as identified through the PROS Plan or other community engagement processes such as athletic fields, dog parks, or other special use needs.

It is anticipated that the PROS system will mostly grow through redevelopment and expansion. Applying these priorities helps to identify projects that fulfill the most objectives of the PROS plan and other City initiatives. The PROS plan contains additional information on balancing these priorities.

Policy 10.2D

Identify lands appropriate for park and open space purposes including:

- Natural areas and features with outstanding scenic or recreational value;
- Lands that may provide public access to creeks and lakes;
- Lands that visually or physically connect natural areas or provide important linkages for recreation, plant communities, and wildlife habitat;
- Lands valuable for active and passive recreation, such as athletic fields, trails, fishing, swimming, or picnic activities on a regional or community-sized scale;

- Lands that provide an appropriate setting and location for community center facilities or park land, if the needs evaluation reflects a deficiency; and
- Park land that enhances the surrounding land uses.
- Lands that provide access to residents that are currently more than ½ mile from an existing park, recreation, or open space facility.

Land acquisition requires considerable forethought since land is expensive and commits the City to maintenance responsibilities. Benefits of park and open space acquisition include establishing greenbelts, reserving wildlife habitat, protecting natural features, connecting people to open space, and providing access to water, unique recreational opportunities, and social gathering places.

While parks and open space have benefits, impacts on surrounding land uses should be considered when evaluating alternative sites. Impacts may include traffic, noise, and lighting. The evaluation should consider how the park will relate to the surrounding neighborhood and other adjacent land uses.

Policy 10.2E

Establish and require recreation and open space in new commercial and residential development, especially in new multifamily development.

The City should require on-site recreational opportunities (e.g., shared open space, pocket parks, plazas, decks, balconies, and small yards) in townhouse, residential medium high and high density, and residential high mixed use land use designations, especially in areas identified as deficient in neighborhood parks. In addition, commercial and mixed-use developments should be required to provide publicly accessible open space, seating, gathering areas, and/or other recreational opportunities.

GOAL 10.3

Provide a balanced, quality park and recreational system and offer a wide range of park and recreational facilities to community members and visitors of various ages and physical capabilities, cultural backgrounds, abilities, incomes, and participation levels.

SeaTac is a growing community of people from diverse backgrounds and cultures and visited by people from around the world. Parks and recreation facilities promote healthy and active lifestyles, help build community identity, and are significant public amenities. As such they need to be accessible and affordable to people of all ages, cultural and ethnic backgrounds, incomes, physical abilities, and participation levels. People rely on public parks for physical and mental health, entertainment, play, recreation, and socialization opportunities. It is important to continue developing the system to serve a wide range of community needs and interests.



See multimodal transportation goals in the Transportation Element.



Also see multifamily and commercial design guidance in the Community Design Element.



See Land Use Element's Citywide Land Uses section and map for land use designations information.

Policy 10.3A

Develop recreation facilities and programs that accommodate a range of ages, cultures, and activities.

As community demographics change, the City should provide adequate facilities for community members of a range of ages. Facilities targeted to specific age groups include playgrounds, swings, or slides for children; basketball courts, baseball fields, or skate parks for youth; trails or wildlife viewing areas for adults; and picnic areas for all ages. Community centers should offer programs and activities oriented toward children, youth, adults, and older adults.

Policy 10.3B

Provide recreational opportunities that do not discriminate against any participant, regardless of race, creed, color, sex, or special need, and eliminate barriers to special populations, such as elderly, physically challenged, and economically disadvantaged people.

To be socially accessible, park and recreational facilities should be available to all segments of the population, regardless of social status or other considerations. Park programming should be geared to a wide range of age groups and interests. In addition, City parks and recreation should not discriminate based on the race, creed, sex or other special needs of the participants.

Policy 10.3C

Develop and expand community-oriented enrichment programs and events that are affordable, responsive to expressed demands, and address identified community needs.

Quality, accessible, affordable recreational programming is important, particularly for the growing population of children, youth, and older adults. Programming has the potential to foster community identity and support, which can help immigrant populations feel more at home in the community. Access to all programs and an adequate range of activities that appeal to different segments of the community is a paramount consideration.

Policy 10.3D

Bring innovative recreation opportunities to SeaTac that serve the community and distinguish the City from surrounding communities.

SeaTac has a history of developing unique facilities and programs that reflect the needs, interests, cultures, and abilities of residents such as the BMX bike track, cricket pitch, concert stage, futsal court, or disc golf course. These amenities are valued by residents and provide a diverse set of opportunities for recreation, fun, health, and entertainment.

Policy 10.3E

Provide opportunities to connect to health and human services resources through the parks and recreation system.

Often those in need of health and human services assistance gravitate toward parks and recreation amenities as a source of shelter, resources, and assistance. Community centers, parks facilities, and recreation programs provide an opportunity to connect those in need to community resources that can help them.

GOAL 10.4

Maintain, remodel, and upgrade park and recreational facilities to respond to changing uses and attain and preserve operational efficiency.

Maintenance of the parks system is a priority to SeaTac residents because they value the amenities of the system and wish to ensure the safety and usability of their investment.

Policy 10.4A

Periodically review buildings and other park improvements to determine if the public's needs are being met and make changes as necessary to meet those needs efficiently.

Park staffing, programming, and operations should be reviewed periodically in relationship to safety, efficiency, desired level of service, and community input. Park surveys should be distributed to document changes in public sentiment and general public need.

Policy 10.4B

Design, maintain, and modify parks and recreational facilities in a manner that ensures the public's safety and accessibility, allows year round use, and results in low public maintenance costs when possible.

As needs change and existing facilities age, redevelopment of existing facilities may occur. Redevelopment should meet changing needs and promote safety and accessibility. The Americans with Disabilities Act requires that all parks are reasonably accessible to all community members. The City should evaluate parks and develop a renovation plan to address accessibility and safety issues. Additionally, the City should monitor and evaluate low public maintenance techniques wherever applicable.

Policy 10.4C

Provide clean, safe, and attractive parks for public use through a maintenance program commensurate with the intensity of use and character of the park and facilities.

The City should consider all acquisition and development projects in the context of future maintenance responsibilities. Well maintained parks encourage use and promote community pride.

Policy 10.4D

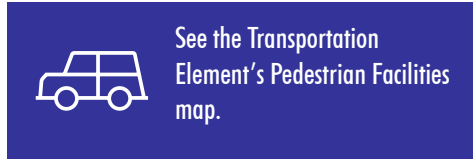
Encourage volunteer and civic groups to take part in appropriate periodic maintenance and improvement of park facilities.

To offset some maintenance costs and promote community identity and involvement, civic and community-based organizations should be encouraged to participate in maintenance activities.

Policy 10.4E

Minimize parks and recreational facilities' impacts (e.g., noise, security, lighting, and traffic) on adjacent neighborhoods.

City review of new development should minimize or eliminate parks impacts upon adjacent uses.



GOAL 10.5

Ensure safe and convenient access to recreational lands, facilities, and programs.

Parks and recreation facilities should be physically and socially accessible. This includes locating larger regional and community parks in locations that are easily accessed by car or public transit and by linking facilities through a system of trails, sidewalks, and bike lanes consistent with SeaTac's non-motorized transportation plans.

Policy 10.5A

Locate major recreational facilities that generate large amounts of traffic (e.g., ballfields) on sites with public transit and direct arterial street access.

Park and recreation facilities should be physically and socially accessible. To be physically accessible, heavily-trafficked parks should be located along major transportation routes at public transit stops.

Policy 10.5B

Promote uniform signage and lighting throughout the City's system of parks, open space, and trails.

Signage and lighting promote safety and wayfinding in City parks and recreation facilities.

Policy 10.5C

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

Wayfinding in the community helps to connect parks to the community.

Policy 10.5D

Coordinate parks, open space, pedestrian walkways, bike paths, and urban trail system development with the area's unique open space settings including wetlands, creeks, greenbelts, and other environmentally sensitive or historic sites.

Public and private development of pedestrian, bicycle, and equestrian trails should be integrated with natural and historic features

GOAL 10.6

Cooperate with governmental agencies, special districts, nonprofit organizations, and private businesses in providing publicly accessible open space, park facilities, and recreation services.

Intergovernmental and interagency coordination is important to extend the reach of recreational facilities across boundaries and increase potential funding sources. SeaTac has many potential partners such as the Port of Seattle, adjacent Cities, King County, the Highline School District, the YMCA, and multiple utility districts. Coordination with others may provide permanent or temporary solutions to addressing PROS system needs.

Policy 10.6A

Collaborate with agencies, special districts, and other Cities to develop and utilize the community's recreational capabilities.

SeaTac's partners include the Port of Seattle, adjacent Cities, King County, the Highline School District, and multiple utility districts. The Port of Seattle has, through its noise acquisition program, acquired large areas of property within the City of SeaTac that could be used for community trails and open space. In addition, shared use of transportation rights-of-way can provide trail and open space linkages, such as the SR 509 extension or the 28th/24th arterial corridors. Also see Transportation Element strategies. See related Policy 10.3B. See the Transportation Element for right-of-way plans.

Policy 10.6B

Work with local school districts to maximize the use of school facilities as activity and recreation centers for all ages.

Locating youth programs at the school facilities provides easy access to this sometimes difficult to reach user group. Youth facilities and programs have been identified by the public as important elements in the City recreation programming and facility development.

Policy 10.6C

Encourage cooperative planning and use of recreational facilities with private businesses, nonprofit organizations, and other groups in the City.

The City has active volunteer groups, private community clubs, and businesses that operate facilities and recreation programs. Cooperating with these groups extends opportunities for local residents and employees, reduces duplication, increases the success of grant applications, and provides funding and staffing in addition to City sources.

Policy 10.6D

Pursue a variety of funding and assistance mechanisms for park acquisition and development, including public funding, outside funding, shared use of transportation rights-of-way, and dedications from large residential and commercial developments.

City and non-City funds and creative sharing agreements are available for developing parks and recreation opportunities. Non-City sources include funding and services that are offered through County, State, and national agencies; volunteer donations; and development and other negotiated agreements. These sources can be used to increase park capital improvement funding.

Policy 10.6E

Involve private businesses, service organizations, and neighborhood groups in planning and developing recreational opportunities for neighborhoods and the community.

The City should encourage private businesses, service organizations, and the general public to participate in the park and recreation process. Many community service groups are interested in doing projects which benefit local residents. The City can promote private involvement by identifying needs and providing support.

GOAL 10.7

Develop community-wide recreational resources which respond to and are consistent with unique site characteristics and community desires.

North SeaTac Park

Policy 10.7A

Develop North SeaTac Park in accordance with the North SeaTac Park Master Plan and Airport land use and safety guidelines.

North SeaTac Park, which is still partially undeveloped, is a community-wide resource with great potential for addressing park and recreational needs. The North SeaTac Park Master Plan details proposed development for the North SeaTac Park. As a park just north of the Airport's runways, the Master Plan takes into account Airport land use and safety guidelines.

Policy 10.7B

Preserve the area surrounding Tub Lake as a natural wetland and increase opportunities for public enjoyment of the area.

Tub Lake is a natural peat bog existing since prehistoric times and a valuable resource for natural aquifer recharge. It has opportunities for interpretive interaction, passive use boardwalks, and wildlife viewing. As such, it should be preserved and protected.

Policy 10.7C

Develop environmentally sensitive public trails connecting the Lakes to Sound Trail to SeaTac Community Center and natural features such as Tub Lake and adjacent wetlands.

The Lakes to Sound Trail, especially the section along Des Moines Memorial Drive, offers opportunities to connect with natural features, such as Tub Lake and adjacent wetlands. With improved access, these resources can be both recreational and educational. Environmentally sensitive trails could include foot, bike, and/or equestrian trails as appropriate.

Des Moines Creek

Policy 10.7D

Preserve the Des Moines Creek area and extend the Des Moines Creek Trail north to Miller Creek and North SeaTac Park with connections to the Lakes to Sound Trail.

The community continues to express support for preservation and passive use of Des Moines Creek. The Des Moines Creek Park property is characterized by a wooded ravine with a creek, which begins at S. 200th Street in SeaTac and continues south to Puget Sound in the City of Des Moines. The Pedestrian Facilities map (see Transportation Element) identifies a trail extension continuing northward along the SR-509 right-of-way. In addition to its recreational value, Des Moines Creek's importance as a fish and wildlife habitat area will be enhanced by this policy.

Policy 10.7E

Work with the Washington State Department of Transportation (WSDOT) on land south of S. 200th Street as open space for the enjoyment of local residents and prohibit vehicular traffic from these open space areas.

The natural character of the ravine provides a type of open space which is not found in other areas of the City. The corridor also accommodates a rich array of wildlife and wildflowers, as well as access to a water environment within the City. Retaining these features is important to the quality of this park experience.

Bow Lake

Policy 10.7F

Seek public access to waterfront area(s) of Bow Lake.

Bow Lake is located within a highly urbanized area, surrounded by private commercial development and parking. With acquisition or negotiation of public access and new development to attract activity, Bow Lake could provide a recreational resource in this area.

Historical and Archaeological Resources

Policy 10.7G

Retain significant historical and archaeological resources.

Historical and archaeological resources contribute to community character and maintain ties to the past.

RECOMMENDED IMPLEMENTATION STRATEGIES



This section identifies the specific steps, or **implementation strategies**, that achieve this element's policies. It also identifies the group(s) with **primary responsibility** for carrying out each strategy and the expected **time frame** within which the strategy should be addressed. Policy summaries are included in the table for reference.

As the Primary Responsibility column indicates, many of the implementation strategies will be initially undertaken by a specified board or commission. In most cases, the City Council will analyze the specific board/commission recommendation and make the final decision about how to proceed.

The time frame categories are defined as follows:

Short-Term one to five years

Medium-Term six to 10 years

Long-Term 11 to 20 years

Ongoing the strategy will be implemented on a continual basis

The time frames are target dates set regularly when the City Council adopts amendments to the Comprehensive Plan.

The list of proposed implementation strategies is a minimum set of action steps and is not intended to limit the City from undertaking other strategies not included in this list.

(Please note that the implementation below is the same as in in the PROS Plan)

| Policy | Implementation Strategies | Primary Responsibility | Time Frames |
|--|--|------------------------|-------------|
| Goal 10.1 Provide Recreational Opportunities | | | |
| 10.1A | Review this level of service biennially. | Staff | Ongoing |
| Capital Investments are the primary LOS | | | |
| 10.1B | Update the Capital Improvement Program (CIP) for parks and recreation facilities on a biennial basis to reflect current needs and community interests. | Staff, City Council | Ongoing |
| Use the PROS Plan's capital improvement program to identify potential projects | Include the Parks CIP in the city's capital facility planning and budget process. | City Council | Ongoing |
| 10.1C | Review this level of service biennially. | Staff | Ongoing |
| Operation and Maintenance LOS | | | |
| 10.1D | Use data collected in the PROS Plan and community input on parks planning processes to meet community demands for active and passive uses. | Staff | Ongoing |
| Blend active and passive uses in Community and Neighborhood Park facilities | | | |
| 10.1E | Expand the SeaTac community center when needed. | Staff, City Council | Medium-term |
| | Expand the Valley Ridge community center when needed. | Staff | Short-term |
| | Coordinate use of the YMCA facility. | Staff, City Council | Ongoing |
| | Coordinate with community partners to use existing facilities, such as schools. | Staff, City Council | Ongoing |
| Expand indoor facilities | | | |

| Policy | Implementation Strategies | Primary Responsibility | Time Frames |
|--|---|-----------------------------------|-------------|
| 10.1F Develop a recreational trails system. | Enable incentives to encourage major new developments greater than a certain size to incorporate an open space/ pedestrian pathway element into their site plan based on the pedestrian facilities plan (see transportation element). It should be designed to link together existing or future open space/ pedestrian paths from adjacent properties to the greatest extent possible (for example, a boardwalk along a portion of Bow Lake), or provide "in lieu of" fees. | Planning Commission, City Council | Short-term |
| | Identify internal and external funding sources for open space/pedestrian pathways when appropriate and possible. | Staff, City Council | Ongoing |
| | Coordinate with adjacent cities and other relevant agencies to develop or expand connections to designated regional open space/pedestrian trails. | Staff, City Council | Ongoing |
| 10.1G Evaluate parks and recreation needs | Revise the Parks, Recreation, and Open Space Plan every six years to maintain grant eligibility. | Staff | Ongoing |
| | Continue to incorporate parks, recreation, and open space-related questions into the recurring citywide resident survey. | Staff | Ongoing |
| | Meaningfully engage community members (e.g., conduct public meetings) for major park renovation projects. | Staff | Ongoing |

| Policy | Implementation Strategies | Primary Responsibility | Time Frames |
|---|--|--|-------------|
| Goal 10.2 Preserve and Acquire Recreational Land | | | |
| 10.2A Achieve geographic equity by providing a park facility within one half mile of each resident | Prioritize acquiring and developing the proposed Lake to Sound trail. | Staff, City Council | Ongoing |
| | Protect environmentally critical areas and classify as open space, where appropriate, including heavily forested scenic areas. | Staff, City Council | Ongoing |
| | Review and consider increasing incentives for public open space dedication in SeaTac's Urban Center. | Planning Commission, City Council | Short-term |
| | Prioritize acquisitions that increase access for residents more than 1/2 mile from an existing park, recreation, or open space facility. | Staff | Ongoing |
| 10.2B Priorities for acquisition of new lands for Parks and Recreation | Apply priority criteria to all proposals for new parks and recreation facility acquisitions. | Staff, City Council | Ongoing |
| 10.2C Priorities for expansion or redevelopment of Parks and Recreation facilities | Apply priority criteria to all proposals for expansion or redevelopment of parks and recreation facilities. | Staff, City Council | Ongoing |
| 10.2D Identify appropriate land for park and open space preservation and acquisition | Develop a long-range plan that identifies desirable areas for future park and trail location. | Staff, Planning Commission, City Council | Short-term |
| | Identify important urban open spaces in conjunction with new transportation development. | Planning Commission, City Council, Staff | Ongoing |
| | Discuss noise remedy land with the Port of Seattle regarding its appropriateness for use as parks or trails. | Staff | Ongoing |
| | Prioritize acquisitions that increase access for residents more than 1/2 mile from an existing park, recreation, or open space facility. | Staff | Ongoing |
| 10.2E Require open space in new development. | Review and revise, as necessary, development regulations requiring open space or recreation space for new development as part of the required periodic Comprehensive Plan review and update. | Planning Commission, City Council | Ongoing |

| Policy | Implementation Strategies | Primary Responsibility | Time Frames |
|--|---|------------------------|-------------|
| Goal 10.3 Develop Parks and Recreation Facilities | | | |
| 10.3A Develop a range of facilities for all ages, cultures, and abilities. | Inventory existing facilities and major user groups and identify deficiencies. | Staff | Short-term |
| | Engage community organizations and school groups to help identify recreational demands and community needs. | Staff, City Council | Ongoing |
| | Continue to pursue partnerships that expand recreational opportunities through increased funding or shared facilities or programs (e.g., Highline School District). | Staff, City Council | Ongoing |
| 10.3B Provide nondiscriminatory recreational opportunities and eliminate barriers to special populations. | Improve access to all local parks per Americans with disabilities Act (ADA) requirements. | City Council | Ongoing |
| | Design all new parks to barrier-free standards. | Staff | Ongoing |
| | Supply transportation to senior citizen activities whenever possible. | City Council | Ongoing |
| | Provide free or low-cost programs; make programs requiring fees accessible to low income people through scholarships. | Staff | Ongoing |
| 10.3C Develop community-oriented enrichment programs that respond to needs | Continue to request funding for human services needs through the Community Services Advisory Committee. | Staff | Ongoing |
| | Partner with Highline schools to expand recreation opportunities for youth. | | Ongoing |
| | Continue to offer low cost community-wide events such as dances and carnivals. | Staff, City Council | Ongoing |
| | Continue working with community groups to develop and improve citywide special events such as parades, festivals, holiday banners, juried art exhibits, and festive displays. | City Council, Staff | Ongoing |
| 10.3D Bring innovative recreation opportunities to SeaTac | Identify opportunities for unique and diverse recreation in SeaTac through community input and changes in recreation demand and trends. | Staff | Ongoing |

| Policy | Implementation Strategies | Primary Responsibility | Time Frames |
|--|---|------------------------|-------------|
| 10.3E Use parks and recreation to connect people in need to health and human services | Maintain referral and resource lists for free and low-cost health and human services that can be distributed to those in need in parks and recreation facilities. | Staff | Ongoing |
| | Identify internal and external funding sources for open space/pedestrian pathways when appropriate and possible. | Staff, City Council | Ongoing |
| | Coordinate with adjacent cities and other relevant agencies to develop or expand connections to designated regional open space/pedestrian trails. | Staff, City Council | Ongoing |
| | Work with WSDOT regarding use of the SR 509 right-of-way for the Lakes to Sound trail. | Staff | Ongoing |
| Goal 10.4 Redevelop and Maintain Facilities | | | |
| 10.4A Review facilities periodically and make changes in response to public needs and efficiency | Conduct a facility review at least once a year with park maintenance, programming, and planning personnel; document findings for project planning purposes. | Staff | Ongoing |
| | Utilize the Repair and Replacement fund to maintain parks and facilities. | Staff | Ongoing |
| 10.4B Design, maintain and modify parks to enhance safety, accessibility and versatility, and lower maintenance costs | Conduct periodic meetings to coordinate and exchange information with various city departments and personnel (planning, programming, and maintenance). | Staff | Ongoing |
| | Follow established safety standards when designing new children's play areas in local parks. | Staff | Ongoing |
| | Evaluate low maintenance techniques and use where appropriate. | Staff | Ongoing |
| | Review past safety records of parks prior to new development or renovation planning. | Staff | Ongoing |

| Policy | Implementation Strategies | Primary Responsibility | Time Frames |
|--|---|------------------------|-------------|
| 10.4C Maintain parks commensurate with intensity of use and character of park | Develop and publish a maintenance plan that prevents degradation of park facilities while allowing for normal usage. | Staff | Short-term |
| | Continue to use the Repair and Replacement fund to keep parks and facilities in top condition. | Staff | Ongoing |
| 10.4D Encourage volunteer participation in maintenance and improvement projects | Staff periodic volunteer work days. | Staff | Ongoing |
| | Develop an Adopt-A-Park program. | Staff, City Council | Short-term |
| | Continue to work with groups (e.g., Highline SeaTac Botanical Garden, disc golf, and BMX groups) to maintain their areas. | Staff | Ongoing |
| 10.4E Minimize impacts to adjacent neighborhoods | Close parks at a reasonable hour to discourage misuse and excessive evening noise. | City Council | Ongoing |
| Goal 10.5 Ensure Safe and Convenient Access | | | |
| 10.5A Locate traffic-generating facilities on sites with direct access | Coordinate the location of planned facilities with bicycle and pedestrian routes, transit stops, and vehicle access. | City Council | Ongoing |
| 10.5B Provide lighting and signage in parks | Design lighting and signage to improve safety and wayfinding in parks. | Staff | Ongoing |
| 10.5C Provide lighting and signage to parks | Design lighting and signage to improve wayfinding and access to parks. | Staff | Ongoing |
| 10.5D Coordinate park development with unique local natural and historic features | Overlay the long-range park plan, including trails, with a map showing the area's unique features such as wetlands, creeks, and other environmentally sensitive or historic sites. evaluate access to these resources, and document for future park plan revisions. | Staff | Short-term |
| | Work with WSDOT regarding use of the SR 509 right-of-way for the Lakes to Sound trail. | Staff | Ongoing |

| Policy | Implementation Strategies | Primary Responsibility | Time Frames |
|---|--|------------------------|-------------|
| Goal 10.6 Promote Intergovernmental Coordination | | | |
| 10.6A Promote collaboration with agencies, organizations, and businesses in recreational and cultural development | Seek private and public sponsorship for special parks, recreation, and cultural programs. | Staff | Short-term |
| | Participate in regional planning efforts that might affect local residents, even if projects are outside the city. | Staff, City Council | Ongoing |
| | Seek partnerships with community groups for tree planting programs and other park and open space improvements. | Staff | Ongoing |
| | Encourage easements on public or private lands for recreation. | Staff, City Council | Ongoing |
| | Schedule programs annually from the YMCA. | Staff, City Council | Ongoing |
| 10.6B Work with the school district to provide recreational opportunities | Continue to use school sites for recreation and after-school programs. | Staff | Ongoing |
| | Review an interlocal agreement biannually that allows the city to use school facilities at no cost in exchange for school use of city facilities at no cost. | City Council, Staff | Short-term |
| | Encourage the school district to improve and maintain athletic fields for Little League and other uses. | City Council | Ongoing |
| 10.6C Encourage cooperative planning and use of recreational facilities with private businesses, nonprofit organizations, and other groups in the city | Build relationships with partner organizations and explore possibilities for shared recreational facilities. where possible, provide joint spaces and/or programs. | Staff | Ongoing |

| Policy | Implementation Strategies | Primary Responsibility | Time Frames |
|---|--|-----------------------------------|-------------|
| 10.6D Pursue a variety of funding options | Apply for grants | Staff | Ongoing |
| | Coordinate with transportation entities to encourage multiple uses of public rights-of-way. | Staff | Ongoing |
| | Maintain grant and volunteer records of prior investment and potential funding sources to aid the city budgeting process. | Staff | Short-term |
| | Encourage volunteer programs and events. | Staff | Ongoing |
| | Prioritize grant applications to sources that require minimal local matching funds or maximize value while meeting the local identified need. | Staff | Ongoing |
| 10.6E Involve private businesses, service organizations, and neighborhood groups | Review and consider increasing public open space incentives and/or requirements for urban development. | Planning Commission, City Council | Short-term |
| | Identify opportunities for contributions by contacting potential donors and discussing specific needs and services. | Staff, City Council | Short-term |
| | Work with the Rotary club, the Chamber of Commerce, Angle Lake Shore club, and other organizations on the international festival and the July 4th celebration. | Staff | Ongoing |
| | Work with the YMCA to offer joint recreation opportunities for SeaTac residents. | Staff | Ongoing |
| Goal 10.7 Develop Community-Wide Resources | | | |
| 10.7A Develop North SeaTac Park in accordance with Airport safety regulations. | Prohibit facilities in North SeaTac Park that attract large numbers of people. | City Council | Ongoing |
| | Examine possible active recreational facilities, specifically new athletic fields, to the area north of South 136th Street. | City Council | Ongoing |
| 10.7B Preserve Tub Lake as a natural wetland; increase opportunities for public enjoyment of the area. | Install boardwalks and interpretive information at Tub Lake. | City Council | Short-term |

| Policy | Implementation Strategies | Primary Responsibility | Time Frames |
|---|--|--|-------------|
| 10.7C Develop trails connecting the Lake to Sound trail with the Westside Trail, North SeaTac Park community center, and natural features. | Work with the Port of Seattle to establish an access plan to connect the Lakes to Sound trail to the SeaTac community center with access through the Tub Lake natural area. | Staff | Short-term |
| 10.7D Preserve the Des Moines Creek area for open space and recreation. | Complete a Master Plan for Des Moines Creek Park. the Master Plan should, at a minimum, address preserving the character and wildlife habitat, and allow for interpretive opportunities and linkage to regional trails. | Staff, City Council | Short-term |
| | Coordinate with SR 509 and 24th/28th Avenue transportation planning to integrate parks needs. | Staff | Ongoing |
| 10.7E Work with the Port of Seattle to provide open space. | Discuss opportunities with the Port to provide open space. | City Council | Ongoing |
| | Work with the Port to dedicate Port-owned land for open space and recreational uses, including trails identified on the pedestrian facilities map. | City Council | Medium-term |
| 10.7F Seek public access to waterfront area(s) of Bow Lake. | Initiate discussions with private property owners about the purchase of adjacent lands and negotiate conservation easements as possible. | Staff, City Council | Long-term |
| | Update development regulations to enable incentives to provide public access with urban center redevelopment. | Planning Commission, Staff, City Council | Long-term |
| | Revisit and update the June 2000 Bow Lake Joint Use Facilities Study before proceeding with implementation of a boardwalk, viewing areas or pedestrian trails. Prioritize development of publicly owned properties. | Planning Commission, Staff, City Council | Medium-term |

| Policy | Implementation Strategies | Primary Responsibility | Time Frames |
|---|--|--|-------------|
| 10.7G | Inventory historical and archaeological structures and sites. | Staff | Short-term |
| Encourage retention of significant historical and archaeological resources. | Revise the zoning code to include standards for the retention of historical and archaeological resources identified by the City's inventory cited above. | Planning Commission, Staff, City Council | Short-term |

PARKS, RECREATION, AND OPEN SPACE BACKGROUND REPORT

CHAPTER

10



TABLE OF CONTENTS



PROS PLAN 2008 SUMMARYPROS-BR-3

PROS PLAN 2020

Summary

Background information pertaining to the Parks, Recreation, and Open Space Element may be found in the document titled "Parks, Recreation and Open Space Plan 2020." The Plan consists of an overview of the City's population and its characteristics; information about the process used to develop the Plan including a survey of residents to gauge park demands and needs; major issues, goals, and policies; a 10-year repair and replacement plan; an inventory of the City's parks; information about the Department's programs; and recommendations for implementation.

The City of SeaTac Parks, Recreation and Open Space Plan 2020 is incorporated into the City of SeaTac Comprehensive Plan by reference, and, as such, serves as the Parks, Recreation, and Open Space Background Report to the Comprehensive Plan.



MEMORANDUM

To: Planning Commission
From: William Appleton, Public Works Director
Date: 10/12/2020
Subject: ROW Standards - Stakeholders Outreach

Purpose:

To provide the Planning Commission with the results of the ROW Standards Stakeholders meeting held on 9-29-2020 as well as additional input on the subject topic from the Transportation and Public Works Committee meeting held 10-1-2020.

Project Summary:

Amendments across several titles include proposed new provisions and clarifications and/or modifications of existing standards. More specifically, clarification of the applicability and the types of Off-Site Improvement requirements, when improvements shall be installed, the variance process and how improvements may be bonded. Additionally, provisions pertaining to when and how ROW dedication may be required, the deferral of street improvements, the dedication of private streets to public ROW and modifications to the ROW cross section are included within the proposed ordinance.

The proposed modifications to SMC will ensure that developers are able to obtain accurate information early in the project design phase regarding ROW dedication and improvements that may be required as part of their development. This provides for developer certainty, consistent application of City code and a contiguous and unified streetscape through the City.

Right-of-Way Development Standards

Exhibit 5b: Page 1 of 20

Date: 10/12/20

Planning Commission

Oct 12, 2020



PURPOSE OF PRESENTATION

Inform: Provide a review of the ROW development standards topic

Report Stakeholder Feedback & T&PW Updates to the Planning Commission

WHY IS THIS ISSUE IMPORTANT?

1. Alignment with Council goals and priorities
2. Provides clarity, consistency and predictability for the development community
3. Establishes/clarifies critical development related requirements
4. Influences the pace at which our ROW develops
5. Influences the cost of developing our ROW
6. Influences the sequencing of our ROW development
7. Informs our priorities with respect to improving our ROW infrastructure

- In progress & staff review: 21 months
- (4) T&PW: Sept 19, 2019; Oct 24 ,2019; Nov 7, 2019 (recommendation provided), October 1, 2020
- (5) PC: Nov 5, 2019; July 7, 2020, August 4, 2020 (PH); Sept 15, 2020 (PH), Oct 12, 2020
- (2) Stakeholder Meeting: Sept 7, 2019; Sept 29, 2020
- SEPA issued
- Dept of Commerce Review Complete
- *****
- Planning Commission Oct 12, 2020
- Council – Oct 27, 2020



Review

FOUR KEY AREAS OF FOCUS



1

FRONTAGE IMPROVEMENTS

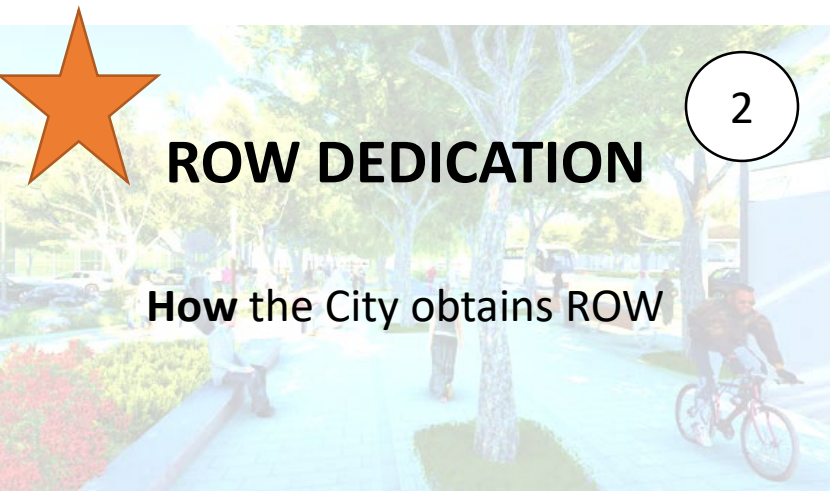

When frontage improvements are required



3

DEFERRAL OF IMPROVEMENTS

When improvements can be bonded or deferred



2

ROW DEDICATION

How the City obtains ROW



4

ROW CROSS SECTION

What the frontage improvements look like

Frontage Improvements

Key Points:

Frontage Improvements meeting thresholds are required for all development and subdivisions today under current code . Single Family Homes/ADUs are exempt.

Public Works has and continues to apply current code to all development and subdivisions.



1. FRONTAGE IMPROVEMENTS

Applicability: When frontage improvements are required

| | |
|--------------|--|
| New | SFR or ADU, construction in excess of \$250k; |
| Modification | Building (public assembly, commercial, industrial, MF, townhome), new construction or expansion (>50% GFA or 1,000SF); |
| Modification | Change of Use no longer triggers improvements |
| No Change | Surface Parking, >\$75,000 |
| No Change | Subdivision |

Other Changes

| | |
|---------------|--|
| No Change | Payment of Improvements; rewritten for clarification |
| Clarification | Timing; text clarifies when improvements shall be made |
| New | Discretion; allows for fee in lieu where street improvements cannot be constructed |

Key Points:

Right-of-Way dedication is required under current code for all subdivisions.

Right-of-Way dedication is required for development (RCW 82.02.020).

Public Works requires right-of-way dedication as needed to allow for frontage improvements, today.



2. ROW DEDICATION

Applicability: When dedication is required

| | |
|-----------|--|
| New | As provided in RCW 82.02.020, dedication of right-of-way may be required as a condition of development approval in order to incorporate improvements that are reasonably necessary to mitigate the direct impacts of the proposed development and/or accommodate construction of required frontage improvements. |
| No Change | Subdivision |

Other Changes

| | |
|---------------|---|
| Clarification | Timing; text clarifies when improvements shall be made |
| Clarification | Why dedication is required |
| Clarification | Variance; replaces the existing KC language and provides criteria for assessment |
| Clarification | Private Roads; replaces the existing KC language and provides criteria for assessment |

Deferral of Improvements and ROW cross section

Key Points:

Improvements can be deferred and properties sold with this underlying obligation going unfulfilled.

Current improvements (S 166th Street), while approved by committee and council, are not yet reflected in our standards.

Public Works engineering needs a standard to help guide review and direct development.



3. DEFERRAL OF IMPROVEMENTS

4. ROW CROSS SECTION

| | |
|--------------|--|
| Modification | Deferral of improvements; deferral requirements removed and bonding language added after substantial development |
| New | Landscape strip widths added |
| Modification | Sidewalk widths; an additional 1' required for collector and arterials |
| New | On street Parking dimensions added, bike lane widths, ROW standards |



Stakeholder Feedback

Statistics

- **2 Stakeholder meetings (Sept 7th, 2019 & Sept 29th 2020)**

Sept 29th 2020

- **56 Stakeholders Invited**
- **Council Invited**

In Attendance

- **8 Stakeholders**
- **1 Council Member**
- **8 Staff**

Questions

1. Why was the 12,000 sqft threshold reduced to 1,000 sqft ? When and why this big of change?
2. How does the City decide if a road should be public or private? Dead end road?
3. If a development occurs internal to a site and there is only an access road out to the ROW what would be required with respect to ROW dedication and frontage improvements?
4. Please explain the spacing requirement for arterial roadways in the City.
5. Does Frontage and ROW dedication apply along state highway? Is it done to City or State standards?
6. What is considered a reasonable ROW width to give up for a dedication. Is there flexibility?
7. Is fee in lieu being considered? What is it going to be used for?
8. Why is change of use not being used as a trigger for improvements?
9. Wouldn't it be better to use eminent domain to acquire property?
10. Who decides what is reasonable with respect to ROW dedication?

Concerns

- 1. The City will be able to require the dedication of too much property, impacting the property.**
- 2. The City should not be including bike lanes in the “Airport Area”; safety concerns**
- 3. The proposed code changes have not had enough time to be well understood and vetted. Process seems rushed and should be slowed down.**
- 4. Terms, such as “offsite improvements”, should be defined.**
- 5. Not enough flexibility**
- 6. Appeal process associated with frontage improvements and ROW dedication needs to be clear including the time line (schedule) that applies to the process and associated dates. (esp. with respect to hearings examiner)**
- 7. ROW sections within the City may be too wide, requiring too much ROW being needed.**

Concerns

8. **Accommodating the City's "transportation needs" is too vague.**
9. **Homeowners wanting to subdivide will be considered developers.**
10. **Hearing examiner will side with City unless blatant abuse/wrong.**
11. **Staff did not reach out to all property owners in SeaTac that have subdividable properties as these properties will be impacted (est. 722 properties).**
12. **ROW dedication will discourage development if abused.**
13. **Abuse of the requirements by staff/administration.**

T&PW Committee Update

- 1. Upon further consideration, the Committee recommended to remove the single family home/ADU requirement for frontage improvements/ROW dedication.**
- 2. Concurred with no additional stakeholder outreach provide the SFH/ADU requirement is removed.**

POTENTIAL COMMISSION ACTION

COMMISSION ACTION REQUESTED

1. Forward to Council with a recommendation to adopt the proposed road standards as presented; or
 2. Forward to Council with a recommendation to adopt the proposed road standards as amended by the TPW Committee (remove requirement for frontage improvements for SF and ADU); or
 3. Forward to Council with a recommendation to adopt the proposed road standards with other amendments.
-
- **STAFF RECOMMENDATION** Forward to Council with a recommendation to adopt the proposed road standards as amended by the TPW Committee (remove requirement for frontage improvements for SF and ADU).

REVIEWS TO DATE

- (4) T&PW: Sept 19, 2019; Oct 24 ,2019; Nov 7, 2019 (recommendation provided), October 1, 2020
- (5) PC: Nov 5, 2019; July 7, 2020, August 4, 2020 (PH); Sept 15, 2020 (PH), Oct 12, 2020
- (2) Stakeholder Meeting: Sept 7, 2019; Sept 29, 2020



Questions

Code Amendment (CAM) Staff Report

File Number(s): CAM19-0003, SEP19-0014

Project Name: Road Standards Revisions

Project Address: Citywide

Project Summary: Amendments across several titles include proposed new provisions and clarifications and/or modifications of existing standards. More specifically, clarification of the applicability and the types of Off-Site Improvement requirements, when improvements shall be installed, the variance process and how improvements may be bonded. Additionally, provisions pertaining to when and how ROW dedication may be required, the deferral of street improvements, the dedication of private streets to public ROW and modifications to the ROW cross section are included within the proposed ordinance.

Applicant: City of SeaTac

I. Background

A. Proposal

The existing ROW standards for the City of SeaTac have been assembled in a piecemeal fashion since incorporation, are difficult to use, at times allow for excessive interpretation and thereby inadvertently create inconsistencies in its application and most importantly do not reflect the current vision, values and goals of the City.

Subsequently, Public Works is actively developing SeaTac specific road standards (the SeaTac Road Design Manual), thereby positioning the City to better accommodate and align growth with our City's priorities. In all cases, it is the responsibility of the jurisdiction, specifically the Public Works Department within SeaTac, to manage all uses and improvements within the ROW to ensure safety, functionality and benefit for our residents and the traveling public. The proposed new and revised ROW standards will allow for this.

While the final draft of the proposed SeaTac Road Design Manual is several months away from being complete, there is an immediate need to make modifications to the SMC to address private development improvements within the ROW and to guide Capital Improvement Projects; specifically, the following topics are addressed:

1. **Frontage Improvements:** Generally, (see summary table attached), the construction of a new building or expansion of an existing building will require frontage improvements (landscape strip, curb, gutter, sidewalk).
2. **Right of Way Dedication:** Generally, and only when needed, (see summary table attached), the construction of a new building or expansion of an existing building will require the dedication of ROW to the City for immediate or future improvements.
3. **Deferral of Improvements:** Remove code language that allows for the deferral of improvements as it is problematic for many reasons and allow for bonding.

4. Right of Way Cross Section: Review and update the ROW cross section to reflect City policy and implement the City's vision.

B. Timeline

1. Transportation and Public Works Committee briefing: Sept 19, 2019; Oct 24 ,2019; Nov 7, 2019 (recommendation provided)
2. Planning Commission briefing: Nov 5, 2019; July 7, 2020, Aug 4, 2020
3. Washington State Department of Commerce (Commerce) submittal: Oct 16, 2019
4. SEPA Determination Issued: Oct 23, 2019
5. Public Hearing: Aug 4, 2020
6. Council Action (tentative): Sept 8, 2020

C. SEPA Review

On October 23, 2019, a SEPA threshold Determination of Nonsignificance (DNS) was issued for the proposed amendments and no comments have been received or has an appeal been filed (Exhibit C, D).

D. Washington State Department of Commerce Review

October 16, 2019, City staff transmitted a copy of the proposed code amendments to the Washington State Department of Commerce for review and comment, pursuant to RCW 36.70A.106, and no comments were received from any state agency (Exhibit E).

II. Analysis

ROW standards are essentially the 'rule book' for what, how, when, and where any and all improvements are made within the ROW and apply to both public and private development.

The proposed amendments fall into one of the following three categories: new standards, modification or no change. Please refer to the summary of changes (Exhibit B).

These improvements are long term investments in our community, are often a catalyst for private development, build significant value and should reflect the goals, values and vision of the City; therefore, crafting ROW standards that are in alignment with these positions is critical and fundamental to shaping the growth and future of our City.

The proposed modifications to SMC will ensure that developers are able to obtain accurate information early in the project design phase regarding ROW dedication and improvements that may be required as part of their development. This provides for developer certainty, consistent application of City code, and a contiguous and unified streetscape through the City.

The proposed amendments implement and are supported by the following Comprehensive Plan Policies:

- Policy 4.1, "Continue to plan for and implement a multi-modal transportation system that supports the safe, efficient and reliable movement of people, vehicles, and goods while balancing transportation needs with other community values;" and
- Policy 4.2Q, "Implementation of desired design standards may be constrained by physical or environmental issues, costs effectiveness, right-of-way, or other parameters; variances to the

street standards to address these types of issues may be approved, while seeking to maintain the function of the transportation corridor.;" and

- Policy 4.3A, "Upgrade residential neighborhood streets with pedestrian and bicycle facilities and increased access to transit in alignment with pedestrian and bicycle network plans;"

III. Staff Recommendation

Staff recommends approval of the code amendments.

IV. Exhibits

- A. Amendments
- B. Summary of Changes
- C. SEPA checklist
- D. SEPA determination
- E. Commerce submittal and acknowledgement
- F. Public hearing notice
- G. Public Comment Received

Prepared by: Anita Woodmass, *Senior Management Analyst*

Prepared on: 07/30/2020

Section 1. Section 11.05.100 of the SeaTac Municipal Code is hereby amended to read as follows:

11.05.100 City road standards.

The following sections of Chapter 14.42 King County Code as now in effect, and as may be subsequently amended, are hereby adopted by reference, except that, unless the context indicates otherwise, the word “County” and the words “King County” shall refer to the City:

14.42.010 Adoption.

~~14.42.020 Terms.~~

14.42.030 Applicability.

14.42.040 Developments.

~~14.42.050 References.~~

~~14.42.060 Variances.~~

~~14.42.062 Appeals from decisions on variances.~~

~~14.42.070 Penalties.~~

~~14.42.080 Severability.~~

The City has developed a City of SeaTac Addendum to Road Standards document that amends the WSDOT Standard Specifications for Road, Bridge and Municipal Construction and the King County Road Standards and includes City-specific requirements.

Section 2. The City of SeaTac Addendum to Road Standards is hereby amended as set forth in Exhibit A to this Ordinance.

Section 3. Chapter 13.200 of the SeaTac Municipal Code is hereby amended to read as follows:

**Chapter 13.200
OFF-SITE AND ON-SITE IMPROVEMENTS**

Sections:

~~13.200.010 Off-site improvements.~~

~~13.200.020 Construction specifications.~~

~~13.200.030 Deferral of construction of improvements.~~

~~13.200.010 Off-site improvements.~~

~~Whenever a building permit with a project value in excess of seventy five thousand dollars (\$75,000) or grading and drainage permit with a project value in excess of seventy five thousand dollars (\$75,000) is applied for under provisions of City ordinances to:~~

~~A. Construct a new building or expand an existing building to be used for:~~

- ~~1. Multiple residence structure consisting of three (3) or more dwelling units; or~~
- ~~2. Public assembly; or~~
- ~~3. Commercial purposes; or~~
- ~~4. Industrial purposes; or~~

~~B. Construct or expand a parking lot; or~~

~~C. Expand or modify a building in connection with a change of use. In this instance a change of use would be a change in land use as described by the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual for the purposes of calculating Transportation Mitigation Fees per Chapter 11.15 SMC;~~

~~D. Create a subdivision of property per SMC Title 14;~~

~~then the applicant for such building or grading and drainage permit shall simultaneously make application for a permit, as an integral part of such new construction or alteration, for the construction of such off-site improvements as may be required by the Public Works Director, or designee, including, but not limited to, sidewalks, curbs, gutters, street paving, traffic signalization, water mains, drainage facilities, sanitary sewers, all improvements required by any applicable ordinance and all necessary appurtenances. Such off-site improvements (except traffic signalization systems) shall extend the full distance of the real property to be improved upon and which adjoins property dedicated as a public street. Traffic signalization off-site improvements shall be installed pursuant to the provisions of all applicable ordinances.~~

~~13.200.020 Construction specifications.~~

~~All sidewalks, curbs, gutters, street paving and other improvements shall be constructed in accordance with the standard specifications adopted by the City and all applicable City ordinances. All plans and specifications for such improvements shall be submitted at the time of making application for the building permit.~~

~~13.200.030 Deferral of construction of improvements.~~

~~The construction of required off-site improvements may be deferred pursuant to the procedure set forth in Chapter 14.10 SMC.~~

Sections:

13.200.010 Purpose and Administration

13.200.020 Off-Site and On-Site Improvements

13.200.030 Bonds and Other Security

13.200.010 Purpose and Administration

A. The purpose of this Chapter is to identify when and what type Off-Site Improvements are required as a condition of development, and bonding requirements for both Off-Site and On-Site Improvements. Specific construction standards for Off-Site Improvements are generally set forth in SMC 11.05.

B. This Chapter shall be administered by the Public Works Director or designee.

13.200.020 Off-Site Improvements

A. The installation of Off-Site Improvements is required as a condition of development, in order to incorporate transportation improvements that are reasonably necessary to mitigate the direct impacts of the following types of development:

1. Creation of a subdivision, short subdivision, or binding site plan;
2. Construction of a duplex or multi-family building (as defined in SMC Chapter 15.105);
3. Construction of a building to be used for public assembly, commercial purposes, or industrial purposes;
4. Expansion of an existing building encompassing more than 50% of the gross floor area (GFA), or by increasing the GFA by more than 1,000 square feet. However, this subsection (4) does not apply to construction or expansion of a single family dwelling or accessory dwelling unit (as defined in SMC Chapter 15.105);
5. Construction of a new “parking lot” or “parking lot, public/private” (as defined in SMC Chapter 15.105), where the project value is in excess of seventy-five thousand dollars (\$75,000);
6. Expansion of an existing “parking lot” or “parking lot, public/private” (as defined as defined in SMC Chapter 15.105), where the project value is in excess of seventy-five thousand dollars (\$75,000); or
7. Construction or expansion of a single family dwelling or accessory dwelling unit (as defined in SMC Chapter 15.105), where the project value is in excess of \$250,000.

B. Off-Site Improvements shall be installed along the entire street frontage of the property at the sole cost of the Applicant as directed by the Director. Off-Site Improvements may include, but not be limited to curb, gutter, sidewalk, storm drainage, street lighting, public utility relocation, franchise utility relocation, landscaping strip, street trees and landscaping, irrigation, on street parking, street pavement widening, bicycle lanes, safety railings, street signs, pavement marking, and channelization. Beyond the property frontage, the applicant shall provide ramps or other appropriate transition from the new sidewalk or walkway to the existing shoulder, and pavement and channelization tapering back to the existing pavement and channelization as needed for safety. The Off-Site Improvements shall be continued beyond the street frontage of the property if, and to the extent necessary to provide a safe accessible transition.

C. Required Off-Site Improvements shall be complete prior to the earlier of:

1. Issuance of any certificate of occupancy (including any phased occupancy); or

2. Finalization of a development permit in which the Off-Site Improvements are a requirement,

unless financial security has been established as allowed by SMC 13.200.

D. If the Director determines that the Off-Site Improvements required by this Section cannot or should not be constructed concurrent with the proposed development, the Applicant shall, prior to issuance of a building permit or final approval for subdivisions, short subdivisions, or binding site plans:

1. Pay to the City an amount equal to the Applicant's cost of installing the required Off-Site Improvements, as authorized by and in a manner consistent with RCW 82.02.020. The cost of installing the required Off-Site Improvements shall be based on engineering cost estimates, as approved by the Director.

13.200.030 Bonds and Other Security for Off-Site and On-Site Improvements.

A. This subsection is intended to apply in addition to any other bonding requirements set forth in Chapter 11.05, Chapter 11.10, Chapter 12.10, and Chapter 13.190. However, where such persons have previously posted, or are required to post, other bonds covering either the project itself or other construction related to the project, such person may, with the permission of the Director and to the extent allowable by law, combine all such bonds into a single bond; provided, that at no time shall the amount thus bonded be less than the total amount which would have been required in the form of separate bonds; and provided further, that such bond shall on its face clearly delineate those separate bonds which it is intended to replace.

B. Performance Bond. An Applicant shall provide a performance bond, in an amount and with surety and conditions satisfactory to it, or other secure method approved by the Director, providing for and securing to the City the actual construction and installation of such Off-Site and/or On-Site Improvements, within a period specified by the City and in accordance with approved permits, agreements, plans, specifications, requirements, conditions, regulations, and policies.

C. Phased occupancy or final approval of a long subdivision, short subdivision, or binding site plan may be requested prior to the satisfactory completion of all Off-Site and/or On-Site Improvements. Approval of any request is at the discretion of the Director and shall be based upon the criteria set forth in subsection (D) of this section.

D. Bond in lieu for completion of Improvements. The use of a bond or other security to ensure the completion of either Off-Site and/or On-Site Improvements may be allowed if:

1. The Director determines that the Off-Site and/or On-Site Improvements are substantially complete; and

2. The Applicant provides a performance bond, in an amount and with surety and conditions satisfactory to it, or other secure method approved by the Director, providing for and securing to the City the completion of construction and installation of the required Off-Site and/or On-Site Improvements; and.

3. The Applicant provides a maintenance bond, in an amount and with surety and conditions satisfactory to it, to ensure that all constructed Off-Site and/or On-Site Improvements will remain in continued successful operation and compliance with City standards until a final maintenance inspection has been completed by the City. The final maintenance inspection shall be no sooner than:

- a. one year after final plat approval for short subdivisions.
- b. two years after final plat approval for long subdivisions.
- c. one year after final approval for all other development permits.

4. The Applicant is unable to complete the Off-Site or On-Site Improvements because of unavoidable circumstances that in no way resulted from the actions or inaction of the applicant; and

5. The Director, in their sole discretion, is reasonably certain that the applicant will be able to complete the Off-Site and/or On-Site Improvements within a reasonable amount of time; and

6. Granting phased occupancy prior to completion of the Off-Site or On-Site Improvements will not be materially detrimental to the City or to the properties in the vicinity of the subject property.

7. The Director, in their sole discretion, determines that public safety will not be compromised.

E. Maintenance Bond. Prior to final permit approval for the construction of any Off-Site or On-Site Improvements, the Applicant shall provide a maintenance bond or other security to ensure that the constructed Off-Site or On-Site Improvements will remain in continued successful operation and compliance with City standards for the time period and manner specified in SMC 13.200.030 (D)(3).

Section 4. Section 14.17.020 of the SeaTac Municipal Code is hereby amended to read as follows:

14.17.020 General Provisions

A. Applicants for short subdivisions, long subdivisions, and binding site plans shall provide the reviewing authorities reasonable access to the subject property so that the City may determine the status and characteristics of the land which relate to the application. Such access shall be provided beginning on the date the Director, or designee, determines the application to be complete, and terminating on the date that the City issues its final decision. The applicant's signature upon the application shall be considered written consent to such access.

B. In cases where an environmental impact statement (EIS) is required under the provisions of the State Environmental Policy Act (Chapter 43.21C RCW), the Department shall not initiate review of any subdivision until the Final EIS is completed.

C. Any subdivision within the Angle Lake shoreline jurisdiction, as defined by the City's Shoreline Master Program, shall be considered new shoreline development and shall be required to satisfy all applicable requirements of the Shoreline Master Program, the Shoreline Management Act as well as the State Environmental Policy Act.

D. All applicable conditions established under a shoreline substantial development permit shall be recorded on the face of the final plat. Shoreline approval shall be annotated on the plat, and no further shoreline review will be required for uses on the property; provided, that those uses remain consistent with the original proposal and conditions, and that no further division of the property is proposed.

E. Site planning and design shall consider stormwater management, especially the design and integration of LID BMPs, as early as possible in the project planning phase. Locate buildings away from soils that provide effective infiltration, site LID BMPs in areas with good infiltration capacity, reduce impervious surfaces, and retain native vegetation.

F. No subdivision, short subdivision, or binding site plan shall receive final approval until any and all required on-site and off-site improvements have been constructed, or financial security has been established as allowed by SMC 13.200. This requirement shall apply equally with regard to either public or private improvements.

Section 5. A new Section 11.05.115 is added to the SeaTac Municipal Code to read as follows:

11.05.115 Dedication of Right-of-Way

A. As provided in RCW 82.02.020, dedication of right-of-way may be required as a condition of development approval in order to incorporate improvements that are reasonably necessary to mitigate the direct impacts of the proposed development and/or accommodate construction of required frontage improvements. Improvements that may require a dedication of right-of-way include but are not limited to:

1. Motorized and non-motorized transportation facilities including but not limited to bicycle lanes, street lighting, and traffic control devices;
2. Off-Site improvements where the existing right-of-way is not adequate;
3. The extension of existing or future public street improvements; or
4. Planned improvements identified in City's Transportation Master Plan, 6-year Transportation Improvement Plan, or the Comprehensive Plan;

B. Any right-of-way dedication required by this Chapter shall occur prior to the earlier of:

1. Issuance of a certificate of occupancy (including any phased occupancy); or
2. Finalization of the development permit that necessitated the dedication.
3. The time of recording the subdivision, short subdivision, or binding site plan (if applicable).

C. When any right-of-way dedication is required by this Chapter, the Applicant shall submit to the City any documentation necessary to effectuate the dedication as required by the Director. Such documentation may include but is not limited to a legal description of the dedication prepared and certified by a licensed professional and a graphic exhibit depicting the dedication.

Section 6. A new Section 11.05.118 is hereby added to the SeaTac Municipal Code to read as follows:

11.05.118 Dedication of Private Roads as Public Streets.

A. The Director has discretion to approve the City’s acceptance of a private road, subject to City Council concurrence, based upon the following:

1. The private road meets all public street design and construction standards;
2. Acceptability of road and public utilities construction, including pavement condition;
3. Condition of title is acceptable to the Director;
4. Survey monumentation is acceptable to the Director;
5. Consideration of maintenance costs is acceptable to the Director; and
6. There is a demonstrated public benefit.

Section 7. A new Section 11.05.170 is added to the SeaTac Municipal Code to read as follows:

11.05.170 Variances

A. An engineering variance to deviate from these standards may be granted by the Director upon satisfying the following minimum criteria which must be shown to be based on sound engineering principles:

1. The application for a variance clearly indicates those sections of the standards which are relevant to the proposed alternative, together with a clear explanation of how the requested variance meets the essential elements and intent of these standards.
2. The application for a variance includes a specific description of the proposed alternative to the Standards along with supporting documentation sufficient for the Director to make a determination as to whether the variance should be granted.
3. The variance is not contrary to the public interest.
4. Under the circumstances, compliance with the standards from which the variance is sought is not feasible.
5. The requested variance will not compromise safety, function, fire protection, transit needs, appearance and maintainability.
6. The requested variance complies with requirements of the International Fire Code and any other applicable codes.

Section 8. Section 14.27.030 of the SeaTac Municipal Code is hereby recodified as Section 11.05.108.

Section 9. Chapter 14.28 of the SeaTac Municipal Code is hereby repealed.

Section 10. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

Section 11. This Ordinance be in full force and effect five (5) days after passage and publication as required by law.



City of SeaTac

Addendum to Road Standards

Effective Date
January 1, 2017

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Introduction

This document is organized into two sections:

- **Section 1:** Addendum to the 2007 King County Road Standards (KCRS)
- **Section 2:** Addendum to the 2016 Washington Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction

This document applies to development and redevelopment proposals within the City of SeaTac (City). This addendum includes revisions to the KCRS and WSDOT Standard Specifications for Road, Bridge, and Municipal Construction to address differences in the City's organization and processes. No major substantive changes have been made to the KCRS or the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction.

[**Note:** Clarifications and interpretations will be documented and made available through policy statements within the City's Development Standards.]

The information presented in each section is organized as follows:

- **Terminology:** At times King County, WSDOT, and the City use different terminology to describe or refer to equivalent subject matter. This subsection identifies these terms and the City's equivalent terminology.
- **Key Revisions:** This subsection specifically identifies revisions the City has made to the KCRS and the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction. These revisions are necessary to meet the intent of the low impact development (LID) code and enforceable document review and revision requirement in the National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Phase II Permit and to address differences between King County, WSDOT, and City procedures.
- **Supplemental Documents (Section 1 only):** This section identifies technical guidance manuals and documents which shall be used to supplement the KCRS.
- **Code Reference Table (Section 1 only):** The King County Code (KCC) is referenced in several places in the KCRS. This subsection identifies these code references and equivalent city code where applicable.

Supplemental information in the appendices includes the following:

- **Appendix A:** City Road and Stormwater Design Details
- **Appendix B:** WSDOT General Special Provisions (GSPs) for Permeable Pavement
- **Appendix C:** Reference Materials
- **Appendix D:** Road Standard Sections

Published in December 2016

Section 1. Addendum to the 2007 King County Road Standards

1.1 Terminology

At times King County and the City use different terminology to describe or to refer to equivalent subject matter. This subsection identifies these terms and the City's equivalent terminology.

County Road Engineer = Public Works City Engineer or designee.

Department of Development and Environmental Services (DDES) = City of SeaTac Public Works and Community and Economic Development Departments.

Department of Natural Resources and Parks (DNRP) = City of SeaTac Department of Parks & Recreation.

Department of Transportation = City of SeaTac Public Works Department.

King County = City of SeaTac.

King County Adopted Basin Plans = City of SeaTac Adopted Basin Plans.

King County Capital Improvement Program = City of SeaTac Capital Improvement Program.

King County Code (KCC) = SeaTac Municipal Code (SMC). Check code reference table for equivalent code sections.

King County Comprehensive Plan = City of SeaTac Comprehensive Plan.

King County Flood Hazard Plan = City of SeaTac requirements in Chapter 15.700 SMC Environmentally Sensitive Areas.

King County Historic Preservation Program = No equivalent.

King County Landmarks Register = No equivalent.

King County Parks and Open Space Plan = City of SeaTac Parks, Recreation, and Open Space Element of the Comprehensive Plan.

King County Regional Trails Plan = City of SeaTac Trails Plan.

King County Road Standards = King County Road Standards as amended by this document.

King County Non-Motorized Transportation Plan = City of SeaTac Transportation Master Plan.

Reviewing Agency = City of SeaTac Public Works Department.

Surface Water Design Manual = King County Surface Water Design Manual (KCSWDM) as amended by the City Addendum to the KCSWDM.

Water and Land Resources (WLR) Division = City of SeaTac Public Works Department.

Zoning Classifications: Where the KCRS references Agricultural (A) Zoning, Forest (F) Zoning, or Rural (R) Zoning = These zoning classifications are intended for areas outside of the Urban Growth Boundary, therefore the City of SeaTac contains no equivalent zoning. Refer to City zoning maps to determine which zoning classifications apply to your project.

1.2 Key Revisions

This subsection identifies revisions the City has made to the KCRS. These revisions are necessary to meet the intent of the low impact development (LID) code and enforceable document review and revision requirement in the National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Phase II Permit and to address differences between King County and City procedures.

1.2.1 General Revisions

Cul-de-sac Islands – The City allows vegetated or bioretention islands as an optional feature for any cul-de-sac when bulb paved diameter is 80 feet or less and mandatory when bulb paved diameter exceeds 80 feet. Vegetated islands shall have full depth vertical curb with a minimum diameter of 20 feet. Bioretention islands shall have extruded curb with curb cuts to allow stormwater to enter the facility and a minimum diameter of 15 feet. The paved travel way around the circumference shall be a minimum of 20 feet. Vegetated and bioretention islands shall be landscaped with native and drought tolerant vegetation and maintained by the adjoining landowners or the homeowners' association.

Curb and Gutter Exemptions – Curb cuts and grates can be incorporated to allow water to enter stormwater facilities and LID BMPs.

Compaction Requirements for Permeable Pavement Base Course – The City allows 90–92 percent compaction and deviations in base course requirements for permeable pavement as documented in WSDOT's GSPs (see Permeable Pavement Guidance below).

Compaction Requirements for Bioretention –The City allows 85 compaction for bioretention facilities.

Erosion Hazard Areas – For the purposes of site assessment and site planning and design, slopes greater than or equal to 15 percent are considered "Erosion Hazard Areas." Project designs and erosion sedimentation control plans must address these areas accordingly.

Interpretation or Modification of Standards – The Public Works Director or his/her designee is responsible for all interpretations and/or revisions to the roadway and surface water design standards as may be required for their implementation. These standards will be considered as reasonable minimum requirements, and will not be modified, except as may be permitted by the Public Works Director pursuant to a requested modification, adjustment, or variance, and subject to all applicable decision criteria.

Separation Requirements – Stormwater BMPs shall not have utilities located within them unless approved by the City. Adequate separation (as determined by the City) between stormwater facilities and other utilities will also be required. Perpendicular utility crossings within stormwater BMPs are allowed with the following conditions:

- Water service lines/piping may be located within the bioretention facility footprint when

necessary. City approval is required.

- Water meters shall be located outside of bioretention facility footprint.
- Fire hydrants shall be located at least 5 feet outside of bioretention facility footprint.
- No plantings except groundcover and sods within 5 feet of hydrant.
- New side sewers and service drains may be located within bioretention facility footprint with approved pipe sleeves and/or liners.
- New infiltration facilities are allowed over existing PVC or ductile iron side sewer crossings with approved pipe sleeves and/or liners.
- Franchise utilities (power, gas, communication) are allowed with approval from the Public Works Director or designee and the franchisee.

Soil Amendments – The City requires soil amendments for disturbed areas in accordance with the KCSWDM as amended by the City Addendum to the KCSWDM.

Street Trees and Landscaping – City-specific requirements for street trees and landscaping are included in the following SMC sections:

- Planting strip landscaping shall be designed in accordance with SMC 15.445.120
- Street tree diameters and heights shall be designed in accordance with SMC 15.445.120
- Requirements for on-site street frontage landscaping are described in SMC 15.445.200.
- Requirements for retaining significant trees are described in SMC 15.445.400 through 15.445.450
- Irrigation requirements are described in SMC 15.445.140

Shared Utility Trenches – The City promotes the use of joint or common trenches by all utilities and rights-of-way franchise holders where feasible as described in SMC 11.20.070.

Permeable Pavement Guidance – The City allows the use of WSDOT’s General Special Provisions (GSPs) for Porous Hot Mix Asphalt (PHMA), Porous Warm Mix Asphalt (PWMA), and Pervious Concrete (PConcrete) developed by the Construction Materials Committee of the American Public Works Association (APWA) Washington dated March 9, 2016. These GSPs are included in Appendix B of this document.

1.2.2 Specific Revisions

| City Revisions to the King County Road Standards | | |
|---|---|---|
| KCRS Reference | KCRS Existing Requirement | City Specific Revision |
| 1.02 | These Standards shall apply prospectively to all newly constructed road and right-of-way facilities, both public and private, within King County. In the event of conflict with the Surface Water Design Manual, improvements within the roadway right-of-way shall meet the requirements of these Standards. | The City requires that the KCSWDM as amended by the Addendum to the KCSWDM govern in the case of conflict with the KCRS. |
| 1.11.A. | Required elements on Engineering Plans, Final Corrected Plans, and Final Plat Plans. | The City requires all plan submittals to meet the minimum requirements in the KCSWDM as amended by the Addendum to the KCSWDM. |
| 1.11.B | Waiver of Plan Requirements | The City requires all projects to meet the minimum requirements in the KCSWDM as amended by the Addendum to the KCSWDM. The City does not allow waiver 1.11.B.4. |
| 1.12 | Variances | Refer SMC Variances |
| 1.14.A. | Performance/ Restoration Financial Guarantees | The City's performance requirements are provided in SMC 11.05.120. |
| 1.14.B. | Maintenance/Defect Guarantees | The City's maintenance/defect guarantees are provided in SMC 11.05.120. |
| Table 2.03(A) | 2.03(A) Urban Arterials (Curb Roadway Section) | Replace this table with Appendix D: Road Standard Sections. Appendix D replaces this table with revised standards specific to SeaTac roadway sections. |
| 2.06.C. | King County will not accept private streets for maintenance as public streets until such streets are brought into conformance with current King County Code and these Standards. | Section 2.06.C is replaced with SMC14.27.050 . This section details the criteria for consideration of accepting a private road as a public street |
| 2.06.E. | King County will not accept private streets within short plats when the roads providing access to the plat are private and already have the potential to serve more than the number of lots specified in Section 2.06(B.7). If a short plat has been proposed on a property to which the only access is over private streets that fail to meet the standards specified in this section, the proposal shall be denied. | Section 2.06.E is replaced with SMC14.27.050 . This section details the criteria for consideration of accepting a private road as a public street. |

| | | |
|----------------------|--|--|
| Chapter 3 Figures | 2 percent sidewalk slope towards curb inlet | The City allows sidewalks adjacent to bioretention facilities to drain towards the facility. |
|----------------------|--|--|

City of SeaTac Addendum to Road
Standards Page 5
Published in December 2016

Appendix D: Road Standard Sections

| Classification | Principal | Minor | Collector | Local |
|--|--|--|--|--|
| Access to ROW | Controlled with very restricted access to abutting properties. | Partially controlled with infrequent access to abutting properties. | Partially controlled with infrequent access to abutting properties. | Restricted, lots front on local access street where feasible. |
| Overlay Districts | Refer Division III of Title 15 of the SeaTac Municipal Code for specific road standard sections and provisions | Refer Division III of Title 15 of the SeaTac Municipal Code for specific road standard sections and provisions | Refer Division III of Title 15 of the SeaTac Municipal Code for specific road standard sections and provisions | Refer Division III of Title 15 of the SeaTac Municipal Code for specific road standard sections and provisions |
| Arterial Spacing¹ | Under 1 mile | Under 1 mile | Under 0.5 mile | N/A |
| Design Speed² | See AASHTO | See AASHTO | See AASHTO | See AASHTO |
| Horizontal Curvature | See AASHTO | See AASHTO | See AASHTO | See AASHTO |
| Maximum Grade³ | See AASHTO | See AASHTO | See AASHTO | See AASHTO |
| Roadway Width⁴ | 44 to 60 feet | 44 to 60 feet | 26 to 44 feet | 32 feet ⁷ |
| Minimum Lane Width | 11 feet | 11 feet | 11 feet | 11 feet |
| Minimum Left Turn Lane Width^{4a} | 12 feet | 12 feet | 12 feet | N/A |
| Minimum Right Turn Lane Width^{4a} | 12 feet | 12 feet | 12 feet | N/A |
| Minimum Widened Curb Lane Width⁶ | 14 feet | 14 feet | 14 feet | N/A |
| Minimum Bike Lane Width | 5 feet | 5 feet | 5 feet | 5 feet |
| Maximum Superelevation⁵ | 6% | 6% | 6% | See Table 2.4B |
| Minimum Stopping Sight Distance | See Table 2.1 | See Table 2.1 | See Table 2.1 | See Table 2.1 |
| Minimum Entering Sight Distance | See Table 2.1 | See Table 2.1 | See Table 2.1 | See Table 2.1 |

| | | | | |
|---|----------|----------|----------|----------|
| Minimum Right-of-Way Width⁴ | 100 feet | 84 feet | 84 feet | 60 feet |
| Minimum Sidewalk Width | 8 feet | 6 feet | 6 feet | 6 feet |
| Minimum Parking Lane Width | 8 feet | 8 feet | 8 feet | 8 feet |
| Minimum Landscape Strip Width | 6 feet | 6 feet | 4 feet | 4 feet |
| Curb Type | Vertical | Vertical | Vertical | Vertical |

Summary of Proposed Changes

Right-Of-Way Standards

It is proposed to make edits and changes to four key area's of the SeaTac Municipal Code, all pertaining to improvements within the Right-of-Way (ROW).

1. Frontage Improvements
2. Right of Way Dedication
3. Deferral of Improvements
4. Right of Way Cross Section

Below is a summary table which identifies the existing text, proposed text and notes/description. Please refer to the proposed ordinance language for specific language pertaining to each of these items.

| | Existing Code | Proposed Code | Notes |
|-----------------------------------|---|---|---|
| 1. Frontage Improvements | | | |
| What Triggers Improvements | <p>Whenever a building permit with a project value in excess of seventy-five thousand dollars (\$75,000) or grading and drainage permit with a project value in excess of seventy-five thousand dollars (\$75,000) is applied for under provisions of City ordinances to:</p> <p>A. Construct a new building or expand an existing building to be used for:</p> <ul style="list-style-type: none"> • Multiple-residence structure consisting of three (3) or more dwelling units; or • Public assembly; or • Commercial purposes; or • Industrial purposes; or • Construct or expand a parking lot; or | <p>Applicability. Street frontage improvements of right-of-way shall occur where a development is applied for under the provisions of city ordinances for:</p> <ul style="list-style-type: none"> • A subdivision, shortplat, binding site plan; • Construction of a new building, or expansion of an existing building encompassing more than 50% of the gross floor area (GFA) or an increase of more than 1,000 square feet of GFA of the building/complex, that is used for either public assembly, commercial purposes, industrial uses, townhouses or a multi family complex; | <p>Applicability provides the 'trigger' for the code standards.</p> <p>Key changes include:</p> <ul style="list-style-type: none"> • Requiring frontage improvements (curb, gutter, sidewalk, landscape strip) for single family or ADU construction where it is in excess of \$250k. • Replace the existing \$75,000 project value trigger with gross floor area expansion criteria (to be consistent with SEPA thresholds). |

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| | <ul style="list-style-type: none"> Expand or modify a building in connection with a change of use. In this instance a change of use would be a change in land use as described by the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual for the purposes of calculating Transportation Mitigation Fees per Chapter 11.15 SMC; Create a subdivision of property per SMC Title 14; | <ul style="list-style-type: none"> Construction of a new surface parking lot or structured parking building for the sole purpose of parking where the project value is in excess of seventy five thousand dollars (\$75,000); The expansion of an existing parking area (surface parking or structured parking) for the purposes of commercial use where the project value is in excess of seventy five thousand dollars (\$75,000); Construct or expand a single family dwelling unit or construct a new detached ADU, where construction improvements are in excess of \$250,000. | <ul style="list-style-type: none"> Clarification of frontage improvement requirements for shortplats. A change of use is no longer a trigger for frontage improvements. <p>No Change to existing code triggers:</p> <ul style="list-style-type: none"> Parking (new or expansion) of commercial parking. Subdivision of property. |
| <p>Payment of improvements</p> | <p>... the applicant for such building or grading and drainage permit shall simultaneously make application for a permit, as an integral part of such new construction or alteration, for the construction of such off-site improvements as may be required by the Public Works Director, or designee, including, but not limited to, sidewalks, curbs, gutters, street paving, traffic signalization, water mains, drainage facilities, sanitary sewers, all improvements required by any applicable ordinance and all necessary appurtenances. Such off-site improvements (except traffic signalization systems) shall extend the full distance of the real property to be improved upon and which adjoins property dedicated as a public street. Traffic signalization off-site improvements shall be installed pursuant to the provisions of all applicable ordinances. (Ord. 04-1008 § 3)</p> | <p>Off-Site Improvements shall be installed along the entire street frontage of the property at the sole cost of the Applicant as directed by the Director. Off-Site Improvements may include, but not be limited to curb, gutter, sidewalk, storm drainage, street lighting, public utility relocation, franchise utility relocation, landscaping strip, street trees and landscaping, irrigation, on street parking, street pavement widening, bicycle lanes, safety railings, street signs, pavement marking, and channelization. Beyond the property frontage, the applicant shall provide ramps or other appropriate transition from the new sidewalk or walkway to the existing shoulder, and pavement and channelization tapering back to the existing pavement and channelization as needed for safety. The Off-Site Improvements shall be continued beyond</p> | <p>No Change to standard: Existing text per SMC 13.200.010 'Off-site Improvements', rewritten for better organization and clarification.</p> |

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| | | the street frontage of the property if, and to the extent necessary to provide a safe accessible transition. | |
| Timing | No Existing Language | <p>Required Off-Site Improvements shall be complete prior to the earlier of:</p> <ol style="list-style-type: none"> 1. Issuance of any certificate of occupancy (including any phased occupancy); or 2. Finalization of a development permit in which the Off-Site Improvements are a requirement, <p>unless financial security has been established as allowed by SMC 13.200.</p> | Clarification language added and will require all improvements to be installed prior to issuance of a Certificate of Occupancy or substantially complete (with a bond posted). The deferral of improvements is proposed to be removed from the code. |
| Discretion | No Existing Language | <p>If the Director determines that the Off-Site Improvements required by this Section cannot or should not be constructed concurrent with the proposed development, the Applicant shall, prior to issuance of a building permit or final approval for subdivisions, short subdivisions, or binding site plans:</p> <ol style="list-style-type: none"> 1. Pay to the City an amount equal to the Applicant's cost of installing the required Off-Site Improvements, as authorized by and in a manner consistent with RCW 82.02.020. The cost of installing the required Off-Site Improvements shall be based on engineering cost estimates, as approved by the Director. | New language. Provides greater clarity and alternative options for instances where improvements cannot or should not be made. |

2. Right-Of-Way Dedication

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| <p>When Dedication is Required</p> | <p>The existing code establishes minimum standards for the dedication (and improvement) of streets as related to any and all subdivision applications.</p> | <p>A. As provided in RCW 82.02.020, dedication of right-of-way may be required as a condition of development approval in order to incorporate improvements that are reasonably necessary to mitigate the direct impacts of the proposed development and/or accommodate construction of required frontage improvements. Improvements that may require a dedication of right-of-way include but are not limited to:</p> <ol style="list-style-type: none"> 1. Motorized and non-motorized transportation facilities including but not limited to bicycle lanes, street lighting, and traffic control devices; 2. Off-Site improvements where the existing right-of-way is not adequate; 3. The extension of existing or future public street improvements; or 4. Planned improvements identified in City's Transportation Master Plan, 6-year Transportation Improvement Plan, or the Comprehensive Plan; | <p>New language requires a dedication of right-of-way when triggered by the actions identified in the proposed code. This is necessary to obtain ROW for maintenance, street improvements, and/or street expansions.</p> <p>No change to standard: ROW Dedication is already required for shortplats and subdivisions.</p> <p>Identifies the criteria for dedication and why it is important.</p> |
| <p>Timing</p> | <p>No Existing Language</p> | <p>Any right-of-way dedication required by this Chapter shall occur prior to the earlier of:</p> <ol style="list-style-type: none"> 1. Issuance of a certificate of occupancy (including any phased occupancy); or 2. Finalization of the development permit that necessitated the dedication. | <p>Provides clarity and process.</p> |

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| | | 3. The time of recording the subdivision, short subdivision, or binding site plan (if applicable). | |
| Submittal Requirements for Dedication | No Existing Language | When any right-of-way dedication is required by this Chapter, the Applicant shall submit to the City any documentation necessary to effectuate the dedication as required by the Director. Such documentation may include but is not limited to a legal description of the dedication prepared and certified by a licensed professional and a graphic exhibit depicting the dedication. | Provides clear guidance for the applicant. |
| Variance | The SeaTac Municipal Code adopts King County Chapter 14.42.060 'Variance' language by reference. | <p>A. An engineering variance to deviate from these standards may be granted by the Director upon satisfying the following minimum criteria which must be shown to be based on sound engineering principles:</p> <ol style="list-style-type: none"> 1. The application for a variance clearly indicates those sections of the standards which are relevant to the proposed alternative, together with a clear explanation of how the requested variance meets the essential elements and intent of these standards. 2. The application for a variance includes a specific description of the proposed alternative to the Standards along with supporting documentation sufficient for the Director to make a determination as to whether the variance should be granted. 3. The variance is not contrary to the public interest. | New language and criteria added to provide flexibility and a consistent process for review. |

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| | | <p>4. Under the circumstances, compliance with the standards from which the variance is sought is not feasible.</p> <p>5. The requested variance will not compromise safety, function, fire protection, transit needs, appearance and maintainability.</p> <p>6. The requested variance complies with requirements of the International Fire Code and any other applicable codes.</p> | |
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| <p>Dedication of Private Roads as Public Streets.</p> | <p>The SeaTac Municipal Code adopts 2016 King County Road Standards and states: King County will not accept private roads for maintenance as public roads until King County determines that there is a benefit to the public and such roads are brought into conformance with current King County Code and these Standards.</p> | <p>Consideration of acceptance of a private road is subject to the requirements of city policies and codes. Final acceptance is subject to city council approval and the following:</p> <ul style="list-style-type: none"> • The private road meeting all public street design and construction standards; • Acceptability of road and public utilities construction, including pavement condition; • Condition of title; • Survey monumentation; • Consideration of maintenance costs; and • A demonstrated public benefit. | <p>New Code. Provides criteria for acceptance of private roads and requires approval by Council.</p> |
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3 Deferral of Improvements

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| <p>Deferral of Improvements</p> | <p>Per Title 14 (subdivisions and shortplats), onsite and offsite improvements can be deferred by an</p> | <p>Required street frontage improvements may not be deferred in its entirety. Language allows</p> | <p>Bonding after substantial progress has been made on private and public</p> |
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| | <p>applicant by posting a bond, financial guarantee or recording a restrictive covenant.</p> <p>Improvements can be deferred up to 3 years.</p> | <p>for the bonding of improvements after substantial improvements has been made.</p> <p>No subdivision, short subdivision, or binding site plan shall receive final approval until any and all required on-site and off-site improvements have been constructed, or financial security has been established as allowed by SMC 13.200. This requirement shall apply equally with regard to either public or private improvements</p> | <p>improvements will allow for flexibility where it is needed.</p> <p>Allowing shortplats to be recorded without improvements is problematic as it places the onus on the City to take action against a bond and install any improvements not completed by the applicant.</p> <p>Example: Someone can legally purchase a lot, come in for a building permit, and if the developer of the shortplat 'deferred' the improvements through a covenant or financial means, the new owner is unable to obtain a building permit and in some instances will be required to pay for the improvements to obtain permits from the City.</p> <p>A Bond can be very challenging and time consuming for staff to 'pull' and removes staff from City business to project manage private construction.</p> |
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4 Right of Way Cross Section

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| <p>Sidewalk and Landscape Strip</p> | | <p>Key elements include: Landscape strips stipulated at:</p> <ul style="list-style-type: none"> • 6' along principal and minor arterials. • 4' along collector and local roads <p>Sidewalk Widths stipulated at:</p> <ul style="list-style-type: none"> • 8' along principal arterials. • 6' along minor arterials, collector and local roads. | <p>Policy Direction: Provide sidewalks and safe conditions for all residents and visitors.</p> |
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On street parking designated by street.



Thickened shoulder will be required to be replaced with a sidewalk and landscape strip.

DRAFT



ENVIRONMENTAL (SEPA) CHECKLIST

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Date Checklist Prepared: 10/15/19 Parcel No. N/A

A. BACKGROUND

1. **Name of proposed project:** Road Standards Code Update (File No.: CAM19-003/SEP19-0014)

2. **Applicant:**

Name: City of SeaTac
Mailing Address: 4800 South 188th Street
SeaTac, WA 98188
Phone: 206-973-4750 Fax: _____
Alt. Phone: 206-973-4842 Email: awoodmass@seatacwa.gov
Status: (Owner, Lessee, Agent, Etc.) _____

3. **Designated Contact Person:** (The person who will receive and disseminate all correspondence from the City)

Name: Anita Woodmass, Senior Management Analyst
Mailing Address: 4800 South 188th Street
SeaTac, WA 98188
Phone: 206-973-4750 Fax: _____
Alt. Phone: 206-973-4842 Email: awoodmass@seatacwa.gov

4. **Agency requesting checklist:** City of SeaTac

5. **Proposed timing or schedule (including phasing):** Public Hearing: _____
November 19, 2019
Proposed Council Action: _____
December 10, 2019 or Jan _____
2020

6. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**

None.

7. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

None

8. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Explain:**

These standards will impact any development proposals within the City that trigger the applicability criteria.

9. **List any government approvals or permits that will be needed for your proposal.**

- Pursuant to RCW 36.70A.106, the Washington State Department of Commerce conducts review of the proposed code amendments. The amendments were submitted for consideration for expedited review on October 16, 2019.
 - Anticipated ordinance adoption by City Council on December 10, 2019
-

10. **Give a brief, complete description of your proposal, including the proposed uses and the size, with square footage, of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

This non-project proposal includes proposed amendments to Titles 11, 13 and 14. These changes pertain to development standards that apply in the Right-of-Way and in some instances, private property. Broadly these changes address frontage improvements, right-of-way dedication, deferral of improvements and the right-of-way cross section.

11. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, and section, township, and range. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Proposed amendments apply city-wide.

B. ENVIRONMENTAL ELEMENTS

1. Earth:

- a) **General description of the site (article one): Flat, rolling, hilly steep slopes, mountainous, other _____**

The City occupies a plateau that is generally flat, sloping gently down from north to south. Section 1.b below describes sloped areas.

b) What is the steepest slope on the site (approximate percent slope?)

There are slopes exceeding 40% in the east and southeast portions of the City. Along 28th Avenue S, where the land is rolling the slopes are approximately 15%.

c) What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soil in the City is predominantly Alderwood gravelly sandy loam (Ag), Arents-Alderwood, Indianola loam fine sandy, Kitsap soils, Everett gravelly sandy loam, Norma sandy loam.

d) Are there surface indications or history of unstable soils in the immediate vicinity? Describe:

There are areas of landslide hazard on the City's eastern edge sloping down to the Green River Valley.

e) Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill:

This is a non-project action. No filling or grading is proposed.

f) Could erosion occur as a result of clearing, construction, or use? Generally describe:

No. This is a non-project action.

g) About what percent of the site will be covered with impervious surfaces after project construction (e.g. asphalt and buildings)?

This is a non-project action. No construction is proposed.

h) Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

This is a non-project action and therefore would not directly result in erosion or other impacts to earth.

2. Air:

a) What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when

the project is completed? Generally describe and give approximate quantities if known:

This is a non-project action. No emissions would result.

b) Are there any off-site sources of emissions or odor that may affect your proposal? Generally describe:

This is a non-project action.

c) Proposed measures to reduce or control emissions or other impacts to the air:

This is a non-project action and therefore would not directly result in emissions or other impacts to the air.

3. Water:

a) Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, or wetlands)? Describe type and provide names. If appropriate, state what stream or river it flows into.

There are three lakes in SeaTac: Angle Lake, Bow Lake and Tub Lake. Angle Lake and Bow Lake are located in the Urban Center east of International Boulevard. Tub Lake is located in the southwest corner of an undeveloped area of North SeaTac Park. Angle Lake is the only water body of sufficient size to be considered as a “water of the state” and therefore subject to the Shoreline Management Act. Major streams include Des Moines Creek and Walker Creek.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters. Please describe and attach available plans.

This is a non-project action. No work is proposed.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This is a non-project action. No fill or dredging is proposed.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This is a non-project action. No withdrawals or diversions of surface water are proposed.

5) Does the proposal lie within a 100-year floodplain? Note location on the site plan.

Only one small area of the City lies within a flood plain; that of Miller Creek on the City's west edge. This non-project action will not affect this area.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? Describe the type of waste and anticipated volume of discharge.**

This is a non-project action. No discharges of waste materials are proposed.

b) **Ground Water**

- 1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

This is a non-project action. No ground water will be withdrawn.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial containing the following chemicals; toxic or non-toxic, agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

This is a non-project action. No waste material will be discharged.

Water Runoff (including storm water)

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal. (include quantities). Where will this water flow? Will this water flow into other waters? Describe**

This is a non-project action. No changes to surface water flows will result.

- 2) **Could waste materials enter ground or surface waters? Generally describe.**

No. This is a non-project action.

- 3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

This is a non-project action. No changes to drainage patterns will result.

- 4) **Proposed measures to reduce or control surface, ground, and runoff impacts, if any.**

This is a non-project action and therefore would not directly result in surface water runoff impacts. Surface water impacts are regulated by the King County Surface Water Design Manual, regulations under the SeaTac Shoreline Master Program and provisions of SMC Title 12, Public Utilities. The City is also subject to NPDES Phase 2 permit requirements.

4. Plants:

- a) **Check the types of vegetation found on the site:**

This non-project action is not site-specific. Most plants found in the Central Puget Sound basin are likely found in SeaTac, including trees, shrubs, grasses, and wet soil plants.

Deciduous tree: Alder Maple Aspen Other _____ N/A

Evergreen tree: Fir Cedar Pine Other _____
N/A _____

Shrubs N/A

Grass N/A

Pasture N/A

Crop or grain N/A

Wet soil plants: Water Lily Eelgrass Milfoil Other _____
N/A _____

Other types of vegetation: _____
N/A _____

- b) **What kind and amount of vegetation will be removed or altered?**

This is a non-project action. No vegetation will be removed or altered.

c) List threatened or endangered species known to be on or near the site.

No threatened or endangered species known to be resident in the city.

d) Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site.

This is a non-project action and therefore would not directly result in impacts to plants.

e) List all noxious weeds and invasive species known to be on or near the site.

This non-project action is not site-specific. Most plants found in the Central Puget Sound basin are likely found in SeaTac, including invasive species.

5. Animals:

a) Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

This non-project action is not site-specific. Most animals found in the Central Puget Sound basin are likely found in SeaTac.

Birds: Hawk Heron Eagle Songbirds Other__ N/A

Mammals: Deer Bear Elk Beaver Other__ N/A

Fish: Bass Salmon Trout Herring Shellfish Other__ N/A

b) List any threatened or endangered species known to be on or near the site:

This non-project action is not site-specific.

c) Is the site part of a migration route? Explain:

This non-project action is not site-specific.

d) Proposed measures to preserve or enhance wildlife:

This is a non-project action and therefore would not directly result in impacts to wildlife.

e) List any invasive animal species known to be on or near the site.

This non-project action is not site-specific and therefore would not directly result in impacts to threatened or endangered animal species. Impacts to wildlife habitat are addressed through application of provisions of section 15.700.370 of the SeaTac Municipal Code.

6. Energy and Natural Resources:

- a) **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

This is a non-project action.

- b) **Would your project affect the potential use of solar energy by adjacent properties? Generally describe:**

This non-project action is not site-specific. No properties are adjacent.

- c) **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:**

This is a non-project action, therefore no measures are proposed.

7. Environmental Health:

- a) **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? Describe:**

This is a non-project action. There are no environmental health hazards associated with this proposal.

- 1) **Describe any known or possible contamination at the site from present or past uses**

This non-project action is not site-specific.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity**

This non-project action is not site-specific.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project**

This is a non-project action.

4) Describe special emergency services that might be required

This is a non-project action and therefore would not directly result in the need for additional services.

5) Proposed measures to reduce or control environmental health hazards, if any:

No specific measures are proposed.

b) Noise:

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This non-project action is not site-specific. There is traffic noise and other noise typical of an urbanized area. There is also commercial aircraft noise in certain parts of the City.

2) What types and levels of noise would be created by or associated with the project on a short time or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

This is a non-project action and therefore would not directly generate noise.

3) Proposed measures to reduce or control noise impacts:

No specific measures are proposed. New development is subject to Chapter 13.240 of the SeaTac Municipal Code, Sound Transmission Code.

8. Land and Shoreline Use:

a) What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe

This non-project action is not site-specific. SeaTac contains commercial, industrial and residential uses typical of a Central Puget Sound basin suburban community, in addition to the Seattle-Tacoma International Airport. There are no significant changes to land use proposed.

Site N/A

North N/A

South N/A

East N/A

West N/A

- b) Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

This non-project action is not site-specific. Some areas of SeaTac were used for agriculture in the past.

- c) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

Not applicable. The City is urban and surrounded by urban uses.

- d) Describe any structures on the site:**

This non-project action is not site-specific.

- e) Will any structures be demolished?**

This non-project action is not site-specific.

- g) What is the current zoning classification of the site?**

This non-project action is not site-specific.

- h) What is the current Comprehensive Plan designation of the site?**

This non-project action is not site-specific.

- i) If applicable, what is the current Shoreline Master Program designation of the site?**

This non-project action is not site-specific. The SeaTac Shoreline Master Program applies only to one water body in the city, Angle Lake. The proposal does not change any aspect of the Shoreline Master Program.

- j) Has any part of the site been classified as an “environmentally sensitive” area? Specify:**

This non-project action is not site-specific. Chapter 15.700 of the SeaTac Municipal Code regulates development potentially impacting sensitive areas, which include wetlands, streams, aquifer recharge areas, fish and wildlife habitat conservation areas, steep slopes, erosion and landslide hazard areas.

- k) **Approximately how many people would reside or work in the completed project?**

This is a non-project action and therefore would not directly result in new residents.

- l) **Approximately how many people would the completed project displace?**

This is a non-project action. No people would be displaced.

- m) **Proposed measures to avoid or reduce displacement impacts:**

This is a non-project action and would not create displacements.

- n) **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

This is a non-project action that would not impact existing land uses and plans..

9. Housing:

- a) **Approximately how many units would be provided? Indicate whether high, middle, or low-income housing.**

This is a non-project action and would not directly result in new housing units.

- b) **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

This is a non-project action and therefore would not directly result in housing units being eliminated.

- c) **Proposed measures to reduce or control housing impacts.**

This is a non-project action and therefore would not impact housing.

10. Aesthetics:

- a) **What is the tallest height of any proposed structure(s), not including antennas; what is/are the principal exterior building material(s) proposed?**

This is a non-project action. No structures are proposed.

- b) **What views in the immediate vicinity would be altered or obstructed?**

This is a non-project action. No views will be affected.

- c) **Proposed measures to reduce or control aesthetic impacts:**

This is a non-project action. Aesthetics will not be impacted.

11. Light and Glare:

- a) **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

This is a non-project action. No light or glare will be produced.

- b) **Could light or glare from the finished project be a safety hazard or interfere with views?**

This is a non-project action.

- c) **What existing off-site sources of light or glare may affect your proposal?**

This non-project action is not site-specific.

- d) **Proposed measure to reduce or control light and glare impacts, if any:**

This is a non-project action.

12. Recreation:

- a) **Would the proposed project displace any existing recreational uses? Describe:**

This is a non-project action. No existing uses will be displaced.

- b) **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant:**

This is a non-project action. Recreation will not be impacted.

- c) **What designated and informal recreational opportunities are in the immediate vicinity?**

This non-project action is not site-specific. All of the City's parks are identified on City maps.

13. Historic and Cultural Preservation:

- a) **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe**

This non-project action is not site-specific.

- b) **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources**

This non-project action is not site-specific.

- c) **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

N/A

- d) **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required**

N/A

14. Transportation:

- a) **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site Plans.**

This non-project action is not site specific, but is applicable to all areas within the jurisdictional boundary of the City of SeaTac. The freeways serving the City include I-5, SR 518, and SR 509. Principal arterial streets include International Boulevard (SR 99), S. 188th Street, S. 200th Street, and 28th/24th Avenue S. Minor arterial streets include S.128th Street, S.154th Street, S. 170th Street, S.176th Street, S.208th Street, Military Road, Des Moines Memorial Drive, and 51st Avenue S.

- b) **Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

This non-project action is not site specific, but is applicable all areas within the jurisdictional boundary of the City of SeaTac. The City is served by public transit including Sound Transit's Link light rail and bus service provided by King County Metro and Sound Transit.

- c) **How many parking spaces would the completed project have? How many would the project eliminate?**

This is a non-project action and therefore will not directly affect changes in the number of parking spaces city-wide.

- d) **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? Generally describe (indicate whether public or private):**

This is a non-project action and does not directly include any streets or improvements.

- e) **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? Generally describe:**

This is a non-project action and therefore no direct use of water, rail, or air transportation will result.

- f) **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

This is a non-project action and therefore would not directly result in additional trips.

- g) **Proposed measures to reduce or control transportation impacts:**

This is a non-project action and will not directly result in transportation impacts.

- h) **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:**

This is a non-project action and therefore will not directly affect the movement of agricultural and forest products.

15. Public Services:

- a) **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? Generally describe:**

This is a non-project action and therefore would not directly result in impacts to public services.

b) **Proposed measures to reduce or control direct impacts on public services:**

This is a non-project action, therefore there are no measures proposed to reduce or control impacts on public services.

16. Utilities

a) **Check utilities currently available at the site:**

Electricity Natural Gas Water Refuse Service Telephone
Sanitary Sewer Septic System Other _____

This non-project action is not site-specific. These utility services are available to properties throughout SeaTac.

b) **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:**

This is a non-project action and therefore would not directly result in impacts to utilities. Except for the Stormwater Utility, the City does not directly provide any utility services.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge, I understand that the lead agency is relying on them to make its decision.


Signature

10/15/19
Date Submitted

Anita Woodmass

Senior Management Analyst, City of SeaTac City
Managers Office

Printed Name

Position and Agency/Organization

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do Not Use This Sheet For Project Actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal, or how the types of activities likely to result from the proposal would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise?

The proposed amendments, in and of themselves, are not likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise.

Proposed measures to avoid or reduce such increases are:

The potential for subsequent projects to produce the noted effects that are not addressed through the application of existing federal, state or local laws will be addressed through appropriate environmental review as needed.

Surface Water: Impacts to surface waters from pollutants carried by stormwater are mitigated through the implementation of the current King County Surface Water Design Manual (Section 12.10.010, SeaTac Municipal Code) and compliance with the City's Western Washington Phase II Municipal Stormwater Permit (Permit # WAR 04-55410).

Air: Production of air emissions is regulated under Sections 15.460.060, 15.460.070, 15.460.080, and 15.460.100 SMC.

Noise: Production of noise is regulated by Section 15.460.020 SMC.

Toxic or Hazardous Substances: The storage or release of toxic or hazardous substances is regulated by the International Fire Code (WAC 51-54A, adopted by reference in Section 13.150.010, SeaTac Municipal Code), and through the application of existing federal, state or other local laws. Potential impacts not addressed under these regulations will be addressed through appropriate environmental review as needed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal amends the regulations for the applicability and standards affecting ROW frontage improvements, variances, bonding and clarifies existing code provisions. While improvements within the ROW may result in impacts to plants, animals, fish, or marine life at a site-level, none of the city's regulations for critical areas or shoreline are being modified. All new development in such area would need to meet all applicable requirements for protections.

Proposed measures to avoid or reduce such increases are:

Impacts not addressed by these regulations will be addressed through appropriate environmental review and permit review as needed.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed amendments, in and of themselves, would not be likely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None are presently proposed.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designed (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplain, or prime farmlands?**

No amendments to regulations for environmentally sensitive areas are proposed.

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. None are presently proposed.
6. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

Standards addressing road standards are currently allowed in the city and the proposed amendment do not change where they are allowed.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Shoreline use is addressed by the City's Shoreline Master Program, and Shoreline Management Code, SMC Title 18 and no changes are proposed to shoreline regulations.

Impacts related to future site development proposals will be mitigated through application of the City's development regulations, and subject to appropriate environmental review, as needed.

7. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

The proposed amendments, in and of themselves, would not be likely to increase demands on transportation or public services and utilities. However, subsequent projects may have these effects.

Proposed measures to reduce or respond to such demand(s) are:

None are presently proposed. Impacts related to specific developments at the project level will be mitigated subject to appropriate environmental review, as needed.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposed action will not conflict with local, state or federal laws or requirements for the protection of the environment.



CITY OF SEATAC SEPA NOTICE



DETERMINATION OF NONSIGNIFICANCE FILE SEP19-0014; CAM19-0003

DESCRIPTION OF PROPOSAL: Road Standards Code Update. This non-project proposal includes proposed amendments to Titles 11, 13 and 14 of the SeaTac Municipal Code. These changes pertain to development standards that apply in the Right-of-Way and in some instances, private property. Broadly, these changes address ROW frontage improvements, ROW dedication, deferral of improvements and the ROW cross section.

PROPONENT: City of SeaTac, Public Works Department
LOCATION: Entire City
LEAD AGENCY: City of SeaTac

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment, and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed Environmental Checklist and other information on file with the lead agency.

COMMENT PERIOD:

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for **14 days** from the date of issuance. Comments must be submitted by **5:00 P.M. on November 12, 2019**. Detailed information is available to the public upon request. CONTACT: Anita Woodmass, Sr. Management Analyst, at 206-973-4750 (awoodmass@seatacwa.gov).

APPEAL PERIOD:

Any person wishing to appeal this determination may file such an appeal to the SeaTac City Clerk within **ten (10) days** from the end of the comment period. All appeals of the above determination must be filed by **5:00 P.M. November 22, 2019**. **THERE IS A FEE TO APPEAL THIS DETERMINATION (SEE CITY OF SEATAC FEE SCHEDULE).**

RESPONSIBLE OFFICIAL: Steve Pilcher, Community and Economic Development Director
4800 S. 188th Street
SeaTac, Washington 98188
(206) 973-4750

Handwritten signature of Steve Pilcher in black ink.

Steve Pilcher, Director
Department of Community & Economic Development

Date

Handwritten date "10/28/19" in black ink.

DATE ISSUED/PUBLISHED IN THE SEATTLE TIMES:

OCTOBER 28, 2019



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

10/16/2019

Ms. Anita Woodmass
Senior Management Analyst
City of SeaTac
4800 S 188th Street
SeaTac, WA 98188-8605

Sent Via Electronic Mail

Re: City of SeaTac--2019-S-802--Request for Expedited Review / Notice of Intent to Adopt Amendment

Dear Ms. Woodmass:

Thank you for sending the Washington State Department of Commerce (Commerce) the Request for Expedited Review / Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendments to Titles 11, 13 and 14 of the SeaTac Municipal Code. These changes pertain to development standards that apply in the Right-of-Way and in some instances, private property. Broadly these changes address ROW frontage improvements, ROW dedication, deferral of improvements and the ROW cross section.

We received your submittal on 10/15/2019 and processed it with the Submittal ID 2019-S-802. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/15/2019.

You requested expedited review under [RCW 36.70A.106\(3\)\(b\)](#). We have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Gary Idleburg, (360) 725-3045.

Sincerely,

Review Team
Growth Management Services

Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

| | |
|--|---|
| 1. Jurisdiction Name: | City of SeaTac |
| 2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only) | <input type="checkbox"/> 60-Day Notice of Intent to Adopt Amendment. <input checked="" type="checkbox"/> Request of Expedited Review / Notice of Intent to Adopt Amendment. <input type="checkbox"/> Supplemental Submittal for existing Notice of Intent to Adopt Amendment. <input type="checkbox"/> Notice of Final Adoption of Amendment. |
| 3. Amendment Type: Select Type of Amendment listed. (Select One Only) | <input type="checkbox"/> Comprehensive Plan Amendment. <input checked="" type="checkbox"/> Development Regulation Amendment. <input type="checkbox"/> Critical Areas Ordinance Amendment. <input type="checkbox"/> Combined Comprehensive and Development Regulation Amendments. <input type="checkbox"/> Countywide Planning Policy . |
| 4. Description Enter a brief description of the amendment. Begin your description with "Proposed" or "Adopted", based on the type of Amendment you are submitting. Examples: <i>"Proposed comprehensive plan amendment for the GMA periodic update."</i> or <i>"Adopted Ordinance 123, adoption amendment to the sign code."</i> (Maximum 400 characters). | This non-project proposal includes proposed amendments to Titles 11, 13 and 14 of the SeaTac Municipal Code. These changes pertain to development standards that apply in the Right-of-Way and in some instances, private property. Broadly these changes address ROW frontage improvements, ROW dedication, deferral of improvements and the ROW cross section. |

| | |
|---|---|
| <p>5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?</p> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |
| <p>6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.</p> | <p>Planning Commission: November 19, 2019 City Council: November 26, 2019 & December 10, 2019 Proposed / Date of Adoption: December 10, 2019</p> |
| <p>7. Contact Information:</p> | |
| <p>A. Prefix/Salutation: <i>(Examples: "Mr.," "Ms.," or "The Honorable" (elected official))</i></p> | <p>Ms</p> |
| <p>B. Name:</p> | <p>Anita Woodmass</p> |
| <p>C. Title:</p> | <p>Senior Management Analyst</p> |
| <p>D. Email:</p> | <p>awoodmass@seatacwa.gov</p> |
| <p>E. Work Phone:</p> | <p>206 973 4839</p> |
| <p>F. Cell/Mobile Phone: <i>(optional)</i></p> | <p>-</p> |
| <p>Consultant Information:</p> | |
| <p>G. Is this person a consultant?</p> | <p><input type="checkbox"/> Yes</p> |
| <p>H. Consulting Firm name?</p> | <p></p> |
| <p>8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?</p> | <p><input checked="" type="checkbox"/> Yes</p> |

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov

Questions? Call the review team at (509) 725-3066.

CITY OF SEATAC

PUBLIC HEARING NOTICE

PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390, NOTICE IS HEREBY GIVEN THAT THE SEATAC PLANNING COMMISSION WILL HOLD A **VIRTUAL PUBLIC HEARING ON AUGUST 4, 2020 AT 5:30 P.M.**, OR SOON THEREAFTER. THE PURPOSE OF THIS HEARING WILL BE TO RECEIVE WRITTEN PUBLIC COMMENT ON THE FOLLOWING LAND USE CONTROLS:

PROJECT Amendments to Titles 11, 13 and 14 of the SeaTac Municipal Code. These changes pertain to development standards that apply in the Right-of-Way (ROW) and in some instances, private property. Broadly, these changes address ROW frontage improvements, ROW dedication, deferral of improvements and the ROW cross section.

FILE NO/S: CAM19-0003

APPLICANT: City of SeaTac

LOCATION: City-Wide

DESCRIPTION: Amendments across several titles include proposed new provisions and clarifications and/or modifications of existing standards. More specifically, clarification of the applicability and the types of off-site improvement requirements, when improvements shall be installed, the variance process and how improvements may be bonded. Additionally, provisions pertaining to when and how ROW dedication may be required, the deferral of street improvements, the dedication of private streets to public ROW and modifications to the ROW cross section are included within the proposed ordinance.

VIRTUAL MEETING: Due to the current COVID-19 public health emergency, and social distancing protocols, pursuant to the Governor's and public health officials' orders, this meeting will be conducted virtually. The public may call in to the conference line to listen to the meeting. The number is 206.973.4555. While you will be able to hear the meeting; you will not be able to participate in the meeting. Please note that if you are unable to mute your phone, everyone else on the call-in line will be able to hear you, so please refrain from speaking. No one will be able to physically attend this meeting.

PUBLIC HEARING COMMENTS: In an effort to adhere to the social distancing protocols, pursuant to the Governor's and public health officials' orders, and in order to keep our residents, Council, and staff healthy, the City Council will not hear any in-person public hearing comments during this COVID-19 public health emergency. If you wish to submit a public comment, please email your comments to PCPublicComment@seatacwa.gov by **3:30 p.m. the day of the meeting**. The comment will be read into the record, up to five minutes each and then placed on the City's website for viewing. Public comments submitted to an email address other than PCPublicComment@seatacwa.gov, or after the deadline, will not be included as part of the record.

STAFF CONTACT: Anita Woodmass, Senior Management Analyst, awoodmass@seatacwa.gov, 206.973.4839, City Manager's Office, 4800 South 188th Street, SeaTac, Washington 98188-8605

DATE ISSUED/PUBLISHED IN THE SEATTLE TIMES: TUESDAY, JULY 21, 2020

From: [LARRY HEIBERG](#)
To: [PC Public Comment](#); [City Council](#)
Cc: [Jennifer Kester](#); [Anita Woodmass](#); [Dennis Hartwick](#); [Carl Cole](#); [Gwen Voelpel](#); [Will Appleton](#); [mmbartolo@ci.seatac.wa](#); [Mark Johnsen](#)
Subject: [EXT] - Public Hearing Comments on the Road Standards Code Update
Date: Wednesday, July 22, 2020 11:28:56 AM

Re: "Changes in SMC Title 14 Subdivisions"

Good Day All & To Whom this may concern,

I am Cathy Boysen Heiberg, general manager of the Boysen Family LLC. I represent our family that has owned commercial real estate since 1941 located on International Blvd. across from the Sea-Tac Airport. Our approximately 40 contiguous acres with a mix of uses include 3 large hotels (Hilton, Radisson & Red Lion), 3 large office buildings (SeaTac Office Center) and WallyPark valet surface parking (about 4 acres). Our 4 generations of family lived on, farmed and responsibly developed this land for market driven, predominantly airport related, highest and best uses. Every acre is encumbered by long term commercial ground leases. We are proud of responsibly developing and managing our family owned land with these quality and successful businesses that over many decades have brought millions of Tax Dollars to the City. As cautious stewards of our heritage and legacy, OUR Goals, Values and Visions are to maintain Family Ownership in managing these acres of land for generations to come.

For the Public Record I am compelled to state our opposition to much of these Road Standards and Codes. Numerous times since the mid 1990's we have voiced and documented our concerns and opposition about these prescriptive, nonflexible and excessive standards and codes. For several years (2009 & 2010), I served on the Ad Hoc Committee studying Title 15 Zoning Code in great detail and making recommendations to the City Council and Planning Department. There is no "Public Necessity" to enter private land and businesses with these "dedications" to the City for their ownership. Unnecessary roads with extensive and expensive encumbrances for private land developments will have unintended consequences. We are concerned for the safety, security and liability of the businesses, their employees and guests. This overreaching of required government "dedications" of Roads and detailed Streetscapes amounts to legalizing takings and we view this as Eminent Domain seizing in disguise.

I have thoroughly read the Packet Summary and some areas of concern include the following:

Increased & Wider ROW Cross Section Elements of roadway widths, landscape strips, sidewalk widths, bicycle lanes & detailed specific components of each area of streetscapes & required prescriptive "improvements required at the sole cost of the developer." Please refer to pages 2-8 of the handout and greater detail within the Standards and Codes themselves.

We respectfully request that All of You allow and recommend greater flexibility for The Land Owners' Visions, Goals and Values and reconsider these very demanding and expensive requirements and restrictions on developments and Land Owners in SeaTac. I've heard the rationale by several City Department managers and analysts' statements of being the "norm now" in other cities such as Bellevue, Mercer Island, Redmond or Kirkland. Our City does not need to copy and follow what is standard and works in other jurisdictions. Our diverse and unique population, businesses and needs differ from other cities. It takes thoughtful and creative, flexible planning and guidance to continue to grow responsibly and encourage our uniqueness. Please help contribute to keeping our existing and current developments and bring in new, instead of discouraging it.

Our Family has reasonable expectations, goals and visions of sensibly and responsibly owning and managing our land. When the City puts into law standards and codes that are in conflict with and threaten our future plans and uses, we must bring this to everyone's attention and try to be constructive with more reasonable and mutually agreeable flexible solutions.

Thank You for your considerations and we welcome and encourage your discussions.

Most Sincerely,

Cathy Boysen Heiberg, G.M.

The Boysen Family Members (14)

[REDACTED]
[REDACTED]

From: [Earl Gipson](#)
To: [PC Public Comment](#)
Cc: [Jennifer Kester](#); [Dennis Hartwick](#); [Carl Cole](#); [Mary Mirante Bartolo](#); [Mark Johnsen](#); [City Council](#); [Will Appleton](#); [Florendo Cabudol](#); [Kate Kaehny](#); [Planning Commission](#); [Anita Woodmass](#)
Subject: [EXT] - Comments to PC Meeting 08/04/2020
Date: Tuesday, August 4, 2020 2:40:52 PM
Attachments: [ShortPlatEligibleSeaTac.xls](#)

Note: may be ammended and will be re-sent prior to PC meeting since they would be withheld until just before the meeting if sent via the Planning Department's provided PC comment email (thanks to those whose comments were not recognized and informed me). Note the different primary email address.

For some this will be a re-send and additionally here is the link for the PC Packet
<https://www.seatacwa.gov/home/showdocument?id=29077>

Dear Planning Commission,

General Comments

I object to the Planning Commission holding Public Hearings during the Covid-19 Crisis. The two hearings on the agenda are not of any urgent nature, subject matter long/complex, and the Commission cannot question the person/s offering testimony.

These hearings should be continued (by vote of the Commission) until such time the Public has opportunity to face the Commission, explain their reasoning in person. Not all persons have the time/ability to address these issues in written form.

Further placing a time limit on written/read testimony (5 minutes) is unreasonable for the length/complexity of the issues covered. Read the whole thing or not at all (some may orally read slowly/poorly anyway). It is my contention the Public Hearing/s and any PC recommendation should be considered invalid/withheld until such time a "normal" Public Hearing can be convened (should they be continued).

PC meetings should also be streamed on the City Website as the Council and Council Committees are now done. The quality of the phone call-in is dubious at best (and also ties up everyone's phone).

In summary I request the PC Public Hearings of 08/04/2020 be continued until a proper Public Hearing can be held.

Testimony-Applies to both Road Standards and "Housekeeping"

Shortplat/subdivision methodology has changed. There was a time not long ago where you could divide your property into multiple tax lots without building anything (providing you had the required square footage). This allowed owners to sell off part/s of their property (for whatever reason). When the lot was purchased and something was to be built that was the time when the owner/developer made application for building permits, road improvements, etc.

Now, by virtue of Planning Departments, it is an all or nothing arrangement and extensive equity is lost from the original owners as developers will deplete the price offer/paid for a dividable property by the costs of the entire improvements mandated by the municipality. Wonder why housing has become more unaffordable? Look to your Planning Departments and not Supply and Demand alone. The concept of Cost/Benefit is lost on most City Planners.

Currently (as of 07/24/2020-King County Department of Assessments) there are 772 dividable UL-7200 parcels in SeaTac out of a total of 5,272. That is 14.6 percent of the total UL-7200 parcels. I have included a list of those 772 dividable parcels. Major and Minor are the 2 fields that make up the 10 digit Parcel Number. You need to add leading/trailing zero's to make each field 5 digits as applicable.

Testimony Road Standards

Requiring future dedication of real property in exchange for permits without compensation/contribution from the City is nothing more than bureaucratic theft/blackmail. This also removes the value of the real property from the tax rolls.

If the City wants a wider road, etc. pay/contribute for the Real Property it will sit on. RCW 82.02.020 does not prohibit compensation/contribution.

<https://app.leg.wa.gov/rcw/default.aspx?cite=82.02.020>

Note that the RCW uses the word "voluntary." Not to voluntary when the City of SeaTac plans to withhold approvals/permits without dedication/payment.

I also ask where in the SMC does it say Off-Site use of payment is authorized?

Many questions remain in the details of these "dedications" and need to be clarified to the Planning Commission's satisfaction (with in person counter arguments from the Public) before any Commission recommendation is made.

Packet page 27 of 166. What is the figures \$250K and \$75K derived from. As construction costs change/rise there is no provision for this and these numbers will rapidly become meaningless. I guess we can do more "housekeeping" later.

Testimony "Housekeeping"

In the PC packet on page 64 of 166 it states.

III. Nonconforming Uses

Land uses, structures, or site improvements that were legally established prior to the effective date of the Code amendments, and become nonconforming because of the amendments, may continue as a nonconformance provided they comply with SMC 15.120.

It would be handy if Mr. Hartwick would have provided the following link to the actual code. I guess I'm doing their work for them.

[SeaTac Municipal Code](#)

Approximately how many non-conforming properties will these "housekeeping" changes create?

In summary

This is all I have time for given the constraints of the ill-advised not so Public Hearings.

Earl Gipson





Those Bcc'ed please support the continuance of the Public Hearings. Many questions remain. Forward as you see fit

| District | Nan Major | Minor | SqFtLot | CurrentZoning |
|----------|-----------|-------|---------|---------------|
| SeaTac | 4000 | 1072 | 15914 | UL-7200 |
| SeaTac | 4000 | 1065 | 26051 | UL-7200 |
| SeaTac | 4000 | 1066 | 14475 | UL-7200 |
| SeaTac | 4100 | 46 | 18749 | UL-7200 |
| SeaTac | 4100 | 384 | 21156 | UL-7200 |
| SeaTac | 4100 | 387 | 19350 | UL-7200 |
| SeaTac | 4100 | 380 | 40506 | UL-7200 |
| SeaTac | 4100 | 378 | 14835 | UL-7200 |
| SeaTac | 23620 | 10 | 16365 | UL-7200 |
| SeaTac | 23800 | 30 | 23460 | UL-7200 |
| SeaTac | 23800 | 240 | 22711 | UL-7200 |
| SeaTac | 23800 | 54 | 16477 | UL-7200 |
| SeaTac | 23800 | 244 | 21780 | UL-7200 |
| SeaTac | 23800 | 27 | 16144 | UL-7200 |
| SeaTac | 23800 | 110 | 40519 | UL-7200 |
| SeaTac | 23800 | 215 | 16988 | UL-7200 |
| SeaTac | 23800 | 255 | 55456 | UL-7200 |
| SeaTac | 23800 | 55 | 54014 | UL-7200 |
| SeaTac | 23800 | 198 | 20724 | UL-7200 |
| SeaTac | 23800 | 40 | 17620 | UL-7200 |
| SeaTac | 23800 | 150 | 32084 | UL-7200 |
| SeaTac | 23800 | 135 | 98352 | UL-7200 |
| SeaTac | 23800 | 178 | 14870 | UL-7200 |
| SeaTac | 23800 | 250 | 46540 | UL-7200 |
| SeaTac | 23800 | 60 | 22027 | UL-7200 |
| SeaTac | 23800 | 115 | 38630 | UL-7200 |
| SeaTac | 23800 | 194 | 20537 | UL-7200 |
| SeaTac | 23800 | 73 | 15886 | UL-7200 |
| SeaTac | 23800 | 6 | 19000 | UL-7200 |
| SeaTac | 23800 | 243 | 20666 | UL-7200 |
| SeaTac | 23800 | 176 | 21798 | UL-7200 |
| SeaTac | 23800 | 130 | 35503 | UL-7200 |
| SeaTac | 23800 | 32 | 26317 | UL-7200 |
| SeaTac | 23800 | 214 | 23336 | UL-7200 |
| SeaTac | 23800 | 125 | 36812 | UL-7200 |
| SeaTac | 23800 | 105 | 48351 | UL-7200 |
| SeaTac | 23800 | 175 | 38358 | UL-7200 |
| SeaTac | 23800 | 82 | 24827 | UL-7200 |
| SeaTac | 23800 | 47 | 14719 | UL-7200 |
| SeaTac | 23800 | 205 | 31168 | UL-7200 |
| SeaTac | 23800 | 20 | 22781 | UL-7200 |
| SeaTac | 23800 | 106 | 37869 | UL-7200 |
| SeaTac | 23800 | 100 | 44866 | UL-7200 |
| SeaTac | 23800 | 29 | 16144 | UL-7200 |
| SeaTac | 23800 | 90 | 43560 | UL-7200 |
| SeaTac | 23800 | 212 | 15895 | UL-7200 |

| | | | |
|--------|-------|-----|---------------|
| SeaTac | 23800 | 36 | 18227 UL-7200 |
| SeaTac | 23800 | 213 | 15722 UL-7200 |
| SeaTac | 23800 | 28 | 16144 UL-7200 |
| SeaTac | 23800 | 191 | 20329 UL-7200 |
| SeaTac | 23800 | 52 | 21518 UL-7200 |
| SeaTac | 23800 | 190 | 14436 UL-7200 |
| SeaTac | 23800 | 183 | 18073 UL-7200 |
| SeaTac | 23900 | 60 | 37229 UL-7200 |
| SeaTac | 23900 | 136 | 17649 UL-7200 |
| SeaTac | 23900 | 65 | 23180 UL-7200 |
| SeaTac | 23900 | 75 | 37149 UL-7200 |
| SeaTac | 23900 | 135 | 16500 UL-7200 |
| SeaTac | 23900 | 20 | 69136 UL-7200 |
| SeaTac | 23900 | 235 | 16520 UL-7200 |
| SeaTac | 23900 | 525 | 14902 UL-7200 |
| SeaTac | 23900 | 390 | 15600 UL-7200 |
| SeaTac | 23900 | 80 | 16760 UL-7200 |
| SeaTac | 23900 | 90 | 27476 UL-7200 |
| SeaTac | 23900 | 95 | 44366 UL-7200 |
| SeaTac | 23900 | 402 | 16220 UL-7200 |
| SeaTac | 23900 | 512 | 14632 UL-7200 |
| SeaTac | 23900 | 155 | 21217 UL-7200 |
| SeaTac | 23900 | 6 | 16800 UL-7200 |
| SeaTac | 23900 | 50 | 98908 UL-7200 |
| SeaTac | 23900 | 66 | 19322 UL-7200 |
| SeaTac | 23900 | 105 | 18855 UL-7200 |
| SeaTac | 23900 | 165 | 25925 UL-7200 |
| SeaTac | 23900 | 523 | 33235 UL-7200 |
| SeaTac | 23900 | 5 | 24817 UL-7200 |
| SeaTac | 23900 | 55 | 33966 UL-7200 |
| SeaTac | 23900 | 11 | 25391 UL-7200 |
| SeaTac | 23900 | 81 | 23633 UL-7200 |
| SeaTac | 23900 | 522 | 15757 UL-7200 |
| SeaTac | 23900 | 26 | 20197 UL-7200 |
| SeaTac | 23900 | 35 | 16084 UL-7200 |
| SeaTac | 23900 | 67 | 18505 UL-7200 |
| SeaTac | 23900 | 509 | 14687 UL-7200 |
| SeaTac | 24000 | 300 | 24441 UL-7200 |
| SeaTac | 24000 | 130 | 16575 UL-7200 |
| SeaTac | 24000 | 305 | 16197 UL-7200 |
| SeaTac | 24000 | 8 | 21250 UL-7200 |
| SeaTac | 24000 | 210 | 33300 UL-7200 |
| SeaTac | 24000 | 268 | 18400 UL-7200 |
| SeaTac | 24000 | 185 | 39477 UL-7200 |
| SeaTac | 24000 | 90 | 22591 UL-7200 |
| SeaTac | 24000 | 440 | 27950 UL-7200 |
| SeaTac | 24000 | 315 | 14812 UL-7200 |

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| SeaTac | 24000 | 102 | 15522 UL-7200 |
| SeaTac | 24000 | 247 | 19949 UL-7200 |
| SeaTac | 24000 | 407 | 24000 UL-7200 |
| SeaTac | 24000 | 25 | 21850 UL-7200 |
| SeaTac | 24000 | 369 | 20000 UL-7200 |
| SeaTac | 24000 | 10 | 15250 UL-7200 |
| SeaTac | 24000 | 55 | 15115 UL-7200 |
| SeaTac | 24000 | 5 | 14747 UL-7200 |
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| SeaTac | 24000 | 255 | 28650 UL-7200 |
| SeaTac | 24000 | 160 | 24200 UL-7200 |
| SeaTac | 24000 | 240 | 20200 UL-7200 |
| SeaTac | 24000 | 181 | 19484 UL-7200 |
| SeaTac | 24000 | 290 | 17577 UL-7200 |
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| SeaTac | 24000 | 225 | 22800 UL-7200 |
| SeaTac | 24000 | 371 | 16825 UL-7200 |
| SeaTac | 24000 | 330 | 19404 UL-7200 |
| SeaTac | 24000 | 85 | 30210 UL-7200 |
| SeaTac | 24000 | 262 | 23325 UL-7200 |
| SeaTac | 24000 | 390 | 14820 UL-7200 |
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| SeaTac | 24000 | 320 | 14417 UL-7200 |
| SeaTac | 24000 | 310 | 15207 UL-7200 |
| SeaTac | 24600 | 43 | 15346 UL-7200 |
| SeaTac | 24600 | 35 | 18199 UL-7200 |
| SeaTac | 24600 | 38 | 15499 UL-7200 |
| SeaTac | 32204 | 9095 | 31791 UL-7200 |
| SeaTac | 32204 | 9051 | 87120 UL-7200 |
| SeaTac | 32204 | 9045 | 50530 UL-7200 |
| SeaTac | 42204 | 9167 | 37217 UL-7200 |
| SeaTac | 92204 | 9189 | 15428 UL-7200 |
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| SeaTac | 92204 | 9235 | 192788 UL-7200 |
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| SeaTac | 92204 | 9078 | 26326 UL-7200 |

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| SeaTac | 98360 | 20 | 18723 UL-7200 |
| SeaTac | 100340 | 105 | 16384 UL-7200 |
| SeaTac | 100340 | 115 | 15878 UL-7200 |
| SeaTac | 100340 | 120 | 18659 UL-7200 |
| SeaTac | 100340 | 270 | 14581 UL-7200 |
| SeaTac | 100340 | 110 | 14773 UL-7200 |
| SeaTac | 100340 | 125 | 15036 UL-7200 |
| SeaTac | 100340 | 305 | 15579 UL-7200 |
| SeaTac | 100340 | 130 | 15133 UL-7200 |
| SeaTac | 100360 | 120 | 14972 UL-7200 |
| SeaTac | 100360 | 125 | 15195 UL-7200 |
| SeaTac | 162304 | 9318 | 27197 UL-7200 |
| SeaTac | 162304 | 9182 | 14950 UL-7200 |
| SeaTac | 162304 | 9155 | 158972 UL-7200 |
| SeaTac | 162304 | 9057 | 39200 UL-7200 |
| SeaTac | 162304 | 9183 | 15200 UL-7200 |
| SeaTac | 162304 | 9275 | 17373 UL-7200 |
| SeaTac | 162304 | 9256 | 16425 UL-7200 |
| SeaTac | 162304 | 9061 | 37040 UL-7200 |
| SeaTac | 162304 | 9226 | 30059 UL-7200 |
| SeaTac | 162304 | 9417 | 27790 UL-7200 |
| SeaTac | 162304 | 9214 | 47045 UL-7200 |
| SeaTac | 162304 | 9134 | 16547 UL-7200 |
| SeaTac | 162304 | 9241 | 30409 UL-7200 |
| SeaTac | 162304 | 9223 | 27080 UL-7200 |
| SeaTac | 162304 | 9077 | 21187 UL-7200 |
| SeaTac | 162304 | 9050 | 21651 UL-7200 |
| SeaTac | 162304 | 9048 | 58806 UL-7200 |
| SeaTac | 162304 | 9286 | 16425 UL-7200 |
| SeaTac | 162304 | 9100 | 36260 UL-7200 |
| SeaTac | 162304 | 9085 | 19550 UL-7200 |
| SeaTac | 162304 | 9139 | 47045 UL-7200 |
| SeaTac | 162304 | 9042 | 41288 UL-7200 |
| SeaTac | 162304 | 9143 | 19440 UL-7200 |
| SeaTac | 162304 | 9137 | 18909 UL-7200 |
| SeaTac | 162304 | 9128 | 22570 UL-7200 |
| SeaTac | 162304 | 9055 | 65340 UL-7200 |
| SeaTac | 162304 | 9164 | 20854 UL-7200 |
| SeaTac | 162304 | 9115 | 23363 UL-7200 |
| SeaTac | 162304 | 9250 | 18049 UL-7200 |
| SeaTac | 162304 | 9154 | 62290 UL-7200 |
| SeaTac | 162304 | 9363 | 29410 UL-7200 |
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| SeaTac | 162304 | 9255 | 16425 UL-7200 |

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| SeaTac | 162304 | 9240 | 30417 UL-7200 |
| SeaTac | 162304 | 9292 | 26478 UL-7200 |
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| SeaTac | 162304 | 9305 | 27600 UL-7200 |
| SeaTac | 162304 | 9392 | 17218 UL-7200 |
| SeaTac | 178700 | 115 | 36459 UL-7200 |
| SeaTac | 178700 | 30 | 51836 UL-7200 |
| SeaTac | 178700 | 55 | 29866 UL-7200 |
| SeaTac | 178700 | 130 | 15824 UL-7200 |
| SeaTac | 178700 | 75 | 32111 UL-7200 |
| SeaTac | 181080 | 30 | 14575 UL-7200 |
| SeaTac | 181080 | 25 | 14571 UL-7200 |
| SeaTac | 184000 | 45 | 15590 UL-7200 |
| SeaTac | 184000 | 120 | 16762 UL-7200 |
| SeaTac | 184030 | 60 | 15026 UL-7200 |
| SeaTac | 185350 | 220 | 19857 UL-7200 |
| SeaTac | 204880 | 5 | 14459 UL-7200 |
| SeaTac | 212304 | 9281 | 30500 UL-7200 |
| SeaTac | 212304 | 9203 | 28540 UL-7200 |
| SeaTac | 212304 | 9454 | 15860 UL-7200 |
| SeaTac | 212304 | 9407 | 16440 UL-7200 |
| SeaTac | 212304 | 9107 | 18723 UL-7200 |
| SeaTac | 212304 | 9311 | 17044 UL-7200 |
| SeaTac | 212304 | 9318 | 40765 UL-7200 |
| SeaTac | 212304 | 9485 | 15000 UL-7200 |
| SeaTac | 212304 | 9088 | 44866 UL-7200 |
| SeaTac | 212304 | 9229 | 18000 UL-7200 |
| SeaTac | 212304 | 9173 | 21237 UL-7200 |
| SeaTac | 212304 | 9526 | 15060 UL-7200 |
| SeaTac | 212304 | 9339 | 19200 UL-7200 |
| SeaTac | 212304 | 9126 | 46343 UL-7200 |
| SeaTac | 212304 | 9094 | 28500 UL-7200 |
| SeaTac | 212304 | 9262 | 23874 UL-7200 |
| SeaTac | 212304 | 9376 | 33623 UL-7200 |
| SeaTac | 212304 | 9120 | 16247 UL-7200 |
| SeaTac | 212304 | 9143 | 16500 UL-7200 |
| SeaTac | 212304 | 9127 | 25479 UL-7200 |
| SeaTac | 212304 | 9095 | 22677 UL-7200 |
| SeaTac | 212304 | 9321 | 25560 UL-7200 |
| SeaTac | 212304 | 9017 | 50529 UL-7200 |
| SeaTac | 212304 | 9174 | 31050 UL-7200 |
| SeaTac | 212304 | 9206 | 19102 UL-7200 |
| SeaTac | 212304 | 9135 | 29471 UL-7200 |
| SeaTac | 212304 | 9014 | 14459 UL-7200 |

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| SeaTac | 212304 | 9189 | 18200 UL-7200 |
| SeaTac | 212304 | 9539 | 15000 UL-7200 |
| SeaTac | 212304 | 9191 | 16246 UL-7200 |
| SeaTac | 212304 | 9310 | 26601 UL-7200 |
| SeaTac | 212304 | 9007 | 25899 UL-7200 |
| SeaTac | 212304 | 9346 | 15558 UL-7200 |
| SeaTac | 212304 | 9092 | 42148 UL-7200 |
| SeaTac | 212304 | 9529 | 14639 UL-7200 |
| SeaTac | 212304 | 9510 | 20850 UL-7200 |
| SeaTac | 212304 | 9549 | 16237 UL-7200 |
| SeaTac | 212304 | 9314 | 18530 UL-7200 |
| SeaTac | 212304 | 9222 | 26186 UL-7200 |
| SeaTac | 212304 | 9117 | 56628 UL-7200 |
| SeaTac | 212304 | 9003 | 17739 UL-7200 |
| SeaTac | 212304 | 9204 | 23465 UL-7200 |
| SeaTac | 212304 | 9168 | 71438 UL-7200 |
| SeaTac | 212304 | 9178 | 16020 UL-7200 |
| SeaTac | 212304 | 9234 | 17800 UL-7200 |
| SeaTac | 212304 | 9112 | 17130 UL-7200 |
| SeaTac | 212304 | 9145 | 16335 UL-7200 |
| SeaTac | 262304 | 9152 | 19179 UL-7200 |
| SeaTac | 262304 | 9013 | 23472 UL-7200 |
| SeaTac | 262304 | 9148 | 16842 UL-7200 |
| SeaTac | 272304 | 9016 | 374180 UL-7200 |
| SeaTac | 272304 | 9028 | 121097 UL-7200 |
| SeaTac | 294600 | 9 | 17044 UL-7200 |
| SeaTac | 294600 | 1045 | 31412 UL-7200 |
| SeaTac | 294600 | 1105 | 23124 UL-7200 |
| SeaTac | 342304 | 9149 | 146797 UL-7200 |
| SeaTac | 342304 | 9095 | 20648 UL-7200 |
| SeaTac | 342304 | 9130 | 21937 UL-7200 |
| SeaTac | 342304 | 9107 | 138085 UL-7200 |
| SeaTac | 342304 | 9057 | 20038 UL-7200 |
| SeaTac | 342304 | 9256 | 20400 UL-7200 |
| SeaTac | 342304 | 9150 | 16211 UL-7200 |
| SeaTac | 342304 | 9167 | 17640 UL-7200 |
| SeaTac | 342304 | 9044 | 814572 UL-7200 |
| SeaTac | 342304 | 9343 | 17384 UL-7200 |
| SeaTac | 342304 | 9100 | 207345 UL-7200 |
| SeaTac | 342304 | 9322 | 40370 UL-7200 |
| SeaTac | 342304 | 9342 | 16618 UL-7200 |
| SeaTac | 342304 | 9170 | 24531 UL-7200 |
| SeaTac | 342304 | 9143 | 39639 UL-7200 |
| SeaTac | 342304 | 9029 | 208216 UL-7200 |
| SeaTac | 342304 | 9027 | 16489 UL-7200 |
| SeaTac | 342304 | 9277 | 28396 UL-7200 |
| SeaTac | 342304 | 9221 | 243936 UL-7200 |

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| SeaTac | 342304 | 9297 | 19780 UL-7200 |
| SeaTac | 342304 | 9094 | 395960 UL-7200 |
| SeaTac | 342304 | 9260 | 14550 UL-7200 |
| SeaTac | 342304 | 9136 | 21780 UL-7200 |
| SeaTac | 342304 | 9133 | 55321 UL-7200 |
| SeaTac | 342304 | 9147 | 17100 UL-7200 |
| SeaTac | 342304 | 9344 | 15796 UL-7200 |
| SeaTac | 342304 | 9032 | 163982 UL-7200 |
| SeaTac | 342304 | 9153 | 18581 UL-7200 |
| SeaTac | 342304 | 9030 | 208652 UL-7200 |
| SeaTac | 344500 | 236 | 16547 UL-7200 |
| SeaTac | 344500 | 265 | 20509 UL-7200 |
| SeaTac | 344500 | 246 | 17077 UL-7200 |
| SeaTac | 344500 | 238 | 23332 UL-7200 |
| SeaTac | 344500 | 270 | 24372 UL-7200 |
| SeaTac | 344500 | 239 | 19824 UL-7200 |
| SeaTac | 344500 | 245 | 19848 UL-7200 |
| SeaTac | 344500 | 255 | 30485 UL-7200 |
| SeaTac | 344500 | 85 | 364162 UL-7200 |
| SeaTac | 344500 | 260 | 34558 UL-7200 |
| SeaTac | 344500 | 40 | 27498 UL-7200 |
| SeaTac | 344500 | 243 | 17083 UL-7200 |
| SeaTac | 352304 | 9021 | 48352 UL-7200 |
| SeaTac | 352304 | 9010 | 80586 UL-7200 |
| SeaTac | 352304 | 9060 | 22872 UL-7200 |
| SeaTac | 359860 | 100 | 14852 UL-7200 |
| SeaTac | 359860 | 9 | 14570 UL-7200 |
| SeaTac | 359860 | 55 | 35394 UL-7200 |
| SeaTac | 359860 | 74 | 15535 UL-7200 |
| SeaTac | 359860 | 53 | 15120 UL-7200 |
| SeaTac | 359860 | 15 | 32950 UL-7200 |
| SeaTac | 359860 | 10 | 32177 UL-7200 |
| SeaTac | 359860 | 6 | 845927 UL-7200 |
| SeaTac | 359860 | 79 | 31599 UL-7200 |
| SeaTac | 359860 | 80 | 18446 UL-7200 |
| SeaTac | 359860 | 67 | 21131 UL-7200 |
| SeaTac | 359860 | 84 | 20469 UL-7200 |
| SeaTac | 359860 | 54 | 24801 UL-7200 |
| SeaTac | 359860 | 90 | 34713 UL-7200 |
| SeaTac | 359860 | 92 | 18359 UL-7200 |
| SeaTac | 392340 | 30 | 346226 UL-7200 |
| SeaTac | 392340 | 14 | 16104 UL-7200 |
| SeaTac | 392340 | 50 | 15032 UL-7200 |
| SeaTac | 392340 | 96 | 18700 UL-7200 |
| SeaTac | 392340 | 15 | 45006 UL-7200 |
| SeaTac | 392340 | 72 | 20166 UL-7200 |
| SeaTac | 392340 | 5 | 23600 UL-7200 |

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| SeaTac | 392340 | 122 | 18633 UL-7200 |
| SeaTac | 392340 | 75 | 14886 UL-7200 |
| SeaTac | 392340 | 77 | 20166 UL-7200 |
| SeaTac | 392340 | 73 | 21715 UL-7200 |
| SeaTac | 392340 | 51 | 26389 UL-7200 |
| SeaTac | 392340 | 43 | 16101 UL-7200 |
| SeaTac | 392340 | 41 | 22250 UL-7200 |
| SeaTac | 392340 | 40 | 28598 UL-7200 |
| SeaTac | 392340 | 52 | 35322 UL-7200 |
| SeaTac | 392340 | 78 | 24376 UL-7200 |
| SeaTac | 432500 | 140 | 14719 UL-7200 |
| SeaTac | 432640 | 35 | 15961 UL-7200 |
| SeaTac | 432640 | 30 | 16270 UL-7200 |
| SeaTac | 433600 | 35 | 28258 UL-7200 |
| SeaTac | 433600 | 85 | 15231 UL-7200 |
| SeaTac | 433600 | 60 | 14980 UL-7200 |
| SeaTac | 433600 | 110 | 16572 UL-7200 |
| SeaTac | 433600 | 105 | 23973 UL-7200 |
| SeaTac | 433600 | 30 | 21942 UL-7200 |
| SeaTac | 433600 | 20 | 17100 UL-7200 |
| SeaTac | 433600 | 25 | 16397 UL-7200 |
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| SeaTac | 433600 | 40 | 41138 UL-7200 |
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| SeaTac | 443500 | 195 | 53650 UL-7200 |
| SeaTac | 443600 | 5 | 15049 UL-7200 |
| SeaTac | 443600 | 60 | 19223 UL-7200 |
| SeaTac | 501820 | 55 | 18424 UL-7200 |
| SeaTac | 508300 | 350 | 20542 UL-7200 |
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| SeaTac | 537920 | 154 | 25550 UL-7200 |
| SeaTac | 537920 | 164 | 14450 UL-7200 |
| SeaTac | 537920 | 151 | 53841 UL-7200 |
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| SeaTac | 537920 | 135 | 63400 UL-7200 |
| SeaTac | 537920 | 137 | 19400 UL-7200 |
| SeaTac | 537920 | 145 | 20770 UL-7200 |
| SeaTac | 537980 | 2320 | 18975 UL-7200 |
| SeaTac | 537980 | 5270 | 20626 UL-7200 |
| SeaTac | 537980 | 3046 | 22050 UL-7200 |
| SeaTac | 537980 | 4650 | 18260 UL-7200 |
| SeaTac | 537980 | 860 | 15588 UL-7200 |
| SeaTac | 537980 | 4510 | 17876 UL-7200 |
| SeaTac | 537980 | 4165 | 19250 UL-7200 |
| SeaTac | 537980 | 1640 | 22000 UL-7200 |
| SeaTac | 537980 | 4140 | 37131 UL-7200 |

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| SeaTac | 537980 | 3710 | 21321 | UL-7200 |
| SeaTac | 537980 | 5850 | 20000 | UL-7200 |
| SeaTac | 537980 | 2950 | 21780 | UL-7200 |
| SeaTac | 537980 | 2290 | 21175 | UL-7200 |
| SeaTac | 537980 | 1810 | 22000 | UL-7200 |
| SeaTac | 537980 | 2120 | 19719 | UL-7200 |
| SeaTac | 537980 | 1850 | 22032 | UL-7200 |
| SeaTac | 537980 | 2971 | 24394 | UL-7200 |
| SeaTac | 537980 | 3700 | 21614 | UL-7200 |
| SeaTac | 537980 | 5960 | 17875 | UL-7200 |
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| SeaTac | 537980 | 4170 | 17876 | UL-7200 |
| SeaTac | 537980 | 5770 | 15800 | UL-7200 |
| SeaTac | 537980 | 5300 | 14750 | UL-7200 |
| SeaTac | 537980 | 3600 | 30250 | UL-7200 |
| SeaTac | 537980 | 6075 | 18065 | UL-7200 |
| SeaTac | 537980 | 2590 | 41250 | UL-7200 |
| SeaTac | 537980 | 1460 | 22000 | UL-7200 |
| SeaTac | 537980 | 5170 | 18500 | UL-7200 |
| SeaTac | 537980 | 5040 | 14701 | UL-7200 |
| SeaTac | 537980 | 6015 | 19251 | UL-7200 |
| SeaTac | 537980 | 3300 | 27500 | UL-7200 |
| SeaTac | 537980 | 4800 | 18452 | UL-7200 |
| SeaTac | 537980 | 2220 | 17262 | UL-7200 |
| SeaTac | 537980 | 2050 | 16000 | UL-7200 |
| SeaTac | 537980 | 3330 | 27500 | UL-7200 |
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| SeaTac | 537980 | 4670 | 34975 | UL-7200 |
| SeaTac | 537980 | 2300 | 20075 | UL-7200 |
| SeaTac | 537980 | 1958 | 16575 | UL-7200 |
| SeaTac | 537980 | 2910 | 43560 | UL-7200 |
| SeaTac | 537980 | 6030 | 14400 | UL-7200 |
| SeaTac | 537980 | 4681 | 18333 | UL-7200 |
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| SeaTac | 537980 | 5985 | 82328 | UL-7200 |
| SeaTac | 537980 | 2781 | 21780 | UL-7200 |
| SeaTac | 537980 | 1170 | 33000 | UL-7200 |
| SeaTac | 537980 | 740 | 17480 | UL-7200 |
| SeaTac | 537980 | 3793 | 22000 | UL-7200 |
| SeaTac | 537980 | 5365 | 15250 | UL-7200 |
| SeaTac | 537980 | 3850 | 30822 | UL-7200 |
| SeaTac | 537980 | 6050 | 27503 | UL-7200 |
| SeaTac | 537980 | 4480 | 17875 | UL-7200 |
| SeaTac | 537980 | 4642 | 18951 | UL-7200 |
| SeaTac | 537980 | 3685 | 16605 | UL-7200 |
| SeaTac | 537980 | 5680 | 15395 | UL-7200 |

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| SeaTac | 537980 | 712 | 22500 UL-7200 |
| SeaTac | 537980 | 1650 | 22000 UL-7200 |
| SeaTac | 537980 | 3384 | 15500 UL-7200 |
| SeaTac | 537980 | 2690 | 24750 UL-7200 |
| SeaTac | 537980 | 2380 | 14661 UL-7200 |
| SeaTac | 537980 | 4570 | 24752 UL-7200 |
| SeaTac | 537980 | 2630 | 19125 UL-7200 |
| SeaTac | 537980 | 5200 | 17875 UL-7200 |
| SeaTac | 537980 | 5260 | 30250 UL-7200 |
| SeaTac | 537980 | 3320 | 27500 UL-7200 |
| SeaTac | 537980 | 6020 | 17876 UL-7200 |
| SeaTac | 537980 | 800 | 26068 UL-7200 |
| SeaTac | 537980 | 3560 | 16875 UL-7200 |
| SeaTac | 537980 | 5965 | 19250 UL-7200 |
| SeaTac | 537980 | 3190 | 18432 UL-7200 |
| SeaTac | 537980 | 2840 | 21780 UL-7200 |
| SeaTac | 537980 | 4050 | 15500 UL-7200 |
| SeaTac | 537980 | 3220 | 15400 UL-7200 |
| SeaTac | 537980 | 2812 | 21780 UL-7200 |
| SeaTac | 537980 | 4900 | 17873 UL-7200 |
| SeaTac | 537980 | 1161 | 14832 UL-7200 |
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| SeaTac | 537980 | 5336 | 20502 UL-7200 |

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| SeaTac | 537980 | 3735 | 15244 | UL-7200 |
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| SeaTac | 538100 | 375 | 27500 UL-7200 |
| SeaTac | 538100 | 275 | 14460 UL-7200 |
| SeaTac | 538100 | 491 | 21313 UL-7200 |
| SeaTac | 538100 | 106 | 16700 UL-7200 |
| SeaTac | 538100 | 305 | 27500 UL-7200 |
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| SeaTac | 538100 | 251 | 17500 UL-7200 |
| SeaTac | 538100 | 15 | 15200 UL-7200 |
| SeaTac | 538100 | 130 | 16460 UL-7200 |
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| SeaTac | 538100 | 470 | 17900 UL-7200 |
| SeaTac | 538100 | 370 | 17500 UL-7200 |
| SeaTac | 538100 | 125 | 16200 UL-7200 |
| SeaTac | 538100 | 320 | 16700 UL-7200 |
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| SeaTac | 538160 | 95 | 15719 UL-7200 |
| SeaTac | 538160 | 80 | 25598 UL-7200 |
| SeaTac | 538160 | 86 | 17136 UL-7200 |
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| SeaTac | 538160 | 65 | 32668 UL-7200 |
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| SeaTac | 608240 | 310 | 55756 UL-7200 |
| SeaTac | 608240 | 302 | 27694 UL-7200 |
| SeaTac | 608240 | 320 | 60112 UL-7200 |
| SeaTac | 608240 | 220 | 17200 UL-7200 |
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| SeaTac | 608240 | 351 | 35660 UL-7200 |
| SeaTac | 608240 | 222 | 15582 UL-7200 |
| SeaTac | 608240 | 271 | 23325 UL-7200 |
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| SeaTac | 608240 | 101 | 18968 UL-7200 |

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| SeaTac | 608240 | 180 | 14475 UL-7200 |
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| SeaTac | 608300 | 64 | 18860 UL-7200 |
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| SeaTac | 608300 | 43 | 14705 UL-7200 |
| SeaTac | 608300 | 122 | 21354 UL-7200 |
| SeaTac | 608300 | 148 | 21450 UL-7200 |
| SeaTac | 608300 | 81 | 31500 UL-7200 |
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| SeaTac | 609940 | 190 | 15661 UL-7200 |
| SeaTac | 609940 | 131 | 19382 UL-7200 |
| SeaTac | 609940 | 170 | 19919 UL-7200 |
| SeaTac | 609940 | 180 | 38810 UL-7200 |
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| SeaTac | 609940 | 315 | 18570 UL-7200 |
| SeaTac | 609940 | 230 | 38894 UL-7200 |
| SeaTac | 609940 | 120 | 21290 UL-7200 |
| SeaTac | 609940 | 151 | 17605 UL-7200 |
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| SeaTac | 609940 | 405 | 15000 UL-7200 |
| SeaTac | 609940 | 380 | 19742 UL-7200 |
| SeaTac | 609940 | 130 | 19402 UL-7200 |
| SeaTac | 609940 | 153 | 22654 UL-7200 |

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| SeaTac | 640460 | 235 | 17096 UL-7200 |
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| SeaTac | 640460 | 20 | 18000 UL-7200 |
| SeaTac | 640460 | 130 | 17140 UL-7200 |
| SeaTac | 640460 | 110 | 22416 UL-7200 |
| SeaTac | 640460 | 225 | 18000 UL-7200 |
| SeaTac | 640460 | 90 | 22366 UL-7200 |
| SeaTac | 640460 | 177 | 16800 UL-7200 |
| SeaTac | 640460 | 216 | 15000 UL-7200 |
| SeaTac | 640460 | 115 | 18000 UL-7200 |
| SeaTac | 640460 | 170 | 18097 UL-7200 |
| SeaTac | 640460 | 105 | 36000 UL-7200 |
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| SeaTac | 734660 | 5 | 18492 UL-7200 |
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| SeaTac | 784420 | 260 | 19034 UL-7200 |

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| SeaTac | 812520 | 255 | 24000 UL-7200 |
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| SeaTac | 812520 | 531 | 15000 UL-7200 |
| SeaTac | 812520 | 160 | 40100 UL-7200 |
| SeaTac | 812520 | 450 | 19101 UL-7200 |
| SeaTac | 812520 | 200 | 36600 UL-7200 |
| SeaTac | 812520 | 135 | 25069 UL-7200 |
| SeaTac | 812520 | 171 | 15000 UL-7200 |
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| SeaTac | 812520 | 470 | 19102 UL-7200 |
| SeaTac | 866500 | 150 | 19763 UL-7200 |

ROW Standards FAQ's-Gipson Comments in blue

Gipson-First of all here is a link to oft cited RCW 82.02.02

<https://app.leg.wa.gov/rcw/default.aspx?cite=82.02.020>

What is right-of-way?

Public right-of-way (ROW) is either real property or an easement granted to a city or county for public travel, use and benefit. The city or county is responsible for maintenance, operations and oversight of the ROW within their jurisdiction. The City only has interest in owning and maintaining ROW that serves/benefits all of our residents and businesses. The right-of-way generally extends beyond the improved roadway and includes sidewalks, if any, and parking strips (the area between the sidewalk and the paved street or road).

What purpose does right-of-way serve?

ROW accommodates our transportation system (such as vehicles, bikes, pedestrians, public transit) and allows for the free movement of the travelling public and movement of essential goods and services throughout our community. Additionally, ROW accommodates utilities and services that support our community. Examples include water, sewer, electricity, natural gas, and communications utilities and transit services.

What is right-of-way dedication?

ROW dedication is when private property is converted to ROW by either deeding the real property to the City/County or executing an easement over the property for ROW uses.

Is it legal for the City to require right-of-way dedication?

Yes. State Statute (Revised Code of Washington 82.02.020) allows a County, City, Town or other Municipal Corporation to require ROW dedication provided it can be demonstrated that it is reasonably necessary as a direct result of the proposed development or plat to which the dedication of land or easement is to apply.

Who is subject to right-of-way dedication?

All development is subject to a review of this code provision. Not every development will be required to dedicate ROW. Per the State Statute, it must be reasonably necessary to mitigate the direct impacts of the proposed development.

Any development that meets the terms of the following proposed code provision may be required to dedicate ROW:

As provided in RCW 82.02.020, dedication of right-of-way may be required as a condition of development approval in order to incorporate improvements that are reasonably necessary to mitigate the direct impacts of the proposed development and/or accommodate construction of required frontage improvements. Improvements that may require a dedication of right-of-way include but are not limited to:

1. Motorized and non-motorized transportation facilities including but not limited to bicycle lanes, street lighting, and traffic control devices;
2. Off-Site improvements where the existing right-of-way is not adequate;
3. The extension of existing or future public street improvements; or
4. Planned improvements identified in City's Transportation Master Plan, 6-year Transportation Improvement Plan, or the Comprehensive Plan;

Why is right-of-way dedication required?

Dedication is required when insufficient ROW exists to:

- Allow developers to construct required public improvements associated with their project.
- In the case of plats, dedication of internal streets, needed to provide access to newly created parcels, may also be required.
- To accommodate the Cities transportation needs as identified in the code provision detailed in 'Who is subject to right-of-way dedication?'

Gipson-Accommodating City's transportation needs is very vague and City's TIP, and/or the Comp Plan does not specify that it need apply to the applicant's/developer's project.

Is right-of-way dedication always required?

No. If adequate ROW exists to accommodate the required public improvements, then dedication is not required. Additionally, if the street network internal to a development will be privately owned, no ROW dedication is required.

Provide an example of ROW dedication?

Figure 1 below shows the existing ROW (streets) in grey with the surround parcels in white. It can be seen that the ROW is consistent along S 152nd Street (60-foot wide, 30-foot each side of the centerline shown as a dark grey line), while along S 150th Street it is not. ROW dedication would be required along the frontage of those parcels if and when they apply for a development permit, that have less than the required 30-feet of ROW between the property line and centerline of the roadway (shown in orange); these parcels are indicated with a blue triangle.

Figure 1- Parcel Map with ROW and Roadway Centerline



Gipson-This problematic in that the structures already built pre dedication may not meet the setback requirements/parcel sq ft post dedication and render them non-conforming. In the example above, would it not be expedient to use eminent domain (instead of piecemeal) at the time of street expansion thereby compensating the property owners for loss of use?

Is there any recourse if a developer disagrees with the required right-of-way dedication?

A developer who does not agree with the required dedication and or public improvements can submit a variance request to the Public Works Director. If the Public Works Director denies the request, after reviewing it against a set of minimum criteria, the developer can appeal this decision to a hearings examiner. If the hearings examiner denies the appeal, it can be appealed to Washington Superior Court for a final decision.

Gipson-This statement assumes a “developer” when it may just be a homeowner doing a major improvement or subdivision. See revised SMC 13.200.020.

Keep in mind the Hearing Examiner works for the City and unless blatant abuse/wrong will side with the City's "viewpoint" (personal experience).

There needs to be a date/Notice of Decision when the Hearing Examiner clock starts ticking and the applicant/developer can appeal a ROW dedication/taking.

While the Hearing Examiner method is the most expedient versus Superior Court your smaller "developers" may not have the wherewithal/resources to utilize it. See SMC 1.20 Hearing Examiner System. Link:

<https://www.codepublishing.com/WA/SeaTac/#!/html/SeaTac01/SeaTac0120.html>

When would the City purchase property for right-of-way use?

If the City is constructing a capital improvement project that requires additional ROW, the needed property would be purchased from the property owner.

Gipson-From my viewpoint this would be preferable in the example given above when the ROW was needed (eminent domain).

Is right-of-way dedication associated with private development common among jurisdictions?

Yes. Staff is not aware of any City, Town or County in the State of Washington that pays for ROW that is reasonably necessary as a direct result of a proposed development or plat to which the dedication of land or easement is to apply.

Gipson-That is true but what the staff is proposing is over and above what is reasonably necessary when they start citing the TIP and Comp Plan (soft law) as mandates for dedication.

Why shouldn't the jurisdiction be required to pay for the ROW being dedicated by developers?

If developers are to be held responsible for providing the improvements along with the underlying land that are reasonably necessary as a direct result of their development or subdivision, then jurisdictions should not pay for real property to accommodate these required frontage improvements. Jurisdictions purchasing property from developers to provide the developer the ROW necessary to construct their required improvements is not reasonable, not sustainable, and is using public funds to subsidize private development.

Gipson-When dedications go above and beyond "reasonable" (who's opinion?) and a direct result/impact cannot be proven, the jurisdiction should pay for ROW and/or mitigate reduction in other impact fees, etc.

Does a ROW dedication requirement discourage development?

The requirement to dedicate ROW as part of a development is identified during the due diligence phase of the project, this is done before properties are purchased or during conceptual design if the property is already owned. Being informed of what ROW

dedication and/or associated frontage improvements are required allows developers to make informed decisions about the highest and best use of the subject property.

Gipson-This will discourage development if it is abused. As far as due diligence the staff did not identify the 14.3 percent of SeaTac residential properties (722) that can be subdivided and are potentially/likely impacted by ROW dedication.

How does right-of-way dedication benefit the community and the developer?

- Helps to ensure that private improvements are not constructed within an area that will be needed for future ROW to complete City projects that meet the visions, goals, and comprehensive plan with respect to infrastructure and the transportation network.
- Provides certainty for the developer with respect to how the site can be developed.
- Leads to a community with more consistent amenities which in turn makes a community more attractive to prospective developers.

Gipson-To me this is a vague and somewhat misleading statement and it cites City's vision, goals, and Comp Plan. These change with time, market forces, and the City Council makeup. Should the staff doggedly follow a 20 year old "vision" without Council/community re-visiting the issues this will prove problematic for future residents, businesses, and Councilmembers. The only thing certain for "developers" is there is nothing certain. Best to get vested and your permits issued ASAP before things change (again).

GIPSON SUMMARY OF ROW FAQ'S

The rosy picture of these ROW changes painted by the staff depends on their judgment, honesty, and integrity. Regardless of any staff missteps and lack of any control/oversight by the Electeds and/or appointees (PC) they will be blamed. Non-resident staff will just move to another job/jurisdiction (we have seen that).

We are just now having a stakeholder's meeting AFTER the staff has asked twice for a PC recommendation. How can anyone possibly get a good feel about that? Cart/horse?

It is my opinion that "due diligence" has not been done in that staff was not aware (or did not admit to) how many properties in the City these ROW changes would impact. I have cited before in previous comments (King County Data) that over 14 percent of all single family properties in SeaTac are sub-dividable yet uninvited to this stakeholders meeting. The larger property owners may be less impacted as a percentage of the total project cost than the smaller ones but appear trivialized.

The staff appears intransigent about making any changes/wording or addressing issues I, and other have brought forward. They have worked on this for a year plus. I don't care. There is always time to get things right the second time (third or fourth).

Requiring fees in lieu of dedication, withholding legally entitled permits/Occupancy certificates, and not specify when and how they will be used is vague (off-site) at best, extortion at worse. The staff/administration holds all the cards. This scenario needs to be examined for abuse potential.

CONCLUSIONS/RECOMMENDATION

- 1. Define off-site using words such as abutting, adjacent, contiguous, etc. It is vague as written.**
- 2. Remove all references to the Comp Plan, vision and other fuzzy garbage.**
- 3. Remove bicycle lanes from any ROW dedication requirement. These are expensive amenities that are/will be underutilized, provide additional safety hazards/targets around an airport (that everyone seems to forget is in the middle of our City). Grandma, just hop on that bike and get some milk from the store, up that hill, and in the rain. Had to add some humor.**
- 4. The staff needs to write things as if they lived here, owned a SeaTac property/business, and if they would want this done to them. We will have less problems, meetings, and re-writes/revisions if they start to think that way.**

All I have time for. Here in concludes my comments for now on ROW dedication.

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