



Planning Commission Agenda

August 17, 2021

5:30pm

Virtual Meeting

Due to the current COVID-19 public health emergency, this meeting will be conducted virtually. The public may listen to the meeting by calling 206.973.4555 and muting your phone. Public comment opportunities for this meeting are below.

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.

Members: Tejvir Basra, Chair; Leslie Baker, Vice Chair; Tom Dantzler, Alyne Hansen, Andrew Ried-Munro, Jagtar Saroya, Tony Zuniga Sanchez.

Staff Coordinator: Jenn Kester, Planning Manager

A quorum of the Council may be present.

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order / Roll Call		Chair	5:30
2	Approval of the minutes of August 3, 2021 meetings. Note: Minutes from 7/20 meeting are not yet available.	Review and Approve	Members	5:30 (2 min)
3	Public Comment on items <u>not</u> on the agenda. <i>Comments on agenda items will be addressed after the staff presentation and Commission discussion on each item below.</i> <i>See Public Comment Process below.</i>		Chair	5:32 (3 min)
4	Supportive Housing Facilities Code Amendments (HB 1220)	Discussion and Recommendation	Staff, Members	5:35 (30 min)
5	2021 Comprehensive Plan Amendment Process: Proposed Text Amendments	Briefing	Staff	6:05 (45 min)
6	CED Staff Report	Briefing	Staff	6:50 (3 min)
7	Planning Commission Comments (including suggestions for next meeting agenda)	Discussion	Members	6:53 (3 min)
8	Adjourn			6:56

Public Comment Process: In an effort to adhere to the social distancing protocols, and in order to keep our residents, Planning Commission, and staff healthy, the Commission

will not hear any in-person public comments. The committee is providing remote oral 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. Any requests to speak or provide written public comments which are not submitted following the instructions provided or by the deadline will not be included as part of the record.

- Instructions for providing remote oral public comments are located at the following link: [Council Committee and Citizen Advisory Committee Virtual Meetings](#).
- Submit email/text public comments to PCPublicComment@seatacwa.gov. The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website.



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: August 17, 2021
To: Planning Commission
From: Jenn Kester, Planning Manager, and Neil Tabor, Associate Planner
Subject: Supportive Housing Facilities Code Amendments (HB 1220)

Purpose:

At Tuesday's meeting, Staff will provide a brief presentation to address ongoing discussion items and questions raised by the Planning Commission at the August 3 public hearing on the proposed supportive housing code amendments. Staff is also requesting that the Commission provide a recommendation on the proposed amendments, which could include alterations to the current proposal as the Commission sees fit.

Discussion Items:

During the meeting, staff will discuss topics raised at the August 3 meeting in order to help facilitate further consideration and confirmation of those issues in advance of the Commission's recommendation on the proposed amendments. This includes a discussion on buffering distances of emergency housing and emergency shelters from school sites, and other items as needed.

Next Steps:

After a recommendation is provided by the Commission on the supportive code amendments, the topic will be presented to the PED Committee on August 26, 2021. Staff has transmitted the draft language to the Department of Commerce for a 60-day review. A SEPA Determination of Non-Significance of the draft code closed its noticing period on August 11, 2021 and did not receive any public comments. This schedule allows the City Council to adopt code amendments no later than their meeting on September 28, 2021, as the requirements of HB 1220 become effective on September 30, 2021.

Attached Items:

1. Draft Code, as provided at the public hearing on 8/3/2021
2. Maps of Emergency Shelters and Emergency Housing with various buffer distances from schools

Supportive Housing Code Amendments

Planning Commission

August 17, 2021



PURPOSE OF PRESENTATION

- To address issues and questions raised by Commissioners after the public hearing.
- To request that the Commission provide a recommendation on the proposed code amendments.

WHY IS THIS ISSUE IMPORTANT?

1. A recommendation from the Planning Commission on the supportive housing code amendments is needed at this meeting in order to meet the state established September 30, 2021, deadline that requires cities to enact zoning to allow certain emergency and supportive housing services (HB 1220).



COMMISSION ACTION REQUESTED

COMMISSION ACTION REQUESTED

- Planning Commission recommendation to City Council on supportive housing code amendments.

REVIEWS TO DATE

- PED: 5/27/2021
- PC: 6/15/2021, 7/6/2021, 7/20/2021, 8/3/21 (Public Hearing)



PROJECT RECAP

1. House Bills 1070 and 1220 passed in May 2021, provide funding for supportive housing and require cities to allow various types of supportive housing.
2. In April 2021, the City passed a six-month moratorium on the establishment of overnight shelters and transitional housing.
3. HB 1220 limits such a moratorium and requires allowances for supportive housing types in the zoning code to be in place by September 30, 2021.
4. To meet these deadlines, and the Council review schedule, a Planning Commission recommendation will be needed.



SUMMARY OF PROPOSED AMENDMENTS

DRAFT CODE PROPOSES TO:

- Establish or amend use types for supportive housing types established in HB 1220.
 - Emergency Shelters
 - Emergency Housing
 - Transitional Housing
 - Permanent Supportive Housing
- Specify zones that would allow different housing types, and through what process.
- Establish performance standards for supportive housing types, including but not limited to occupancy, services required for residents, spacing of facilities.
- Miscellaneous updates to ensure code clarity and consistency.



NUMBER OF RESIDENTS PER FACILITY ALLOWED

Planning Commission Issues/Questions from August 3 Meeting:

- Commissioners identified a discrepancy between facility size allowances between supportive housing types and requested that the proposed 80 unit limit for transitional housing and permanent supportive housing projects be changed to a limit of 80 residents.

Planning Commission Confirmation Needed in Recommendation:

- Would the Commission like to proceed with this change as part of your recommendation on these code amendments?



BUFFERS FROM SCHOOLS SITES FOR EMERGENCY HOUSING & SHELTERS

Planning Commission Issues/Questions from August 3 Meeting:

- Currently, the draft code proposes to establish buffers that would limit the location of emergency housing and emergency shelters to 1,000 feet from school sites, and other emergency housing or emergency shelter facilities.
- Commissioners expressed a desire to extend the buffer distance further than 1,000 feet from school sites.

Considerations:

- HB 1220 allows municipalities to impose reasonable spacing standards but does not allow the spacing or other standards to prevent siting of a sufficient number of supportive housing units to meet the city's needs.
- Other comparable city and state standards do not exceed 1,000 feet from school sites, including uses or individuals generally considered to warrant a larger buffer from school sites.
- Extending the buffer distance beyond 1,000 feet from school sites cannot restrict the siting of adequate facilities to meet the city's need. Staff has used available data to calculate approximate need, but there is not yet any formal guidance for methodology.
- It is at the Commission's discretion whether to recommend a buffer distance beyond 1,000 feet from school sites.

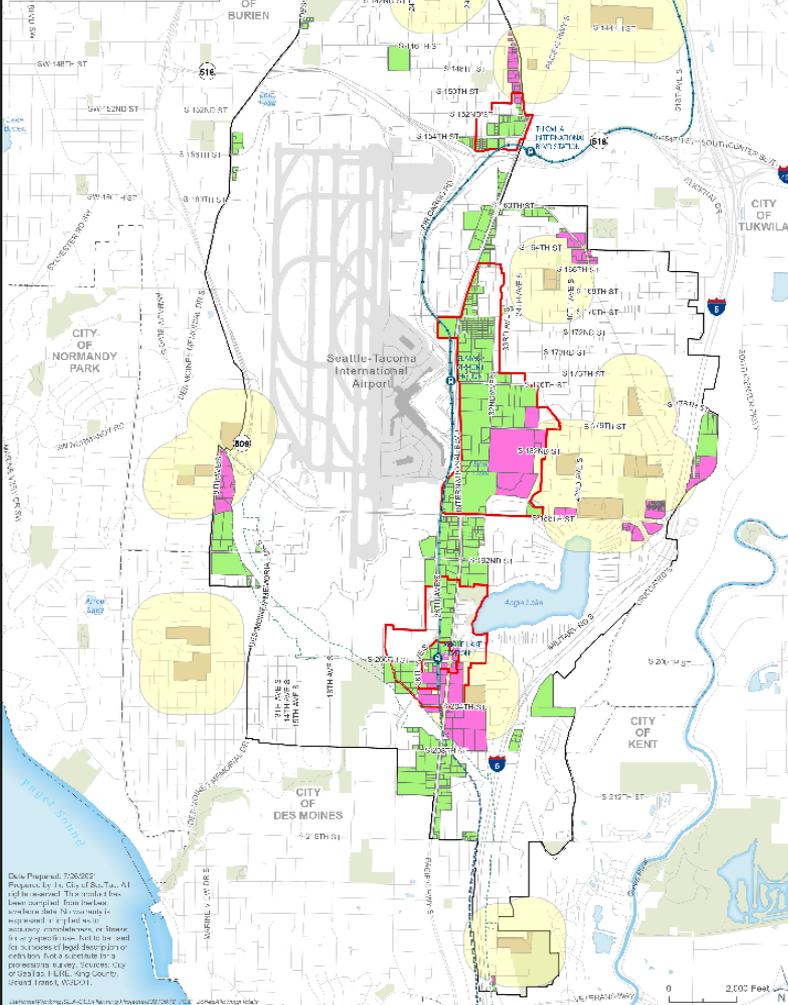


ZONES ALLOWING HOTELS, REQUIRED TO ALLOW EMERGENCY SHELTERS AND EMERGENCY HOUSING

City of SeaTac



- Legend**
- Parcels
 - School Parcels
 - School Parcels - 100ft Buffer
 - Parcels Intersected with School Buffer
 - Covenants Districts
 - City Boundary
 - City of SeaTac
 - Other Cities



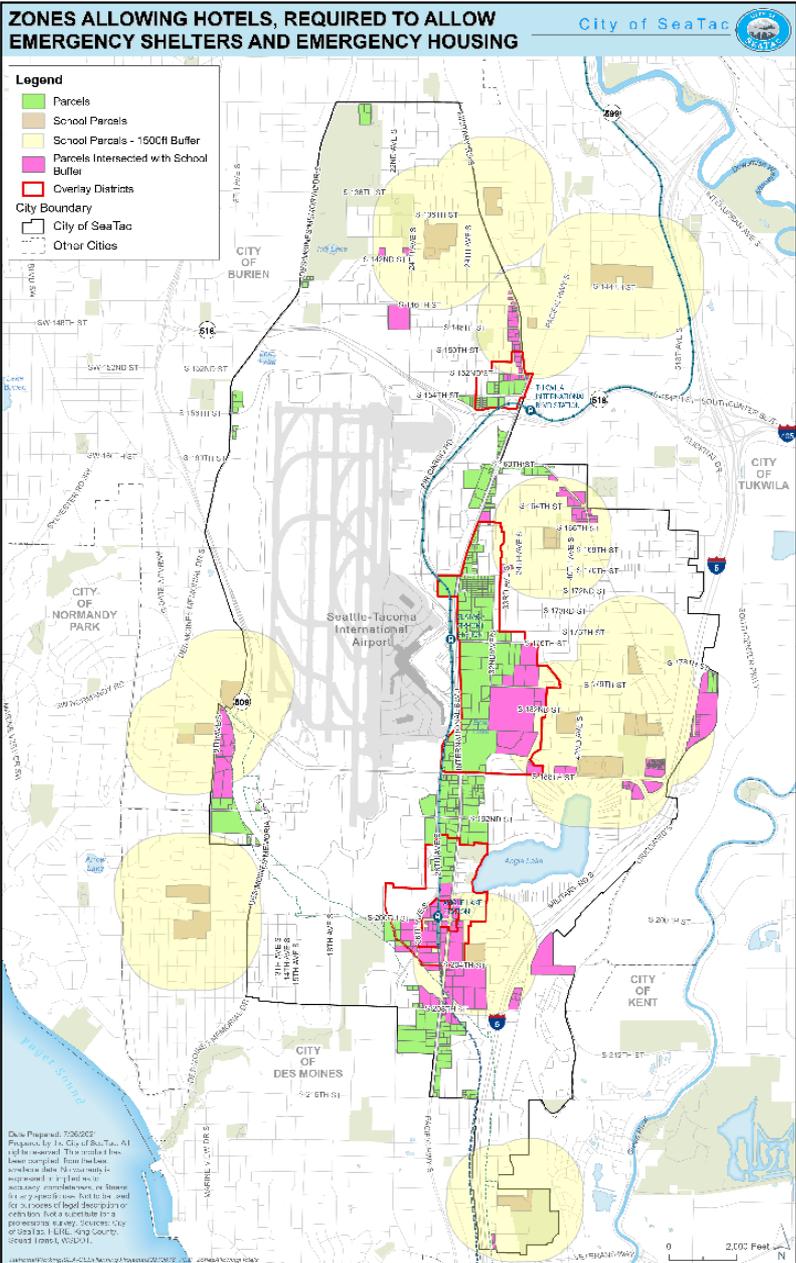
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EMERGENCY HOUSING & SHELTERS: 1,000' BUFFER FROM SCHOOL SITES

Exhibit 4b, Page 8 of 11
8/13/2021

- The buffer distances begin at the edge of parcels with an active school use, as delineated in yellow.
- Parcels highlighted in pink allow hotels, but are within this buffer distance and would be removed from availability for emergency housing and shelters.
- Parcels highlighted in green allow hotels, and are outside of this buffer.





EMERGENCY HOUSING & SHELTERS: 1,500' BUFFER FROM SCHOOL SITES

Exhibit 4b, Page 9 of 11
8/13/2021

Staff recommends waiting for guidance from the Washington State Department of Commerce on calculating need before exploring extending the buffering distance from emergency shelters and emergency housing from schools beyond 1,000 feet.



ZONES ALLOWING HOTELS, REQUIRED TO ALLOW EMERGENCY SHELTERS AND EMERGENCY HOUSING

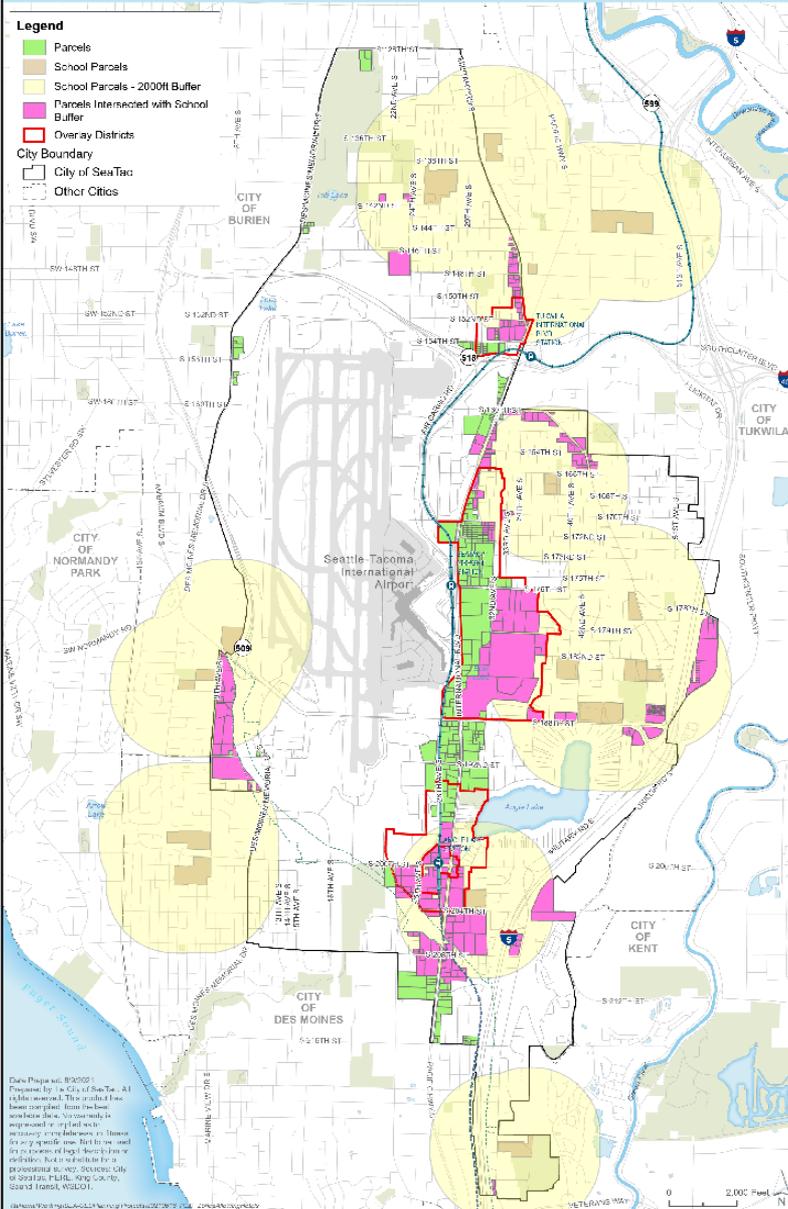
City of SeaTac



Legend

- Parcels
- School Parcels
- School Parcels - 2000ft Buffer
- Parcels Intersected with School Buffer
- Overlay Districts

- City Boundary
- City of SeaTac
- Other Cities



Data Page #11: 8/13/2021
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EMERGENCY HOUSING & SHELTERS: 2,000' BUFFER FROM SCHOOL SITES

Exhibit 4b, Page 10 of 11
8/13/2021

The Legal Department assessment was that a buffer beyond 1,500 feet may be considered as too restrictive under HB 1220.



COMMISSION ACTION REQUESTED

COMMISSION ACTION REQUESTED

- Planning Commission recommendation to City Council on supportive housing code amendments.

REVIEWS TO DATE

- PED: 5/27/2021
- PC: 6/15/2021, 7/6/2021, 7/20/2021, 8/3/21 (Public Hearing)



ZONES ALLOWING HOTELS, REQUIRED TO ALLOW EMERGENCY SHELTERS AND EMERGENCY HOUSING

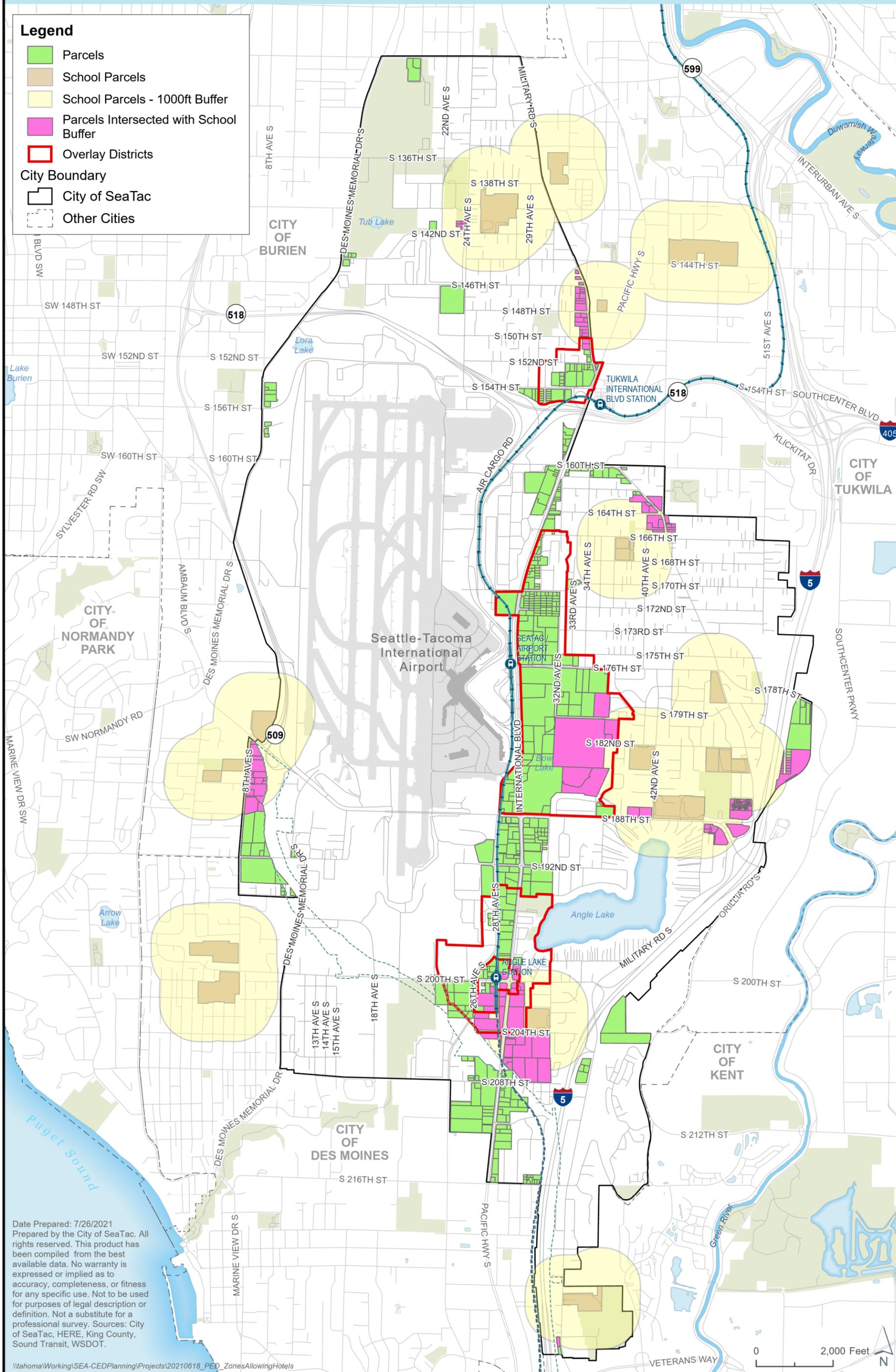
City of SeaTac



Legend

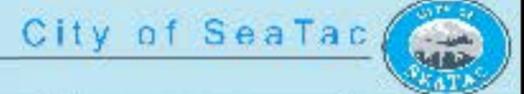
- Parcels
- School Parcels
- School Parcels - 1000ft Buffer
- Parcels Intersected with School Buffer
- Overlay Districts

- City Boundary
- City of SeaTac
- Other Cities



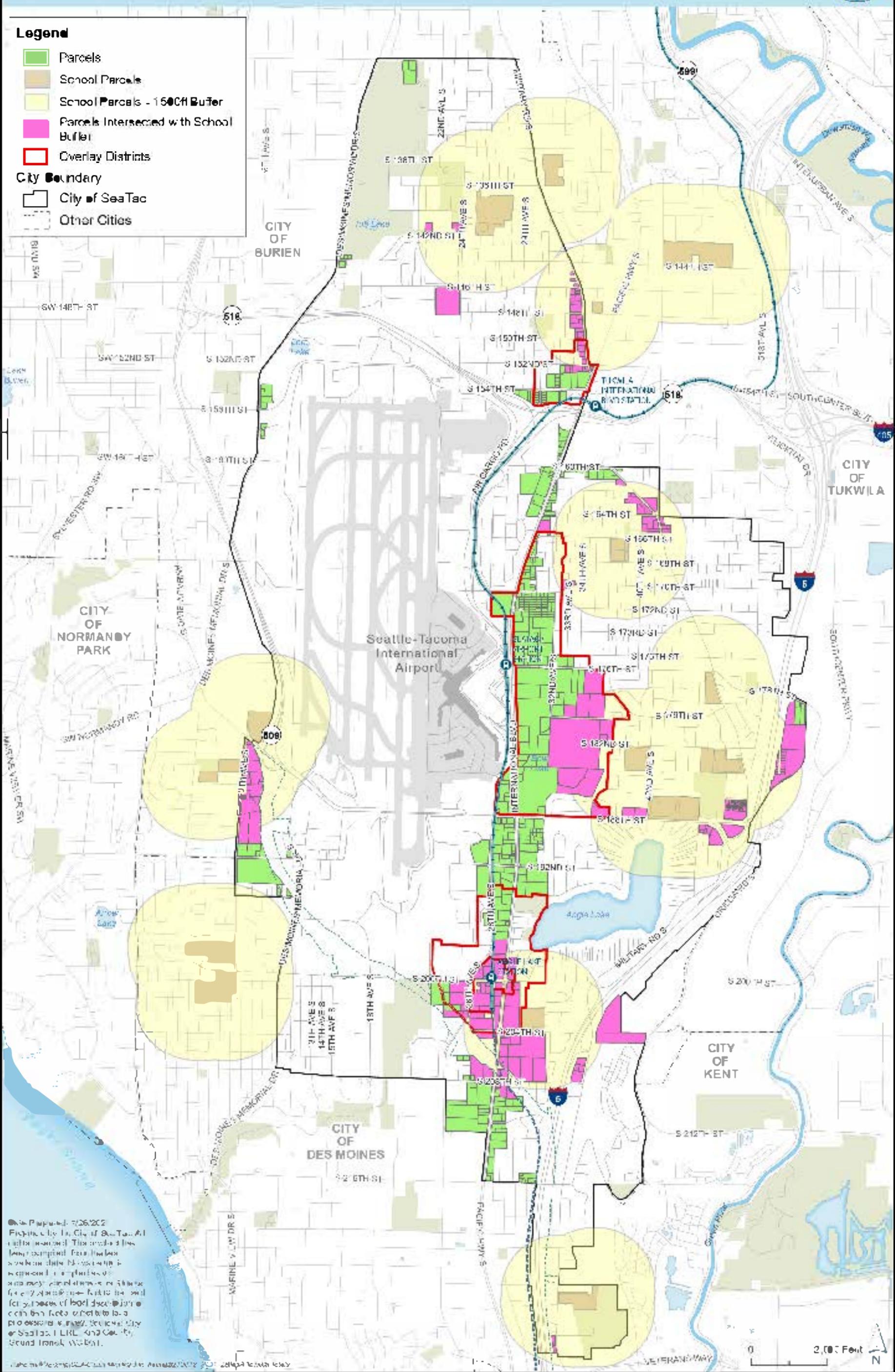
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ZONES ALLOWING HOTELS, REQUIRED TO ALLOW EMERGENCY SHELTERS AND EMERGENCY HOUSING



Legend

- Parcels
- School Parcels
- School Parcels - 1500ft Buffer
- Parcels Intersected with School Buffer
- Overlay Districts
- City Boundary
- City of SeaTac
- Other Cities



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ZONES ALLOWING HOTELS, REQUIRED TO ALLOW EMERGENCY SHELTERS AND EMERGENCY HOUSING

City of SeaTac

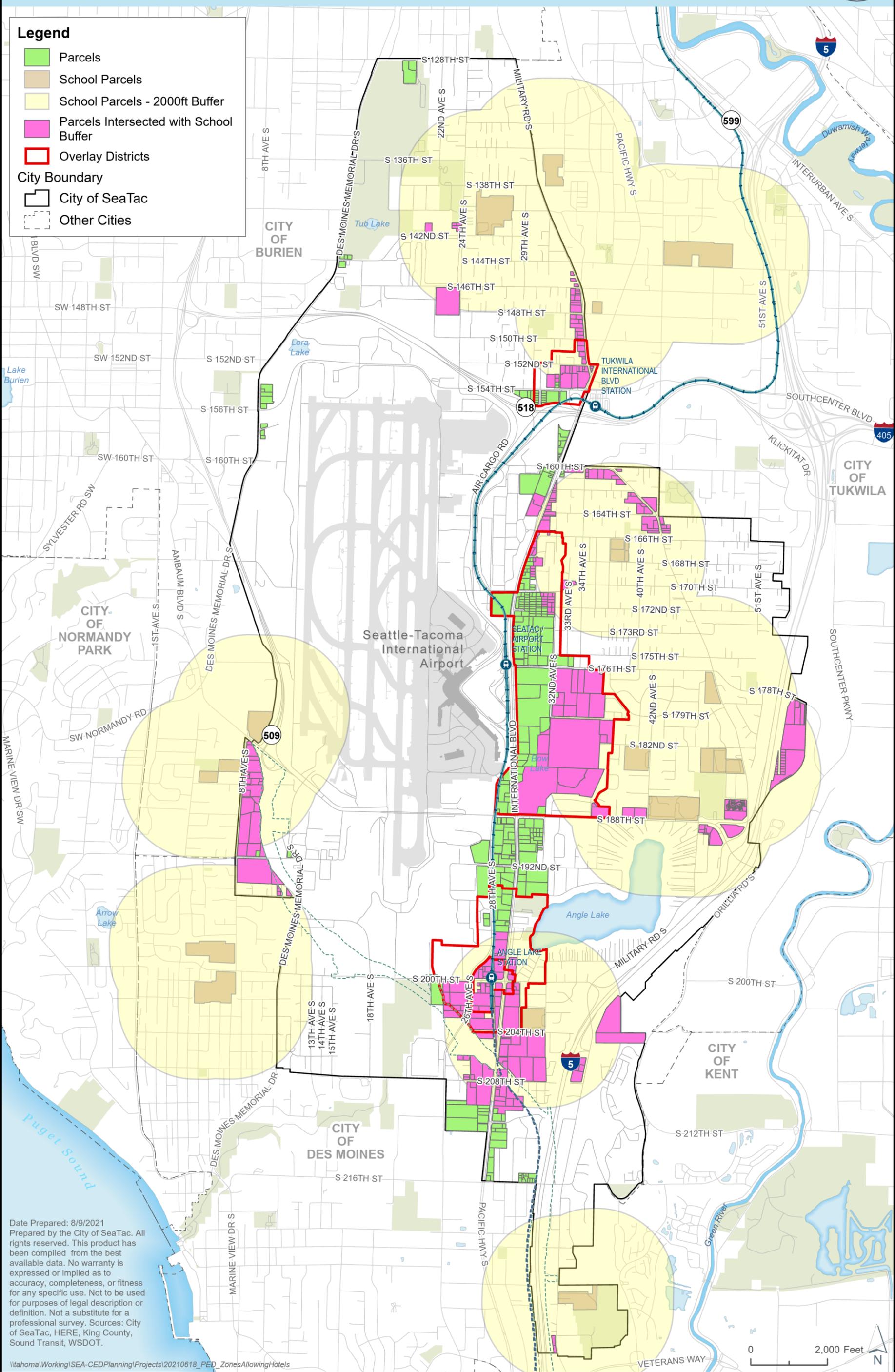


Legend

- Parcels
- School Parcels
- School Parcels - 2000ft Buffer
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City Boundary

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MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: August 13, 2021
To: Planning Commission
From: Kate Kaehny, Senior Planner
Subject: Briefing on Proposed Text Amendments from the 2021 Comprehensive Plan Amendment Process

Purpose

The main goals of this Tuesday's briefing are:

- To provide the Commission with an overview of the two text amendment proposals in the 2021 Final Docket.
- To facilitate the Commission's review of all 2021 Comprehensive Plan amendment proposals in advance of the public hearing, which is currently scheduled for September 21, 2021.

Background

The 2021 Comprehensive Plan amendment process is a two-year process that began in the summer of 2020. For the 2021 amendment cycle, City staff initiated four proposals, and no proposals were submitted by the public. After the Preliminary Docket review, City Council established the Final Docket in January 2021. The Planning Commission's review of Final Docket proposals to date includes a review of the two map amendment proposals on July 20.

Summary of Proposed Text Amendments

- **Text Amendment T-1: Adding Economic Development Policies Related to Tourism:** This proposal adds one new policy goal, five new policies, revisions to existing policies, and related new implementation strategies to the Ch. 8 Economic Vitality Element. The main intent of the proposal is to provide guidance for City efforts to promote the economic benefits of SeaTac's travel and tourism market, with a focus on enhancing the experience of visitors.
- **Text Amendment T-2: Updating Capital Facilities Plan.** SeaTac's Capital Facilities Plan is contained within the Ch. 5 Capital Facilities Background Report. The Capital Facilities Plan update is a routine part of the biennial Comprehensive Plan Amendment process. It is undertaken to ensure the City's alignment with the Growth Management Act (GMA), which requires confirmation of the financial feasibility of public services needed to accommodate population growth over a six-year timeframe. For SeaTac, this is accomplished by ensuring that the City either meets, or has a plan to meet, the adopted Level of Service (LOS) standards established for City Hall, parks and recreation facilities, storm water management, and transportation facilities.

This Tuesday's briefing will highlight how LOS is met for non-parks and recreation capital facilities. LOS for parks and recreation facilities changed in 2020, as part of the larger Parks, Recreation & Open Space (PROS) Plan update project. Work to update the 2020 PROS LOS metrics with 2021 population growth data is currently underway. Because the PROS LOS was met in 2020, and the standards were designed to account for anticipated increases in population through 2026 and 2035, the 2021 PROS LOS is also expected to be met.

Next Steps

- 9/21: Public Hearing
- 9/23: PED review
- 10/5: Planning Commission recommendation
- 10/28: PED Committee recommendation
- Nov/Dec: City Council review and adoption process

Packet Materials

- This memo
- Copy of presentation slides for August 10 briefing
- T-1: Proposed tourism policy amendments
- T-2: Proposed amendments to Ch. 5 Capital Facilities Background Report

More Information Available on City Website:

More background information on the Comprehensive Plan and 2021 amendment process can be found on the following web pages:

- [SeaTac Comprehensive Plan](#)
- [2021 Comprehensive Plan Amendment Process](#)

2021 Comprehensive Plan Amendment Process

Planning Commission
August 17, 2021

SEATAC
COMPREHENSIVE
PLAN ELEMENTS

VOLUME
1



PURPOSE OF PRESENTATION

- To provide an overview of the two text amendments proposed as part of the 2021 Comprehensive Plan Amendment process.

WHY IS THIS ISSUE IMPORTANT?

1. This briefing will help to prepare the Commission for the public hearing on the proposed amendments, which is currently scheduled for September 21, 2021.

POTENTIAL COMMISSION ACTION

PLANNING COMMISSION ACTION REQUESTED

- None. This is an informational briefing.

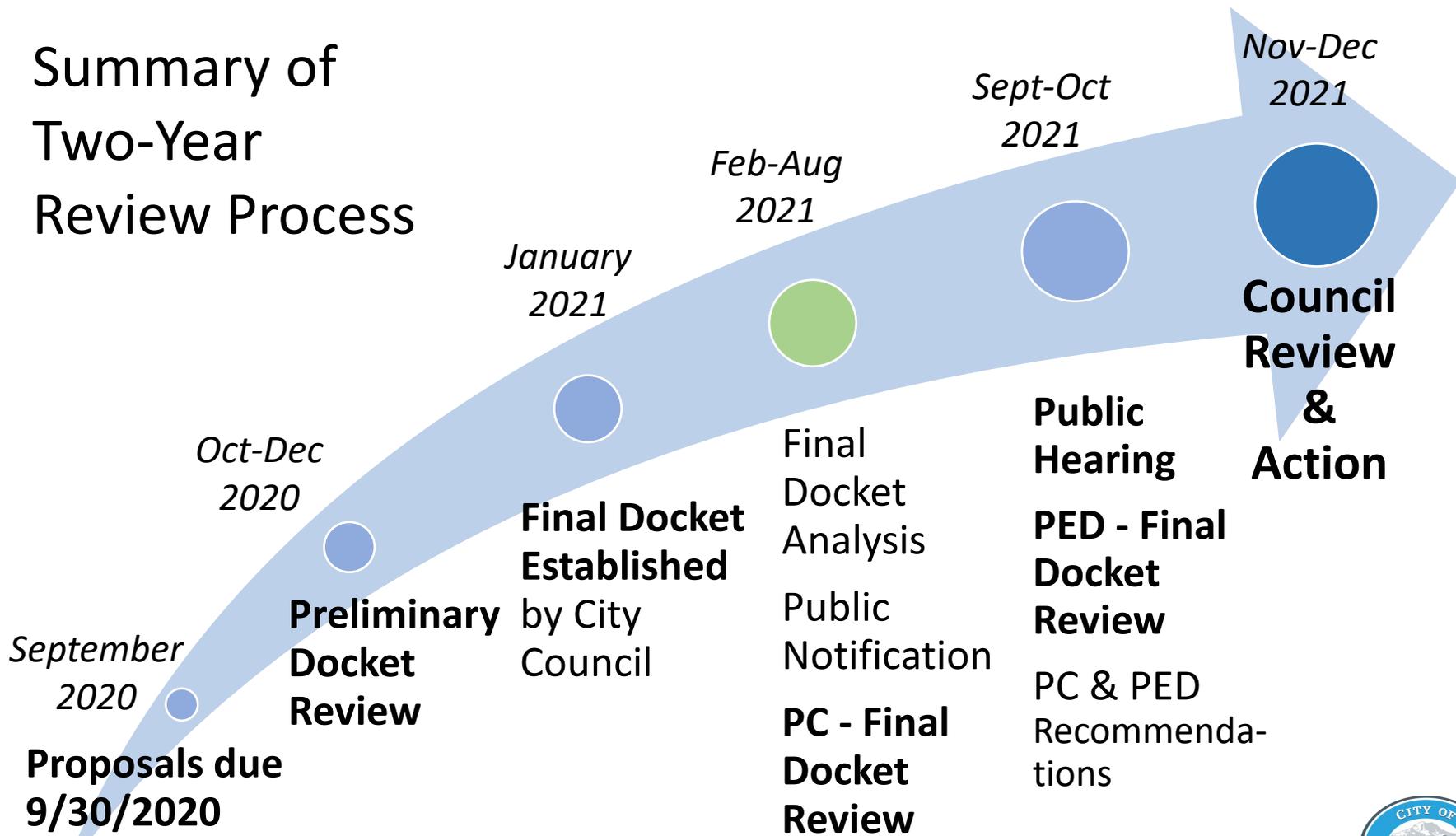
REVIEWS TO DATE

- **Planning Commission:** 10/20/2020, 7/20/2021
- **PED Committee:** 10/22/2020
- **City Council:** 1/26/2021



2021 COMPREHENSIVE PLAN AMENDMENT PROCESS

Summary of Two-Year Review Process



2021 FINAL DOCKET PROPOSALS (established 1/26/2021)

Map Amendment Proposals		Proponent	PC Review
M-1	Establishing a “Parks” land use designation and zone on unused SR509 right-of-way adjacent to Des Moines Creek Park	City Initiated (Parks & Public Works)	✓ 7/20
M-2	Updating Comprehensive Plan informational maps (routine)	City Initiated (CED)	✓ 7/20
Text Amendment Proposals			
T-1	Adding economic development policies related to tourism	City Initiated (CED)	<input type="checkbox"/> 8/17
T-2	Biennial Update of Capital Facilities Plan (routine)	City Initiated (CED)	<input type="checkbox"/> 8/17



T-1: PROPOSED TOURISM POLICY AMENDMENTS

Background:

- The Comprehensive Plan currently lacks economic development policies that specifically address travel and tourism, despite the large roles they play in SeaTac's economy.

Proposed Amendments:

- Proposal adds one new policy goal, five new policies, revisions to existing policies, and new implementation strategies to the Ch. 8 Economic Vitality Element.
- The main intent of the proposal is to provide guidance for City efforts to promote the economic benefits of SeaTac's travel and tourism market, with a focus on enhancing the experience of visitors.



T-1: PROPOSED TOURISM POLICY AMENDMENTS

GOAL 8.8: Enhance the visitor experience and foster the local travel and tourism ecosystem to maximize the benefits of the City of SeaTac's geographic position regionally and globally.

- **Policy 8.8A:** Leverage the airport's presence to enhance travel and tourism opportunities in SeaTac.
- **Policy 8.8B:** Create consistent identity and community design elements to ensure SeaTac is recognizable and distinguished from other communities.
- **Policy 8.8C:** Promote programming, open spaces and physical connections that enhance the visitor experience.
- **Policy 8.8D:** Use lodging tax funding to enhance the SeaTac destination experience.
- **Policy 8.8E:** Engage in regional destination promotion to attract overnight visitors to SeaTac.



T-2: CAPITAL FACILITIES PLAN UPDATE

Background:

- The GMA requires cities to have Capital Facilities Plans that identify the public services required to accommodate population growth over a six-year timeframe.
- Plan needs to be financially feasible.
- “Level of Service (LOS)” standards are required
 - “LOS” is a quantifiable measure of amount of public facilities needed to accommodate a city’s population

SeaTac has two types of Level of Service (LOS) standards:

- Facilities with Non-Population Growth Based Level of Service (LOS):
 - Stormwater management, Transportation
- Facilities with Population Growth Based Level of Service (LOS):
 - City Hall and PROS (Parks, recreation & open space) facilities



Non-Population Growth Based LOS:

✓ Level of service (LOS) requirements are met.

Table BR5.1 Facilities with Non-Population Growth-Based LOS

FACILITY	LOS MEASURE	EXISTING 2019 <u>2021</u> 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



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

Exhibit 5b: Page 10 of 14
8/13/2021

CAPITAL FACILITIES PLAN UPDATE FINDINGS

Population Growth Based LOS: Growth Assumptions

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	<u>29,519</u> 29,180
2021	<u>29,882</u> 29,890
2022	<u>30,269</u> 30,368
2023	<u>30,680</u> 30,854
2024	<u>31,116</u> 31,348
2025	<u>31,576</u> 31,850
<u>2026</u>	<u>32,359</u>
2035	37,329

CAPITAL FACILITIES PLAN UPDATE FINDINGS

Population Growth Based LOS:

Facility: City Hall

✓ 2021 Level of service (LOS) meets adopted base LOS standard.

Parks & Recreation LOS analysis is underway.

Facility	LOS Units	Existing 2020 2021 LOS	Adopted Base LOS Standard	Adopted Target LOS Standard
City Hall	Hall Employee	<u>418</u> 356	256	
Parks Capital Investments	\$ per capita	<u>3,222*</u>	3,200	4,200
Parks Operation and Maintenance Investment	\$ per capita per year	<u>188*</u>	190	
Indoor Facilities	Sq. Ft./1,000 people	<u>1,022*</u>	1,020	
Citywide Parks (Total Acres)	Acres/1,000 population	<u>12.06*</u>	N/A	12.1
Citywide Parks (Developed Acres)	Acres/1,000 population	<u>5.04*</u>	5	
Community and Neighborhood Parks (Total Acres)	Acres/1,000 population	<u>2.13*</u>	N/A	2.1
Community and Neighborhood Parks (Developed Acres)	Acres/1,000 population	<u>1.78*</u>	1.8	
Trails (Total Feet in All Trails)	Feet/1,000 population	<u>948.73*</u>	950	
Trails (Total Feet in Off-Road Trails)	Feet/1,000 population	<u>246.74*</u>	N/A	250

2021 PARKS, RECREATION & OPEN SPACE LEVEL OF SERVICE

PARKS RECREATION & OPEN SPACE (PROS) LOS & UPDATE

- New PROS LOS standards were adopted in 2020 to provide current and future SeaTac residents with the same level of facilities enjoyed by the community as in 2019. **As of 2020, the City was in alignment with all PROS LOS standards.**
- 2021 Comprehensive Plan proposed amendments will not revise adopted LOS standards but will only shift the base year of comparison from 2019 to 2021. **With 2021 as a base year, the City is still anticipated to still be in alignment with PROS LOS standards due to:**
 - Population change being relatively small from 2019 to 2021 (+710 residents)
 - PROS LOS standards being designed to account for anticipated changes

PROS LOS update findings will be available in early September, and will be provided to the Planning Commission, and posted on the City's website before the public hearing (September 21).



2021 COMPREHENSIVE PLAN AMENDMENT PROPOSAL REVIEW PROCESS

SEPTEMBER

- 9/21: Public Hearing
- 9/23: PED review

OCTOBER

- 10/5: Planning Commission recommendation
- 10/28: PED Committee recommendation

NOVEMBER/DECEMBER

- Nov/Dec: City Council review and adoption process



POTENTIAL COMMISSION ACTION

PLANNING COMMISSION ACTION REQUESTED

- None. This is an informational briefing.

REVIEWS TO DATE

- **Planning Commission:** 10/20/2020
- **PED Committee:** 10/22/2020
- **City Council:** 1/26/2021



2021 Comprehensive Plan Amendment Process
Draft Updates – 8/13/2021

ECONOMIC VITALITY ELEMENT

CHAPTER 8

The logo for SeaTac 2035 is a blue circle with a white dashed border. Inside the circle, the text "SeaTac" is written in white, and "2035" is written in a larger white font below it.

SeaTac
2035

The City of SeaTac logo features a stylized white circular graphic on the left, followed by the text "City of SeaTac" in a bold, sans-serif font, and the tagline "everywhere's possible" in a smaller font below it.

City of SeaTac
everywhere's possible

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GOAL 8.6 MAINTAIN AND UPGRADE PUBLIC INFRASTRUCTURE.....

GOAL 8.7 ENHANCE AND UTILIZE THE CITY’S ENVIRONMENT.....

[GOAL 8.8 MAXIMIZE THE BENEFITS OF SEATAC’S GEOGRAPHIC POSITION, ENHANCE POSITIVE VISITOR EXPERIENCE.....](#)

RECOMMENDED IMPLEMENTATION STRATEGIES

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Map 8.1 Business Cluster Geographic Areas.....

INTRODUCTION

Economic vitality is the measure of the economic health of the City – its people, its business, and its government. ~~Major components of a community's economic vitality are: 1) job retention; 2) job recruitment; 3) public and private capital investment; 4) business and community capacity building; and 5) job training programs;.~~ Public and private actions that support enhanced economic vitality:

Major components of ~~a community's~~ SeaTac's economic vitality are:

- 1) Business Retention and Expansion
- 2) Business Attraction
- 3) Workforce Development
- 4) Neighborhood Development
- 5) Real Estate Development and Reuse
- 6) Travel and Tourism

- ~~1) Job retention;~~
- ~~2) job recruitment;~~
- ~~3) Public and private capital investment;~~
- ~~4) Business and community capacity building; and~~
- ~~5) Job training programs;.~~

Public and private actions that support enhanced economic vitality:

- Maintain a strong economic base;
- Diversify employment throughout the City;
- Improve job training and educational opportunities;
- Attract residents and businesses by enhancing the quality of life with natural and manmade amenities;
- Create and maintain a range of family-wage jobs;
- Promote clean, sustainable, environmentally sensitive businesses and jobs and healthy ecosystem services;
- Monitor and report business and economic performance;
- Provide for clarity and flexibility in zoning and land use regulations to allow the greatest mix of compatible uses in areas with high potential for economic growth;
- Develop and promote a forward looking economic development strategy;
- Establish incentives and tools to promote economic development; and
- Communicate openly on a regular basis with the public on economic development issues;
- Support development of tourism-related amenities, promotion, and programming.

This element of the Comprehensive Plan is intended to provide an economic vitality vision and policy direction within the City of SeaTac. It is closely coordinated with the Housing and Human Services, Environment, [Parks, Recreation and Open Space](#), Land Use, and Community Design Elements.

MAJOR CONDITIONS

SeaTac faces the following major economic vitality challenges as it looks ahead to 2035:

- The need for increased economic diversity;
- The shortage of living wage jobs;
- Possible displacement of existing small businesses in redeveloping areas;
- The difficulty for current and future residents to attain economic self-sufficiency;
- A lack of incentives for business attraction and retention;
- Underutilized property and the lack of a workable, on-going strategy to increase their economic value; and
- Potential traffic impacts from future airport operation and transportation infrastructure growth.

GOALS AND POLICIES

Overall Goal: Create an environment that strengthens economic vitality within the City of SeaTac.

The City provides economic opportunities to SeaTac residents, workers, travelers, [visitors](#), and businesses, which increases tax revenues, [job creation](#), and improves services to its citizens.

This section contains SeaTac's economic vitality 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.

GOAL 8.7

Enhance and utilize the City's natural and built environment to increase the desirability of locating in SeaTac.

Policy 8.7A

Beautify and enhance the commercial and residential areas of the City through the application of urban design standards and support for public facilities and amenities to attract commercial and residential growth.

Places that are well-designed and include important community facilities (e.g., sidewalks, street trees, bike lanes, parks, public trails, vegetated. LID BMPs [low impact development best management practices]) and amenities (e.g., public art) attract high-quality businesses and development, [enhance the visitor experience](#), encourage residential growth, and improve the City's quality of life and long-term economic success.

Policy 8.7B

Identify and implement programs and strategies that enhance the livability of residential neighborhoods, such as neighborhood cleanups, street trees, signage, code compliance, and other available mechanisms.

Enhancing residential neighborhoods within the City increases livability and the probability that employers and employees may locate in SeaTac.

Tourism & Travel

[Travel and tourism play large roles in the City of SeaTac's economy. The Seattle-Tacoma International Airport \(SEA\), airport related services, and other SeaTac businesses, serve millions of travelers and tourists annually within the City limits and are important economic drivers of the local economy. Tourism promotion also benefits residents by providing increased amenities, community events and shopping opportunities.](#)

GOAL 8.8

Enhance the visitor experience and foster the local travel and tourism ecosystem to maximize the benefits of the City of SeaTac's geographic position regionally and globally.

[Coordinated efforts by the City, airport, and airport related businesses to enhance visitor amenities can help establish SeaTac as a memorable destination experience and a "gateway to the Pacific Northwest."](#)

Policy 8.8A

Leverage the airport's presence to enhance travel and tourism opportunities in SeaTac.

[Travel and tourism economic activities capitalize on the airport as a globally recognized west coast gateway for the Pacific Northwest and North American continent, and as a regional transportation hub that draws travelers and generates significant tax revenues for the City.](#)

Policy 8.8B

Create consistent identity and community design elements to ensure SeaTac is recognizable and distinguished from other communities.

[A coordinated approach to establish a consistent City identity and image can help promote SeaTac as a memorable and recognizable destination to visitors and travelers, including those from different regions, cultures and languages. This approach also promotes pride among residents and businesses and can be achieved through consistent physical communication \(art, architecture, landscaping\), promotion \(digital, print, written word\) and event programming.](#)

Policy 8.8C

Promote programming, open spaces and physical connections that enhance the visitor experience.

Providing activities and amenities like shuttle service, connected sidewalks, bike paths and open space, can simplify access for hotel guests and other visitors to amenities in SeaTac. This expanded access enables visitors to contribute to local tax revenue and job creation.

Policy 8.8D

Use lodging tax funding to enhance the SeaTac destination experience.

Lodging tax funding will be allocated to fulfill SeaTac's goals, policies, and statutory requirements of 67.28 RCW. This includes funding for marketing to attract visitors, tourism related facilities, events and festivals.

Policy 8.8E

Engage in regional destination promotion to attract overnight visitors to SeaTac

SeaTac should engage with regional cities and partners to maximize regional destination promotion to a national and international audience. This regional collaboration on tourism promotion and destination development should also elevate SeaTac within the region as part of an amenity-rich sub-region within Puget Sound and further the goals and policies stated in 8.8A-D.*

** a Tourism Promotion Area (TPA) including SeaTac, Tukwila, and Des Moines which generates TPA assessment revenues to attract overnight visitors outside a 50-mile radius using the Seattle Southside brand with Seattle Southside Regional Tourism Authority (SSRTA) as the administrator of the TPA.*

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-Termsix to 10 years
- Long-Term11 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.

2021 Comprehensive Plan Amendment Process: Proposed Tourism Policy Amendments Draft 8/13/2021

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITIES	TIME FRAME
<p>8.8 Enhance the visitor experience to maximize the benefits of the City of SeaTac’s geographic position regionally and globally</p>			
<p>8.8A Leverage the airport’s presence to enhance local travel and tourism opportunities.</p>	<p>Annually track, update, and analyze baseline visitor & airport data. This includes jobs, transportation & logistics, tax revenue, and international awareness.</p>	<p>City Staff - CED and Finance</p>	<p>Annual</p>
	<p>Annually present data to Council and partner organizations. This includes airport, visitor interaction/activity levels within City.</p>	<p>City Staff - CED</p>	<p>Annual</p>
	<p>Integrate visitor needs (amenities, connectivity) into programs within other Comprehensive plan elements as appropriate.</p>	<p>City Staff, Planning Commission, Council</p>	<p>Short-Term / Ongoing</p>
	<p>Initiate and maintain quarterly forums (hotel, retail, restaurant, other).</p>	<p>City Staff</p>	<p>Short-Term / Ongoing</p>
<p>8.8B Create consistent identity and community design elements to ensure SeaTac is recognizable</p>	<p>Analyze highest and best use of land and structures as it relates to tourism/travel. Develop strategic approach for tourism-related capital improvements.</p>	<p>City Staff</p>	<p>Short-Term / Ongoing</p>
	<p>Define tourism (i.e gateway vs. destination), target audiences (i.e day visitor & traveler) as it relates to the City of SeaTac.</p>	<p>City Staff</p>	<p>Short-Term</p>
	<p>Engage with community members, stakeholders, and other City departments on specific physical, programmatic, and brand related initiatives and amenities in line with goal 8.8.</p>	<p>City Staff</p>	<p>Short-Term / Ongoing</p>

2021 Comprehensive Plan Amendment Process: Proposed Tourism Policy Amendments Draft 8/13/2021

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITIES	TIME FRAME
<p><u>8.8C Promote programming, open spaces and physical connections that enhance the visitor experience.</u></p>	<p><u>Regularly review and evaluate who SeaTac visitors are (local/regional/national or international, length/reason of stay, demographic profile, traveler type, etc.) to assess consistency of visitor experience and current visitor type.</u></p>	<p><u>City Staff</u></p>	<p><u>Annual</u></p>
	<p><u>Execute surveys of city visitors to determine types of desired amenities and venue programming to ensure SeaTac competitiveness in the hospitality market.</u></p>	<p><u>City Staff</u></p>	<p><u>Ongoing</u></p>
	<p><u>Collaborate with stakeholder organizations and City Departments on programming beneficial to SeaTac visitors (day or overnight visitor) such as Parks & Recreation, SeaTac businesses.</u></p>	<p><u>City Staff</u></p>	<p><u>Ongoing</u></p>
	<p><u>Coordinate with other City Departments on projects that help to enhance visitor amenities.</u></p>	<p><u>City Staff</u></p>	<p><u>Ongoing</u></p>
	<p><u>Maintain subscriptions and access to reputable travel & tourism data sources and provision of data to inform regular reports to internal & external stakeholders</u></p>	<p><u>City Staff</u></p>	<p><u>Ongoing</u></p>
<p><u>8.8D Use lodging tax funding to enhance the SeaTac destination experience</u></p>	<p><u>Identify strengths, challenges (gaps and barriers), opportunities and threats (SWOT analysis) of SeaTac travel & tourism growth</u></p>	<p><u>City Staff</u></p>	<p><u>Annual</u></p>
	<p><u>Establish criteria for lodging tax applicants, as it relates to visitor experience defined in policies.</u></p>	<p><u>City Staff, Council, HMAC</u></p>	<p><u>Ongoing</u></p>
	<p><u>Identify desired types of funding applications based on visitor (day & overnight) analysis and needs.</u></p>	<p><u>City Staff, HMAC</u></p>	<p><u>Ongoing</u></p>

2021 Comprehensive Plan Amendment Process: Proposed Tourism Policy Amendments Draft 8/13/2021

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITIES	TIME FRAME
	Actively recruit lodging tax applications	City Staff, Council, HMAC	Ongoing
	Implement regular review of existing lodging tax grant application metrics, Hotel Motel Advisory Committee (HMAC) applicant evaluation criteria, and State lodging tax reporting system, to confirm satisfactory quantitative & qualitative criteria.	City Staff, Council, HMAC	Ongoing
8.8E Engage in regional destination promotion to attract overnight visitors	Annually review the Interlocal Agreement/Tourism Promotion Area (ILA/TPA) and Seattle Southside Regional Tourism Authority (SSRTA) performance criteria and compare with other City visitor analyses and priorities to ensure continued alignment.	City Staff, Council	Ongoing
	Coordinate and collaborate with partner cities and the marketing organization on information, services, and funding to enhance the viability of overnight visitor attraction	City Staff	Ongoing
	Monitor action plans and performance measures and regularly brief City Council.	City Staff	Ongoing

2021 Comprehensive Plan Amendment Process
Draft Updates – 8/13/2021

*Note to Reader: This draft does not include updated
Parks & Recreation level of service metrics.*

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 ~~2025-2026~~ (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 29,180
2021	29,882 29,890
2022	30,269 30,368
2023	30,680 30,854
2024	31,116 31,348
2025	31,576 31,850
2026	32,359
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 ~~2020-2021~~ to ~~31,576~~ in ~~2025-2026~~) while maintaining the ~~2019-2021~~ LOS for the following public facilities:

Table BR5.1 Facilities with Non-Population Growth-Based LOS			
FACILITY	LOS MEASURE	EXISTING 2019 <u>2021</u> 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 <u>2021</u> LOS	ADOPTED LOS STANDARD
City Hall	Gross Sq. Ft./City Hall Employee	<u>356.00</u> 426.00	256.00

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

Note to Reader: These yellow highlighted items are related to Parks & Recreation LOS standards which will be updated and posted to the City website (www.seatacwa.gov/compplan) in early September 2021.

Facility	LOS Units	Existing 2020 2021 LOS	Adopted Base LOS Standard	Adopted Target LOS Standard
City Hall	Hall Employee	418 356	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 [2025-2026](#) 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).

CAPITAL IMPROVEMENTS

Introduction

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

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).

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.

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 47,104 ~~38,400~~ gsf of space through the year 2025-2026 (See Table BR5.6).

Through the year 2035, the City will need approximately 49,664 ~~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~~ 2020-2021

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

- None

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
2019-2021 City Hall Actual Employment	<u>175,146</u>	<u>44,800</u> 37,376	62,247	<u>17,447</u> 24,871
2020-2025 <u>2021-2026</u> Growth	<u>94</u>	<u>2,304</u> 1,024	0	<u>-2,304</u> -1,024
Total as of 2025 <u>2026</u>	<u>184,150</u>	<u>47,104</u> 38,400	62,247	<u>15,143</u> 23,847
Total as of 2035	<u>194,162</u>	<u>49,664</u> 41,472	62,247	<u>12,583</u> 26,028
Capacity Projects	None			

Surface Water Management

Current Facilities

Information about the surface water management facilities inventory is available from the Public Works Department. Map BR5.1 in this section identifies the major drainage basins within the City. The City completed a Comprehensive Surface Water Plan for the Des Moines Creek Basin in the autumn of 1997 that identified needs for bringing the basin up to the adopted LOS. This multi-year project was completed in 2011.

Level of Service (LOS)

The City has adopted the current King County Surface Water Design Manual, together with revisions and amendments for flow control and water quality treatment as the LOS for all five of the major drainage basins in the City. The standards and requirements of the King County Surface Water Design Manual are intended to ensure that peak storm water flows from new development are equivalent to or less than pre-development conditions, and that new development does not have a degrading effect on ambient water quality. The City of SeaTac also worked in conjunction with the cities of Burien, Normandy Park, the Port of Seattle, and King County to complete a Comprehensive Surface Water Plan for the Miller Creek Basin.

Capital Facilities Projects Completed in ~~2018-2019~~2020-2021

Surface Water Management projects completed ~~in 2018-2019~~ include:

- ~~• 2019 Overlay Project Des Moines Memorial Drive~~
- ~~• S 208th Drainage Repair/Replacement (Sound Transit Project)~~
- [Small Works Drainage Project](#)

Transportation

Current Facilities

Regional freeway facilities serving the City of SeaTac include I5, S.R. 509, and S.R. 518. The City of SeaTac is served by interchanges with I5 at S. 200th and S. 188th Streets. S.R. 518 also provides access to I5 from the north end of the City. The 509 freeway currently terminates at S.188th Street; arterial streets south of S. 188th Street are designated as the current S.R. 509 route to Des Moines, Federal Way, and Tacoma. S.R. 518 provides the primary access to SeaTac Airport.

The City of SeaTac's Public Works Department's road system inventory consists of roads in 4 categories: principal arterials, minor arterials, collector arterials, and non-arterials.

Map BR5.2 shows the geographic location of freeways, principal arterials, minor arterials, collector arterials, and non-arterial city streets.

Level of Service (LOS)

Policy 4.2A of the City's Transportation Plan establishes an LOS standard for intersections and roadways with LOS E or better as being acceptable on all arterials and lower classification streets, as calculated on a corridor travel speed and delay-basis.

The City's Director of Public Works, utilizing established criteria, has the authority to provide for exceptions to the LOS E standard along minor and principal arterials if future improvements are included in the City's transportation plan, or where the City determines improvements beyond those identified in the transportation plan are not desirable, feasible, or cost-effective.

Capital Facilities Projects Completed in ~~2018-2019~~2020-2021

Transportation projects ~~completed in 2018-2019~~ include:

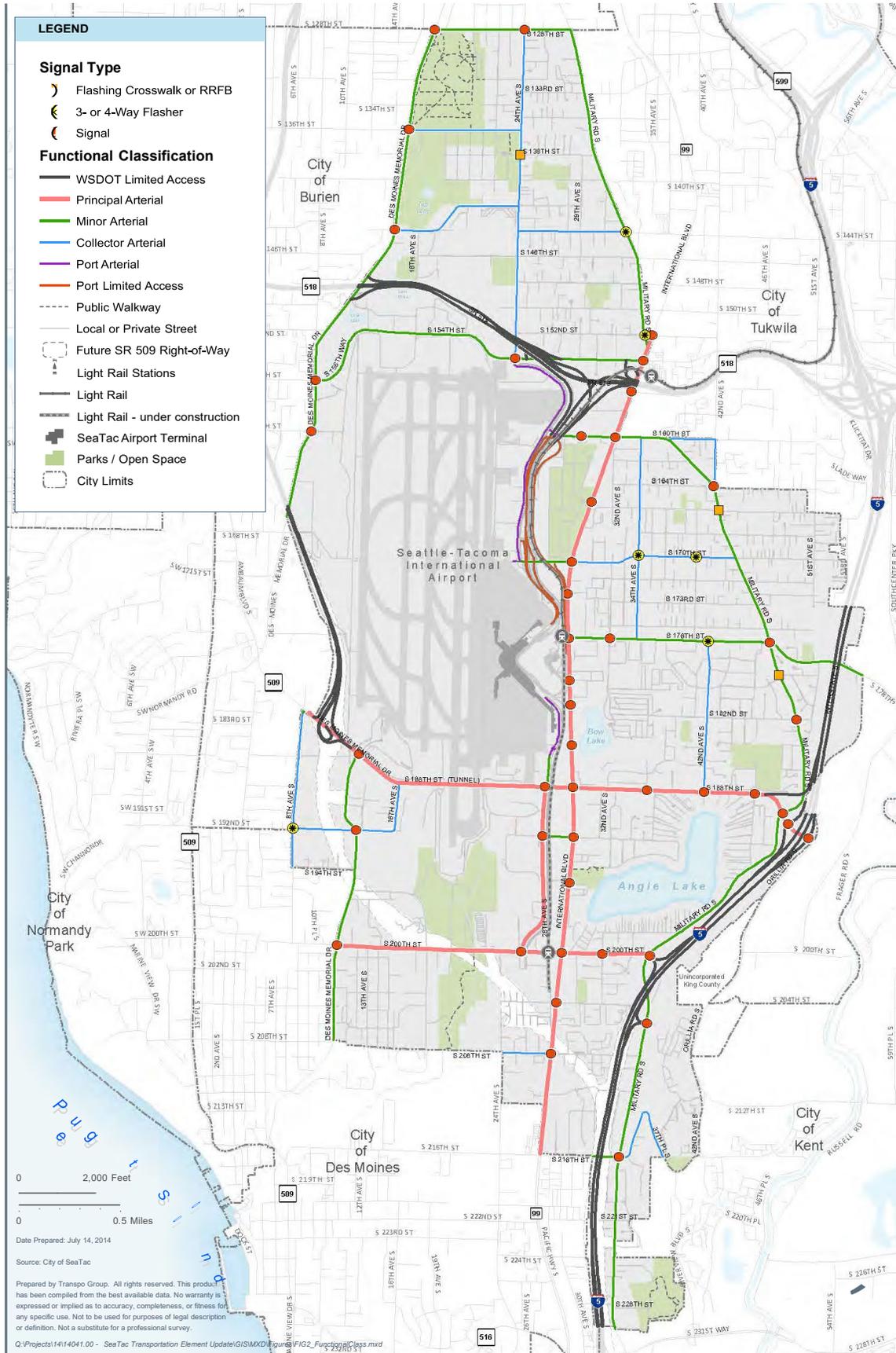
- ~~Completion of “Connecting 28th/24th Ave S” project extending new roadway and non-motorized improvements, completing principal arterial (5 lanes, bike lanes, sidewalks)~~
- ~~S 166th Street Pedestrian Improvements—Safe Routes to School Project~~
- ~~Military Rd S Pvement Overlay Project, between S 209th Street and I 5 Bridge Overpass~~
- Military Road S & S 152nd St, S 150th St to International Blvd
- South 200th St Ped/Bicycle Shared Pathway Project

Concurrency (Adequate Public Facilities)

In compliance with GMA and City Policy 5.1B, adequate Roads and Transit facilities must be available within six years of the occupancy and use of any projects that cause the roadway LOS to be exceeded

Table BR5.6 Concurrency Corridor Level of Service Standards					
ID	Corridor Name	Corridor Extents	Classification¹	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 <i>Highway Capacity Manual</i> (6th Edition, Transportation Research Board, 2016) ³ Corridor exempt from concurrency because of classification as Highway of Statewide Significance					

Map BR5.1 Existing Roadway System



Map BR5.1. 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.

*Note to Reader:

The Parks & Recreation level of service section, which includes p. CF-BR-16 through p. CF-BR-26, has not been updated. The updated version of this section will be available in early September 2021, and will be posted on the City's website at the following link: www.seatacwa.gov/compplan.

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.

