



Planning Commission Agenda

September 21, 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; 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	Election of Vice Chair, due to resignation of Leslie Baker	Action	Chair	5:30 (3 min)
3	Approval of the minutes of July 20, August 3, August 17, 2021 meetings.	Review and Approve	Members	5:32 (2 min)
4	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	5:35 (3 min)
5	Public Hearing: 2021 Comprehensive Plan Amendments	Public Hearing and Discussion	Members and Staff	5:38 (40 min)
6	CED Staff Report	Briefing	Staff	6:18 (3 min)
7	Planning Commission Comments (including suggestions for next meeting agenda)	Discussion	Members	6:21 (3 min)
8	Adjourn			6:24

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.

CITY OF SEATAC
PLANNING COMMISSION MEETING
Minutes of July 20, 2021 Meeting

Members present: Leslie Baker, Jagtar Saroya, Alyne Hansen, Tony Sanchez

Members absent: Tej Basra, Tom Dantzler, Andrew Ried-Munro

Staff & Others

Present: Evan Maxim, *CED Director*; Jenn Kester, *Planning Manager*; Kate Kaehny, *Senior Planner*; Neil Tabor, *Associate Planner*; Peter Kwon, *Deputy Mayor*; Clyde Hill, *Councilmember*; Pam Fernald, *Councilmember*; Cindy Corsilles, *Assistant City Attorney*; Barb Mailo, *Admin 3*; SeaTV

1. Call to Order/Roll Call

Vice Chair Leslie Baker called the meeting to order at 5:30 p.m. and roll call.

2. Approval of minutes of the July 6, 2021 meeting

Commissioner Hansen moved to approve the minutes. Commissioner Saroya seconded. Minutes were approved.

3. Public Comments on items not on the agenda

Planning Manager Jenn Kester introduced verbal public comments requestor Christina Boysen-Palicka.

4. 2021 Comprehensive Plan Amendment Proposals: Introduction

Presented by Senior Planner Kate Kaehny. The purpose of this presentation was to brief the commission on the final docket proposals established by city council on January 26, 2021 and to provide an overview of the two map amendment proposals from the final docket.

The presentation included a review of the two-year period process, final docket proposals, map amendment proposals, and anticipated next schedule.

No committee action requested. Informational only.

5. Supportive Housing Facilities Code Amendments (HB 1220): Review of Draft Code Language.

Presented by Planning Manager Jenn Kester and Associate Planner Neil Tabor. The purpose of the presentation was to review the draft code language based on previous direction and prepare for the August 3, 2021 public hearing.

The presentation included a summary of the HB 1220 and draft amendments, projected need for supportive housing facilities, potential population vulnerable to losing housing, summary of definition amendments, summary of permanent supportive and transitional housing amendments, location for transitional and supportive housing, location and permitting for emergency housing services, supportive housing performance standards, and miscellaneous code amendments.

Committee action requested:

- Review materials and provide any direction to staff to prepare for 8/3/2021 public hearing.
- Planning Commission recommendation to Council desired by 8/17/2021, if not provided 8/3/2021.

Discussions commenced with Vice Chair Baker, Commissioner Hansen, Deputy Mayor Peter Kwon, Councilmember Pam Fernald, Director Evan Maxim, Associate Planner Tabor, and Planning Manager Kester.

Planning Commission will retain Option 1 for the 8/3/2021 public hearing.

Planning Manager Kester indicated that updated guidance on projected needs is expected from the Department of Commerce at the end of 2022 that may drive changes. The Housing Action Plan implementation could also impact some of these uses and the City may have to look at tweaks there. She also suggested holding off making any further changes until after one year of adoption or first implementation so we can get a sense of what's needed and work through the committee process.

6. **CED Staff Report** PC meetings will continue through August. The 2021 Comprehensive Plan amendments will come back on 8/17. There will be no PC meeting on 9/7. Code amendments that were paused this spring will be brought back in September. City Hall is now open to the public. In-person open public meetings are not expected until September the earliest.
7. **Planning Commission Comments (including suggestions for next meeting agenda)**
None
8. **Adjournment**
Commissioner Hansen moved to adjourn the meeting. Commissioner Baker seconded.
Meeting adjourned at 7:13 PM.

**CITY OF SEATAC
PLANNING COMMISSION MEETING
Minutes of August 03, 2021 Meeting**

Members present: Tej Basra, Leslie Baker, Andrew Ried-Munro, Jagtar Saroya (arrived 5:37pm), Tony Sanchez (arrived 5:37pm)

Members absent: Alyne Hansen, Tom Dantzler

Staff & Others

Present: Evan Maxim, *CED Director*; Neil Tabor, *Associate Planner*; Bart Perman, *Information Systems Manager*; Stanley Tombs, *Councilmember*; Clyde Hill, *Councilmember*; Gwen Voelpel, *Deputy City Manager*; Takele Gobena, *Councilmember*; Barb Mailo, *Admin 3*

1. Call to Order/Roll Call

Chair Basra called the meeting to order at 5:38pm and roll call.

2. Note: Minutes from 7/20 meeting will be available at the 8/17 meeting

No minutes to approve.

3. Public Comments on items not on the agenda

None

4. Supportive Housing Facilities Code Amendments (HB 1220)

Chair Basra opened public hearing at 5:40pm.

Presented by Associate Planner Neil Tabor.

The purpose of the presentation was to provide information for public hearing related to proposed code amendments related to supportive housing.

The presentation included a summary of HB 1220 and draft amendments, projected need for supportive housing facilities, potential population vulnerable to losing housing, summary of amendments: definitions, summary of amendments: permanent supportive and transitional housing, location and permitting for emergency housing services, permitting process, buffering facilities from school sites, supportive housing performance standards, and miscellaneous code amendments.

Discussion commenced with Chair Basra, Commissioner Baker, Commissioner Sanchez, CED Director Maxim, and Commissioner Saroya.

CM Clyde Hill asked about the zoning commercial property requirements for ground floor retail and if that area is sited for an emergency or transitional housing, will that negate the requirement for a ground floor retail.

– Staff to follow up on CM Hill’s inquiry.

CM Stanley Tombs requested clarification about the number 80 presented, whether this number represents 80 single occupancy units or single units that have multiple family members in a unit.

Neil indicated that the number 80 represents the number of persons and not multi-occupancy units. Neil noted that he will amend this information if he finds anything contrary to the information he just provided.

Given that there was no written testimony or verbal testimony by the public, Chair Basra motioned to close the public hearing. Commissioner Baker seconded. All were in favor of closing the public hearing.

Public hearing closed at 6:27pm.

Commission Action Requested: Provide Planning Commission recommendation to Council desired by 8/17/2021, if not provided tonight.

Commissioner Baker recommended to wait for full commission body to weigh in on recommendation before making a motion. All were in favor of waiting to have full commission to make recommendation.

Director Maxim confirmed to bring this subject back for review on 8/17/2021 and encouraged commission to make recommendation at that meeting to meet deadline.

5. CED Staff Report

1. August 17, 2021, Planning Commission review of the Supportive Housing Code Amendment and consideration of the 2021 Comprehensive Plan Amendment
2. August 26, 2021, PED committee meeting to review PC's recommendation around the Supportive Housing Code Amendment and will also bring a strategic real estate plan.
3. Starting the Biennium budget request season for City Council review before end of year.

6. Planning Commission Comments (including suggestions for next meeting agenda)

None

7. Adjournment

Commissioner Baker moved to adjourn meeting. Seconded by Commissioner Saroya. Meeting adjourned at 6:32pm.

CITY OF SEATAC
PLANNING COMMISSION MEETING
Minutes of August 17, 2021 Meeting

Members present: Leslie Baker, Tom Dantzler, Andrew Ried-Munro, Tony Sanchez, Alyne Hansen (arrived 6:00 pm)

Members absent: Tej Basra, Jagtar Saroya

Staff & Others

Present: Evan Maxim, *CED Director*; Jenn Kester, *Planning Manager*; Kate Kaehny, *Senior Planner*; David Tomporowski, *Senior Planner*; Neil Tabor, *Associate Planner*; Aleksandr Yeremeyev, *Economic Development Manager*; Tanja Carter, *Economic Development Strategist*; Bart Perman, *Information Systems Manager*; SeaTV

1. Call to Order/Roll Call

Vice Chair Leslie Baker called the meeting to order at 5:39pm and roll call.

2. Approval of minutes of the August 3, 2021, public hearing meeting

Commissioner Dantzler motioned to approve minutes. Commissioner Sanchez seconded. Minutes approved.

3. Public Comments on items not on the agenda

None

4. Supportive Housing Facilities Code Amendments (HB 1220)

Presented by Associate Planner Neil Tabor. The purpose of the presentation was to address issues and questions raised by Commissioners after the public hearing and to request that the Commission provide a recommendation on the proposed code amendments.

The presentation included a project recap, summary of proposed amendments, topics for further discussion, and emergency housing & shelters.

Commission Action Requested: Planning Commission recommendation to City Council on supportive housing code amendments.

Motion was made to recommend to City Council the draft code on supportive housing with a change to the Emergency Housing & Shelters: 1,000 Buffer From School Sites as follows: Expand the buffer to 1,750 feet and buffer from schools, parks, communities centers (both public & private), and libraries, the recommended 1,750 feet. All commissioners were in favor of the motion. Motion passed.

5. 2021 Comprehensive Plan Amendment Process: Proposed Text Amendments

Presented by Senior Planner Kate Kaehny. The purpose of the presentation was to provide an overview of the two text amendments proposed as part of the 2021 Comprehensive Plan Amendment process.

The presentation included the 2021 comprehensive plan amendment process, 2021 final docket proposals, overview of the proposed text amendment T-1, proposed text amendment T-2, capital facilities plan update findings, 2021 parks, recreation & open space level of service, and anticipated schedule.

Planning Commission Action Requested: Informational only.

6. CED Staff Report

Presented by Planning Manager Jenn Kester. Jenn reported that the next regular scheduled PC meeting on 9/7 is canceled. The next regular scheduled PC meeting will take place on 9/21. The Comprehensive Plan updates, the Supportive Housing topics, and parking for ADUs will be brought back in September. Also reported that this will be Vice Chair Leslie Baker's last PC meeting.

7. Planning Commission Comments (including suggestions for next meeting agenda)

Commissioner Dantzler inquired about the City Hall study. CED Director Evan Maxim advised that the study was completed and will provide a copy of the study to Commissioner Dantzler.

8. Adjournment

Commissioner Ried-Munro moved to adjourn meeting. Seconded by Commissioner Dantzler. Meeting adjourned at 7:08 pm.

DRAFT



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: September 17, 2021
To: Planning Commission
From: Kate Kaehny, Senior Planner
Subject: September 21 Public Hearing on Comprehensive Plan Final Docket Proposals

On Tuesday, September 21, there will be a public hearing on the Final Docket proposals from the 2021 Comprehensive Plan Amendment Process.

Background

SeaTac updates its Comprehensive Plan through a review and evaluation process that occurs biennially in odd numbered years. The 2021 Comprehensive Plan Amendment Process started in Summer 2020, and applications were due at the end of September 2020. While no proposals were submitted by the public during this cycle, four proposals were initiated by the City.

2021 Comprehensive Plan Amendment Process Final Docket Proposals

In January 2021, after Planning Commission and PED Committee review of the Preliminary Docket, City Council established the Final Docket of proposals which are listed below.

Map Amendments Proposals

- Map Amendment M-1: Establishing a "Park" Land Use Designation and Zone on Unused SR509 ROW Adjacent to Des Moines Creek Park
- Map Amendment M-2: Updating Informational Maps in the Comprehensive Plan

Text Amendments Proposals

- Text Amendment T-1: Adding Economic Development Policies Related to Tourism, Chapter 8: Economic Vitality Element
- Text Amendment T-2 Update of Capital Facilities Plan, Chapter 5 Capital Facilities Background Report

Final Docket Criteria and Staff Report

Per the Comprehensive Plan procedures, a Staff Report was generated that evaluated the amendment proposals based on the Final Docket Criteria. After going through the evaluation process, it was found that all of the amendment proposals meet the evaluation criteria. The full Staff Report is available as an attachment to this memo.

Packet Materials

- This Memo
- Presentation slides for 9/21 public hearing
- Staff Report, which includes all amendment proposals as attachments

PUBLIC HEARING

2021 Comprehensive Plan
Amendment Process

Final Docket Proposals

Planning Commission
September 21, 2021

**SEATAC
COMPREHENSIVE
PLAN ELEMENTS**

VOLUME
1



PRESENTATION OVERVIEW

PURPOSE OF PRESENTATION

- To provide an overview of Final Docket proposals from the 2021 Comprehensive Plan Amendment process.

WHY IS THIS ISSUE IMPORTANT?

1. Today's hearing is important to ensure the opportunity for public testimony on the proposed amendments.
2. Per RCW 36.70.580, before recommending an official control or amendment, the commission must hold at least one public hearing.



POTENTIAL COMMISSION ACTION

PLANNING COMMISSION ACTION REQUESTED

- None. This is an informational briefing.

REVIEWS TO DATE

- **Planning Commission:** 10/20/2020, 7/20/2021, 8/17/2021
- **PED Committee:** 10/22/2020
- **City Council:** 1/26/2021



THE COMPREHENSIVE PLAN & AMENDMENT PROCESS

WHAT IS THE COMPREHENSIVE PLAN?

SeaTac's Comprehensive Plan is the City's foundational policy document. It guides growth and development over a 20-year period.

- The Plan's maps, goals, and policies provide the basis for SeaTac's regulations, programs, infrastructure investments and services.

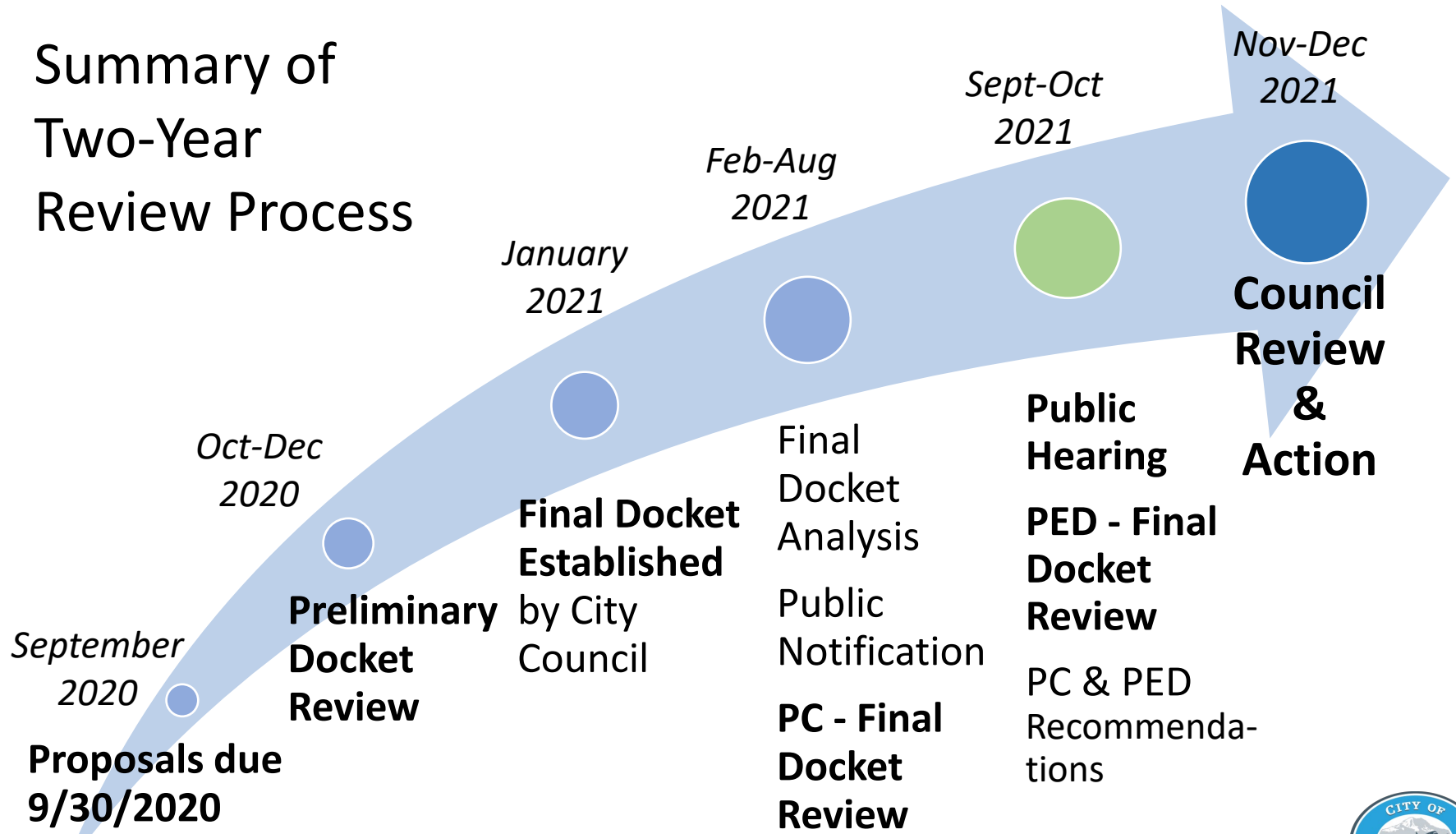
COMPREHENSIVE PLAN AMENDMENT PROCESS

- **Biennial Updates:** SeaTac opens the Plan for amendments biennially in odd numbered years.
- **Major Updates:** A major update of the Comprehensive Plan is undertaken every eight years or so. The next major update will be completed in 2024.



2021 COMPREHENSIVE PLAN AMENDMENT PROCESS

Summary of Two-Year Review Process



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

Map Amendment Proposals		Proponent
M-1	Establishing a “Park” land use designation and zone on unused SR509 right-of-way adjacent to Des Moines Creek Park	City Initiated (Parks & Public Works)
M-2	Updating Comprehensive Plan informational maps (routine)	City Initiated (CED)
Text Amendment Proposals		
T-1	Adding economic development policies related to tourism	City Initiated (CED)
T-2	Biennial Update of Capital Facilities Plan (routine)	City Initiated (CED)



PROPOSALS EVALUATED USING SPECIFIC CRITERIA

TWO SETS OF CRITERIA

All Proposals Must Meet:

- Final Docket Criteria from Comprehensive Plan Amendment procedures.

Site-Specific Map Amendment Proposals Must Also Meet:

- Land Use Designation Criteria within Table 2.1 in the Comprehensive Plan

STAFF REPORT INCLUDES EVALUATION OF EACH PROPOSAL USING CRITERIA

- A staff report is completed that provides an analysis of whether each proposal meets the Comprehensive Plan amendment criteria.



PROPOSED MAP AMENDMENT: M-1

M-1: Establishing a “Park” land use designation and zone on unused SR509 right-of-way adjacent to Des Moines Creek Park

Proposal: To establish a land use designation and zone on eight acres of surplus WSDOT property in order to add the property as park land to the adjacent Des Moines Creek Park.

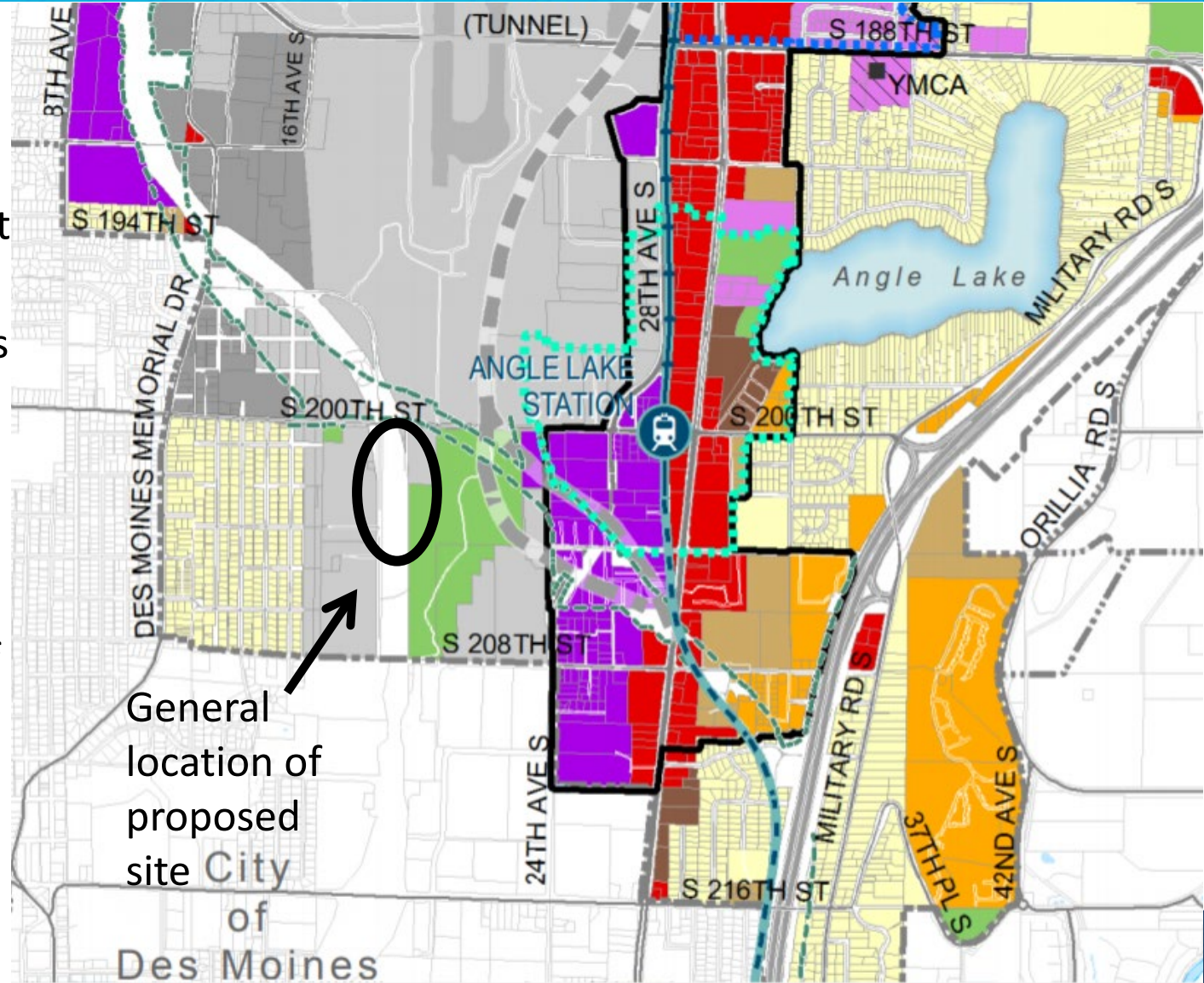
- **Proponent:** City of SeaTac
- **Location:** Undeveloped right-of-way immediately south of S 200th Street, and immediately west and adjacent to Des Moines Creek Park.
- **From:** Undesignated public right-of-way
- **To:** “Park” land use designation and zone.



PROPOSED MAP AMENDMENT: M-1

M-1: Location & Background

- Located in southwest SeaTac
- Undeveloped ROW is surplus WSDOT inventory, west of Des Moines Creek Park
- City recently finalized purchase of approx. 8 acres of surplus ROW



General location of proposed site City of Des Moines

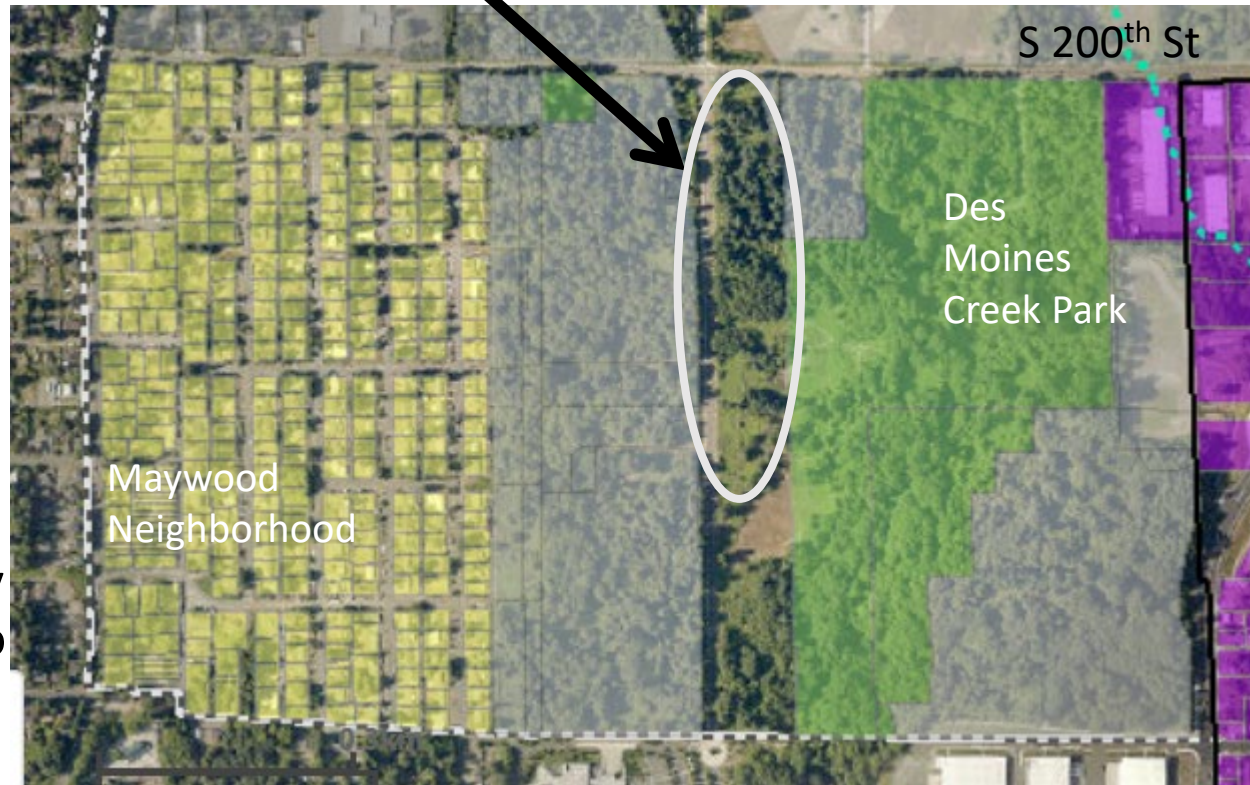
PROPOSED MAP AMENDMENT: M-1

General location of proposed site

M-1: Purpose

The proposed site would be used to:

- Expand Des Moines Creek Park for additional trails,
- Increase the protective buffer around the creek, and
- For a new trailhead facility to allow for safer access to the park.

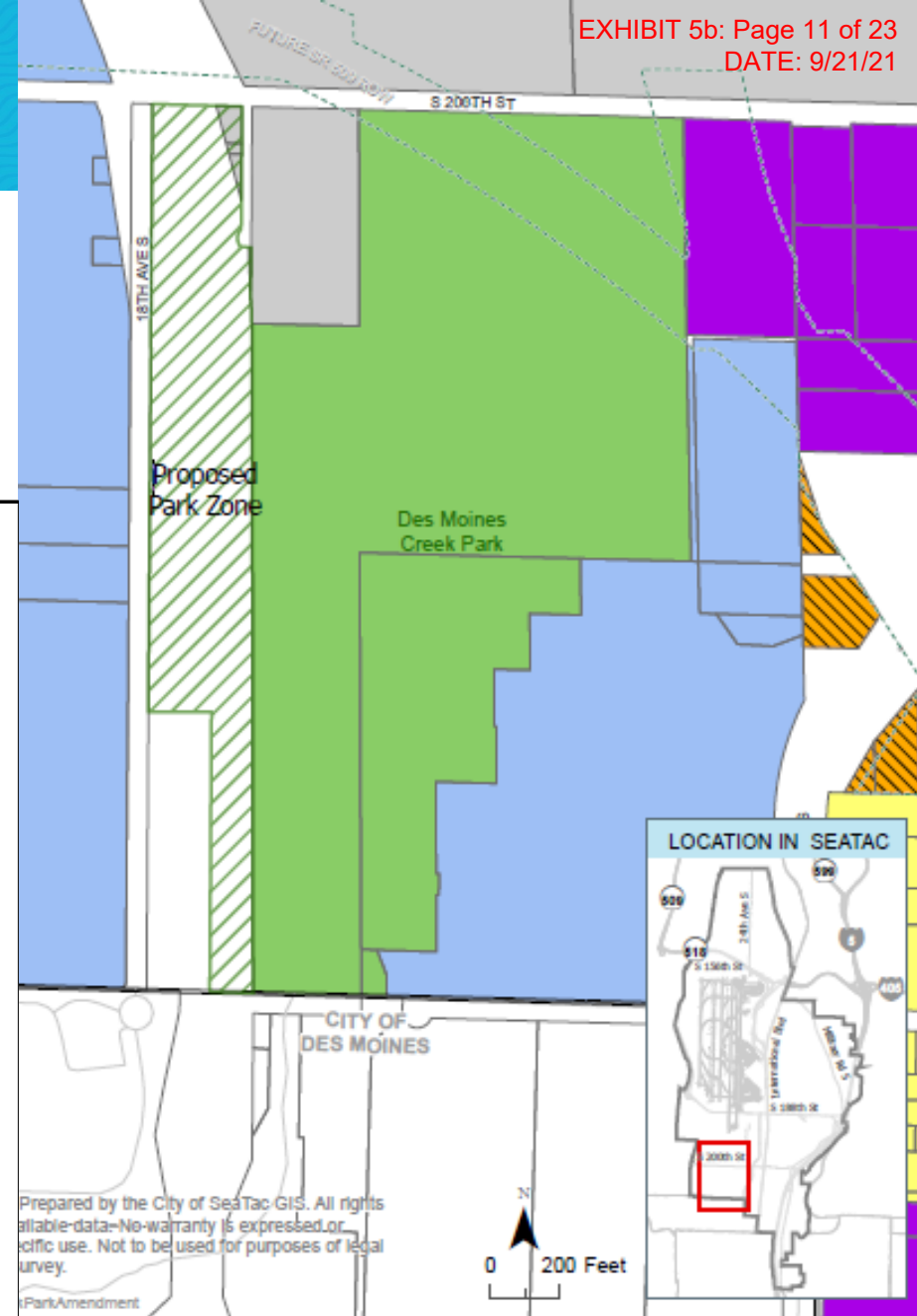


Area south of proposed site to be used as WSDOT maintenance facility.

PROPOSED MAP AMENDMENT: M-1

M-1: Proposed Land Use & Zoning

- Add “Park” land use designation and zone to area west of Des Moines Creek Park.



M-1: Does proposal meet Final Docket Criteria?

<p>1) Is proposal a result of changed circumstance or new information?</p>	<p>✓ Yes</p>
<p>2) Is proposal consistent with Comprehensive Plan policies?</p>	<p>✓ Yes</p>
<p>3) Is it consistent with City's population & employment targets?</p>	<p>✓ Yes</p>
<p>4) Are infrastructure concurrency requirements met?</p>	<p>✓ Yes</p>
<p>5) Are there no adverse impacts on existing infrastructure (i.e. transportation, utilities, safety, environment)?</p>	<p>✓ Yes</p>
<p>MAP AMENDMENT SPECIFIC FINAL DOCKET CRITERIA</p>	
<p>6a) Have conditions changed since property given present designation?</p>	<p>✓ Yes</p>
<p>6b) Are site and infrastructure suitable for intended use?</p>	<p>✓ Yes</p>
<p>6bc) Compatibility with Adjacent Uses</p>	<p>✓ Yes</p>

M-1: Does proposal meet Land Use Designation Criteria?

Current Land Use Designation:

- Not designated. Surplus right-of-way.

Proposed Land Use Designation:

- “Park”

Criteria for “Park Designation:

- Applicable to public and private parks and open space.

Staff Report Findings/Are Criteria Met?

✓ Yes.

The subject site is undeveloped, forested land that the City purchased as an addition to Des Moines Creek Park.



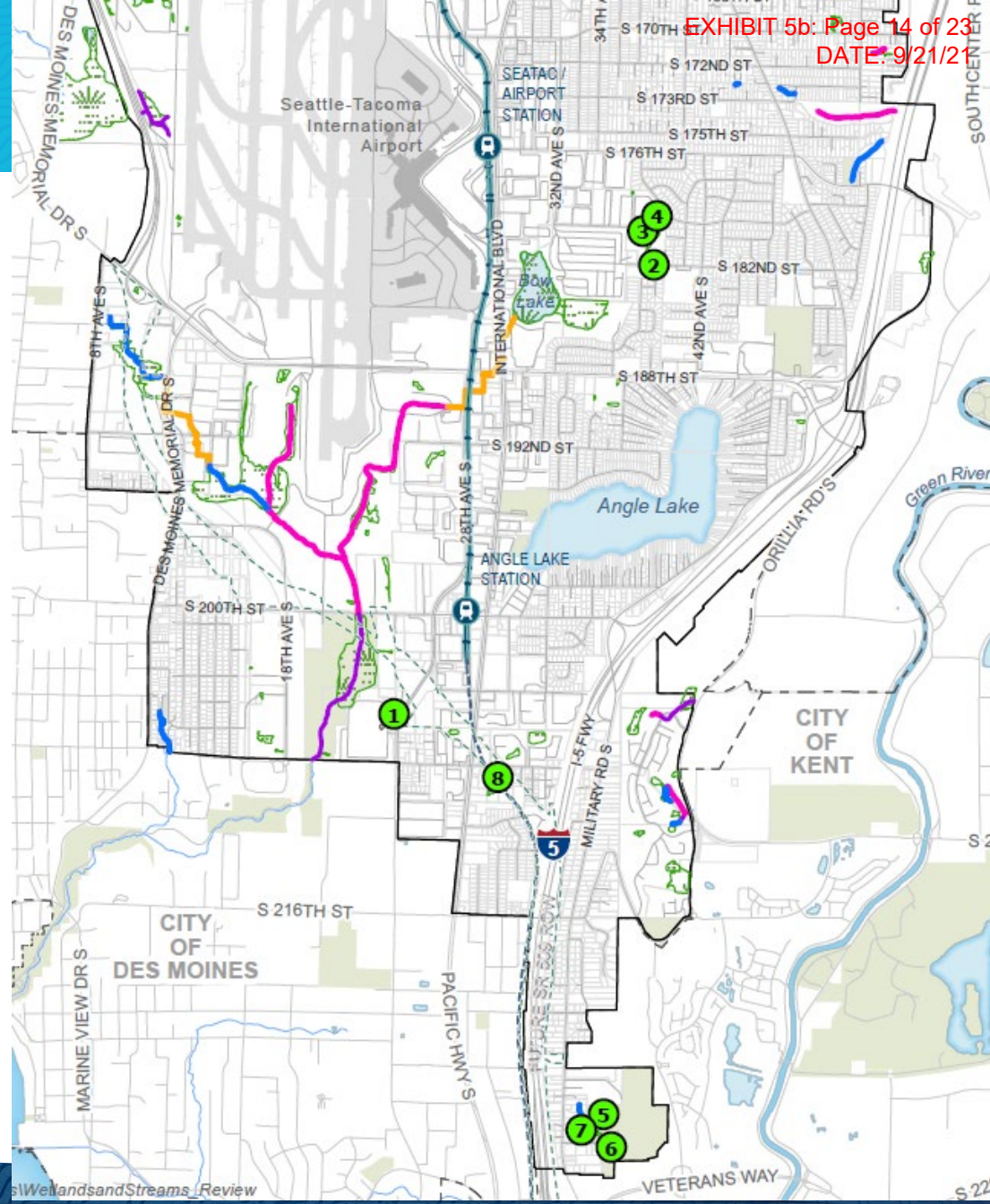
PROPOSED MAP AMENDMENT: M-2

M-2: Routine Updates to Informational Maps in Comprehensive Plan

Proposal: Update Wetlands & Streams Map to incorporate new data.

Legend:

- Wetlands removed: #1
- Wetlands added: #2-7
- Wetlands modified: #8



PROPOSED MAP AMENDMENT: T-1

T-1: Adding Economic Development Policies Related to Tourism

Proposal: Add one or more economic development policies related to tourism to the Chapter 8 Economic Vitality Element.

- **Proponent:** City of SeaTac
- **Background/Description:**
 - The Comprehensive Plan currently lacks economic development policies that specifically address travel and tourism, despite the large roles they play in SeaTac’s economy.
 - The 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.



PROPOSED TEXT AMENDMENT: T-1

T-1: SUMMARY OF 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-1: Does proposal meet Final Docket Criteria?

1) Is proposal a result of changed circumstance or new information?	✓ Yes
2) Is proposal consistent with Comprehensive Plan policies?	✓ Yes
3) Is it consistent with City's population & employment targets?	✓ Yes
4) Are infrastructure concurrency requirements met?	✓ Yes
5) Are there no adverse impacts on existing infrastructure (i.e. transportation, utilities, safety, environment)?	✓ Yes



PROPOSED TEXT AMENDMENT: T-2

BACKGROUND

The GMA requires cities to have Capital Facilities Plans that identify the public services required to accommodate population growth over (at least) a six-year time frame.

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



CAPITAL FACILITIES PLAN UPDATE FINDINGS

Non-Population Growth Based LOS (level of service):

✓ Level of service (LOS) requirements are met, based on City’s 6- and 20-year plans.

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



Population Growth Based LOS (level of service):

To Meet LOS:

Capital Facilities Plan identifies how to reach Adopted Base LOS in 6- & 20-year periods (*esp. for facilities that do not meet Base LOS in 2021, i.e., Parks M&O, Indoor Facilities, Citywide Parks/Developed Acres, Community & Neighborhood Parks/Developed Acres, Trails*)

✓ **Level of service (LOS) requirements are met based on City's 6- & 20-year plans.**

Facility/ <u>LOS Metric</u>	LOS Units	Existing 2020 <u>2021</u> LOS	Adopted Base LOS Standard	Adopted Target LOS Standard
City Hall	<u>Gross Sq Ft/</u> City Hall Employee	426 <u>356</u>	256	<u>N/A</u>
<u>Parks Parks-Capital System</u> Investments	\$ per capita	3,222 <u>3,287</u>	3,200	4,200
<u>Parks Operation and Maintenance Maintenance & Operations</u> Investment	\$ per capita per year	188 <u>173</u>	190	<u>N/A</u>
Indoor Facilities	Sq. Ft./1,000 people <u>population</u>	1,022 <u>997</u>	1,020	<u>N/A</u>
Citywide Parks (Total Acres)	Acres/1,000 population	12.06 <u>11.77</u>	N/A	12.1
Citywide Parks (Developed Acres)	Acres/1,000 population	5.04 <u>4.96</u>	5	<u>N/A</u>

Community and Neighborhood Parks (Total Acres)	Acres/1,000 population	2.13 <u>2.08</u>	N/A	2.1
Community and Neighborhood Parks (Developed Acres)	Acres/1,000 population	1.78 <u>1.77</u>	1.8	<u>N/A</u>
Trails (Total Feet in All Trails)	Feet/1,000 population	948.73 <u>926.20</u>	950	<u>N/A</u>
Trails (Total Feet in Off-Road Trails)	Feet/1,000 population	246.74 <u>240.88</u>	N/A	250

T-2: Does proposal meet Final Docket Criteria?

1) Is proposal a result of changed circumstance or new information?	✓ Yes
2) Is proposal consistent with Comprehensive Plan policies?	✓ Yes
3) Is it consistent with City's population & employment targets?	✓ Yes
4) Are infrastructure concurrency requirements met?	✓ Yes
5) Are there no adverse impacts on existing infrastructure (i.e. transportation, utilities, safety, environment)?	✓ Yes



ANTICIPATED REVIEW & ADOPTION SCHEDULE

OCTOBER

- 10/5: Planning Commission recommendation
- 10/28: Planning & Economic Development Committee (PED) review & 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, 7/20/2021, 8/17/2021
- **PED Committee:** 10/22/2020
- **City Council:** 1/26/2021





Staff Report
2021 Final Docket of
Comprehensive Plan Amendments

September 17, 2021

As part of SeaTac’s biennial process, the City considers proposals to amend the Comprehensive Plan. Each proposal is reviewed in this Staff Report based on the Final Docket Evaluation Criteria established within the City’s Comprehensive Plan Amendment Procedures. Site-specific map amendment proposals are additionally evaluated in terms of how proposed land use designations meet the Land Use Designation Criteria within Table 2.1 in the Comprehensive Plan’s Land Use Element.

SECTION I: LIST OF FINAL DOCKET PROPOSALS
(Established by Resolution 21-001)

FINAL DOCKET	STAFF RECOMMENDATION
<i>MAP AMENDMENT PROPOSALS INITIATED BY CITY</i>	
M-1: Establishing a “Parks” Land Use Designation and Zone on Unused SR509 Right-of-Way Adjacent to Des Moines Creek Park Map Amendment & Concurrent Rezone	Approve
M-2: Updating Informational Maps in Comprehensive Plan	Approve
<i>TEXT AMENDMENT PROPOSALS INITIATED BY CITY</i>	
T-1: Adding Economic Development Policies Related to Tourism	Approve
T-2: Capital Facilities Plan Update	Approve

SEE ATTACHMENT 1 FOR DETAILED INFORMATION & AMENDMENT LANGUAGE FOR ALL PROPOSALS.

SECTION II: EVALUATION CRITERIA

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 since the last State-mandated review of the Comprehensive Plan.
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.

FINAL DOCKET CRITERIA FOR SITE-SPECIFIC MAP AMENDMENT PROPOSALS ONLY:

6. **Additional Criteria for Comprehensive Plan Map Changes.** In addition to the above criteria, map change proposals will be evaluated according to the following:
 - a) **Change in Condition.**
 - (1) Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate, or
 - (2) The map change will correct a Comprehensive Plan designation that was inappropriate when established.
 - b) **Site Suitability & Infrastructure.** The site affected is physically suited for anticipated development and adequate public facility capacity to support the proposed land use exists, or can be provided, including sewer, water and roads.
 - c) **Anticipated Impacts & Compatibility with Adjacent Uses.** The proposal identifies anticipated impacts of the change, including the geographic area affected and issues presented by the proposed change, and will be compatible with nearby uses.

LAND USE DESIGNATION CRITERIA FOR SITE-SPECIFIC MAP AMENDMENT PROPOSAL ONLY:

In addition to the Final Docket Criteria, site-specific Map Amendment proposals will also be assessed in terms of the how the proposed land use designation meets the Comprehensive Plan Land Use Designation Criteria within Table 2.1 in the Comprehensive Plan.

SECTION III: MAP AMENDMENT PROPOSALS

M-1) Establishing a “Park” Land Use Designation and Zone on Unused SR509 Right-of-Way Adjacent to Des Moines Creek Park Map Amendment & Concurrent Rezone

PROPOSAL:

Location: The subject site is a portion of undeveloped right-of-way and associated supporting uses, considered to be surplus WSDOT inventory. The subject property abuts the southerly, non-contiguous portion of APN 2823049016, which is situated within the Port of Seattle owned Aviation Operations (AVO) zoning designation. The site also abuts Des Moines Creek Park.

Size of Parcel: 8 acres

Present Use: Surplus WSDOT right-of-way

Description of Proposal: Establish a “Park” land use designation and zone on eight acres of surplus WSDOT right-of-way adjacent to Des Moines Creek Park.

Proposed Land Use Designation Change:

Current: Undesignated surplus WSDOT right-of-way; Proposed: Park

Proposed Rezone:

Current: Undesignated surplus WSDOT right-of-way; Proposed: Park

BACKGROUND & CONTEXT:

Background:

Since 2018, the City of SeaTac has expressed interest in acquiring eight acres of undeveloped, forested WSDOT surplus land that is adjacent to Des Moines Creek Park for the purposes of:

- Expanding open space to allow for an improved trail system;
- Constructing a new trailhead facility that will include stormwater education and outreach elements, restroom facilities, safer vehicular ingress and egress, and expanded parking capacity; and
- Preserving high value conservation property adjacent to one of the City’s salmon-bearing streams.

In March 2021, City Council authorized the City Manager to receive a grant of King County Conservation Future Tax Levy funds to fund the acquisition of the eight acres, and has subsequently completed the purchase of the property from WSDOT.

Environmentally Critical Areas (*Critical areas located on or immediately adjacent to the site may trigger development requirements in the SeaTac Zoning Code*):

The site has no known critical areas, though it is adjacent to Des Moines Creek Park which includes some portions of Des Moines Creek.

(M-1 Continued)

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
<p>1) Circumstances Changed? (Is proposal a result of changed or new information?)</p>	<p><u>Yes.</u></p> <ul style="list-style-type: none"> The City has identified the area for park uses in order to expand and enhance Des Moines Creek Park, and has purchased the site from WSDOT.
<p>2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?</p>	<p><u>Yes.</u></p> <ul style="list-style-type: none"> See “Relevant Policies” section below. Proposal is consistent with population and employment targets.
<p>4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)</p>	<p><u>Yes.</u></p> <ul style="list-style-type: none"> The site is currently undeveloped forested land that will be improved and integrated into Des Moines Creek Park with no adverse effects on adjacent uses.
<p><i>ADDITIONAL CRITERIA FOR SITE-SPECIFIC MAP AMENDMENTS</i></p>	<p><i>FINDINGS: ARE CRITERIA MET?</i></p>
<p>6a) Change in Condition: 1) Conditions changed since property given its present designation. 2) Map change will correct a designation that was inappropriate when established.</p>	<p><u>Yes.</u></p> <ul style="list-style-type: none"> Circumstances changed – see response to Criteria #1.
<p>6b) Site Suitability & Infrastructure</p>	<p><u>Yes.</u></p> <ul style="list-style-type: none"> Site is suitable for its intended use as part of Des Moines Creek Park.
<p>6c) Anticipated Impacts & Compatibility with Adjacent Uses</p>	<p><u>Yes.</u></p> <ul style="list-style-type: none"> The site is intended to be improved and integrated into the adjacent Des Moines Creek Park, and as such will not adversely impact nearby undeveloped properties owned by the Port of Seattle and WSDOT.

Land Use Designation Evaluation Criteria & Findings:

The following assessment evaluates how the applicant’s proposed land use designation meets the Land Use Designation Criteria in Table 2.1 of the Comprehensive Plan.

Table 2.1 Land Use Designation Criteria for Proposed Land Use Designation

CRITERIA FOR “PARK” DESIGNATION	FINDINGS: ARE CRITERIA MET?
Applicable to public and private parks and open space.	Yes. The subject site is undeveloped, forested land that will be improved and integrated into Des Moines Creek Park as public park space.

RELEVANT COMPREHENSIVE PLAN POLICIES

Ch. 10 Parks, Recreation & Open Space Element

- **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.
- **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...

Parks and Open Space Land Use

- **Goal 2.6:** Provide an adequate amount of accessible parks, recreational land, and open space throughout the City

STAFF RECOMMENDATION: Approve proposal.

Staff recommends approval of this because it meets the Final Docket Criteria and the Comprehensive Plan Amendment Land Use Designation Criteria. Determining factors include the intended use of the site to enhance and expand the existing Des Moines Creek Park.

M-2) Updating Comprehensive Plan’s Informational Maps

PROPOSAL:

Description of Proposal: Update the Map 9.1 Wetland & Streams. See Attachment 1 for more detail.

BACKGROUND & CONTEXT:

Background: This proposal will update Map 9.1 Wetland & Streams to incorporate the latest available wetland and stream data. (See Attachment 1 for proposed amendments.)

ANALYSIS:

Final Docket Evaluation Criteria & Findings: Because this is proposal only updates map data, the criteria are not applicable.

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	<u>N/A</u>
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	<u>N/A</u>
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)	<u>N/A</u>
6a) Change in Condition: 1) Conditions changed since property given its present designation. 2) Map change will correct a designation that was inappropriate when established.	<u>N/A</u>
6b) Proposal Identifies Anticipated Impacts to Geographic Area	<u>N/A</u>
7. Compatibility with Adjacent Uses	<u>N/A</u>

STAFF RECOMMENDATION: **Approve proposal.**

Staff recommends approval of this proposal to update Map 9.1 Wetland & Streams to include the most recent wetland and stream data.

SECTION IV: TEXT AMENDMENT PROPOSALS

T-1) Adding Economic Development Policies Related to Tourism

PROPOSAL:

Add one or more economic development policies related to tourism to the Chapter 8 Economic Vitality Element.

BACKGROUND/CONTEXT:

Currently, the Comprehensive Plan lacks economic development policies that specifically address 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 that promote the economic benefits of SeaTac’s travel and tourism market, with a focus on enhancing the experience of visitors. (See Attachment 1 for proposed amendments.)

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	<u>Yes.</u> <ul style="list-style-type: none"> The proposal addresses a gap in policy guidance within the current Economic Vitality Element regarding SeaTac’s travel and tourism economy.
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	<u>Yes.</u> <ul style="list-style-type: none"> See “Relevant Policies” section below. The proposal supports population and employment targets.
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)	<u>Yes.</u> <ul style="list-style-type: none"> The proposed amendments support existing Economic development and other policies and do not adversely impact the city’s physical infrastructure.

RELEVANT COMPREHENSIVE PLAN POLICIES

Economic Vitality

- Overall Goal: Create an environment that strengthens economic vitality within the City of SeaTac.
- Policy 8.4B: Encourage and recruit economic activity that attracts new capital into the SeaTac economy by prioritizing and targeting marketing to the following businesses and industries: Hospitality Industry...Tourism...

STAFF RECOMMENDATION: **Approve proposal.**

Staff recommends approval of this proposal because it meets the Final Docket Criteria and aligns with and help implements other City policies.

T-2) Capital Facilities Plan Update

PROPOSAL:

Update the Capital Facilities Element and Background Report, including the 6-year Capital Facilities Plan (biennial update). (See Attachment 1 for proposed amendments.)

BACKGROUND:

The Washington State Growth Management Act (GMA) requires the Capital Facilities Element to identify public facilities that will be needed to meet the twenty-year forecasted population estimate, including at least a six-year plan that will finance these facilities in the period after an update to the Comprehensive Plan.

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	Yes. <ul style="list-style-type: none"> State law requires Cities to update capital facilities plans with current population and capital project information.
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	Yes. <ul style="list-style-type: none"> See policies in “Relevant Policies” section below. The Capital Facilities Plan must plan to accommodate population and employment growth.
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)	Yes. <ul style="list-style-type: none"> The purpose of updating the Capital Facilities Plan is to ensure that adequate infrastructure is in place, or planned for, in order to accommodate new population growth. SeaTac’s 2021 Capital Facilities Plan shows how the City will reach the adopted base level of service for the following facilities in 6- and 20-year periods: Stormwater Management, Transportation, City Hall, and Parks & Recreation Facilities. <ul style="list-style-type: none"> Note: Parks & Recreation facilities that do not meet 2021 LOS, but can be addressed in 2026 and 2040 include: Parks M&O, Indoor Facilities, Citywide Parks/Developed Acres, Community & Neighborhood Parks/Developed Acres, and Trails.

RELEVANT COMPREHENSIVE PLAN POLICIES

Capital Facilities Chapter

- 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.

STAFF RECOMMENDATION: Approve proposal.

Staff recommends approval of this proposal to ensure compliance with State law and because it meets the Final Docket Criteria.

Attachment 1:

2021 FINAL DOCKET

Comprehensive Plan

Amendment & Rezone

Proposals

M-1	Establishing a “Parks” Land Use Designation and Zone on Unused SR509 Right-of-Way Adjacent to Des Moines Creek Park Map Amendment & Concurrent Rezone
M-2	Updating Informational Maps in Comprehensive Plan
T-1	Adding Economic Development Policies Related to Tourism
T-2	Capital Facilities Plan Update

City of SeaTac

Map Amendment Proposals

City of SeaTac 2021 Comprehensive Plan Amendment Process



VICINITY MAP

M-1: Establishing a "Parks" Land Use Designation and Zone on Unused SR509 Right-of-Way Adjacent to Des Moines Creek Park

Legend

Proposed Park Zone for Unused Right-Of-Way

Zoning

UL-7,200

Mobile Home Park (MHP)

Other Zones

Regional Business Mix (RBX)

Industrial (I)

Aviation Commercial (AVC)

Aviation Operations (AVO)

Park (P)

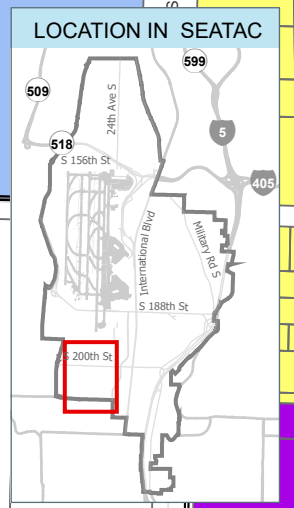
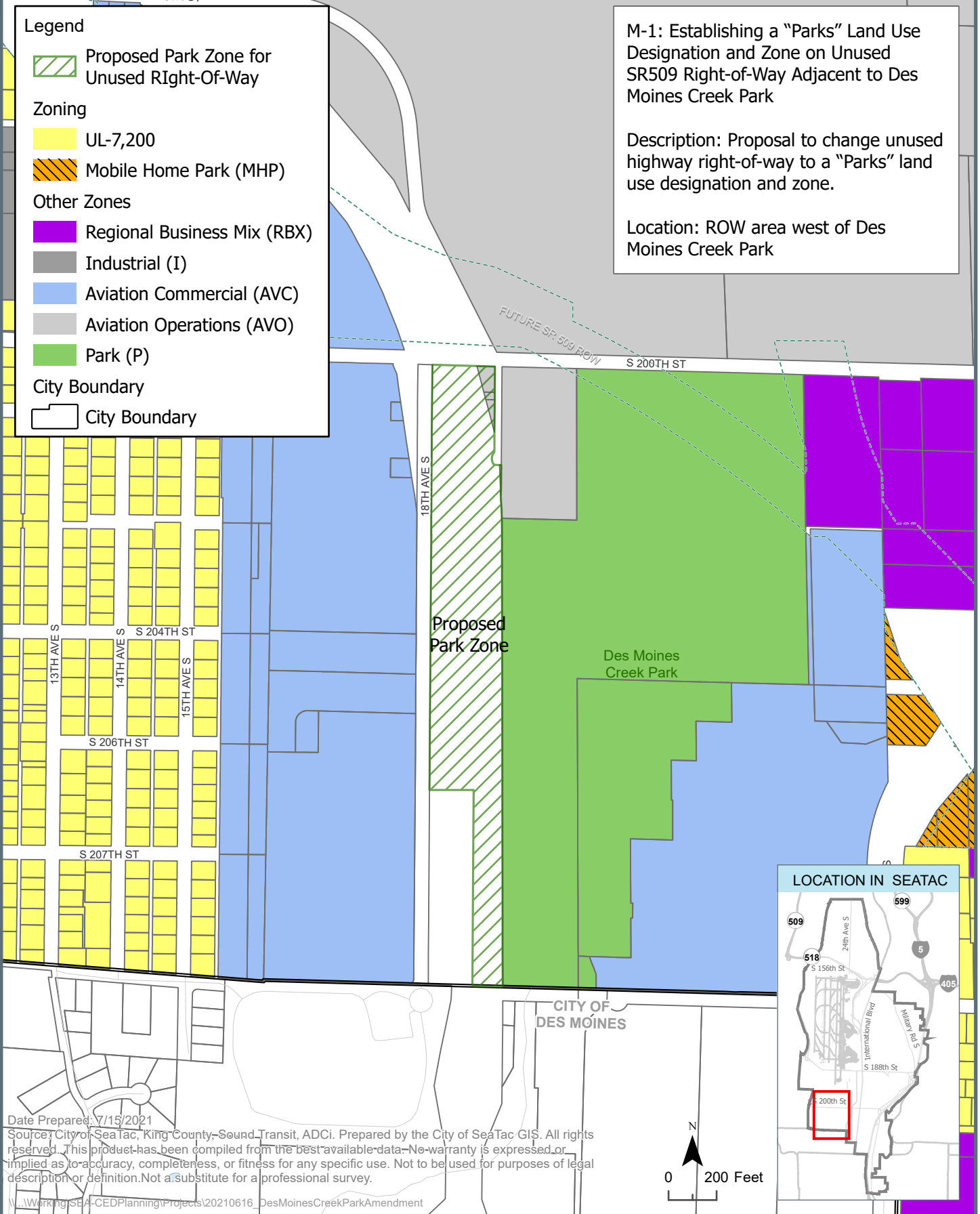
City Boundary

City Boundary

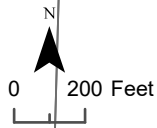
M-1: Establishing a "Parks" Land Use Designation and Zone on Unused SR509 Right-of-Way Adjacent to Des Moines Creek Park

Description: Proposal to change unused highway right-of-way to a "Parks" land use designation and zone.

Location: ROW area west of Des Moines Creek Park



Date Prepared: 7/15/2021
Source: City of SeaTac, King County, Sound Transit, ADCI. Prepared by the City of SeaTac GIS. All rights reserved. This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. Not a substitute for a professional survey.



Map Amendment M-2: Updating Informational Maps in Comprehensive Plan

Background Information

This proposal will update Map 9.1 Wetland & Streams to incorporate the latest available wetland and stream data.

CHANGES IDENTIFIED ON UPDATED MAP 9.1 WETLAND & STREAMS

Change #	Description
1	Wetland removed due to STE17-0027 (Trammell Crow)
2	Wetland mapped as a result of SWMCIP-08 (S 180th St Flood Reduction Project)
3	Wetland mapped as a result of SWMCIP-08 (S 180th St Flood Reduction Project)
4	Wetland mapped as a result of SWMCIP-08 (S 180th St Flood Reduction Project)
5	Wetland mapped as part of critical areas study for new Kent School
6	Wetland mapped as part of critical areas study for new Kent School
7	Wetland mapped as part of critical areas study for new Kent School
8	Existing wetland area (from NWI) modified due to wetland delineation by Sound Transit for Light Rail extension.

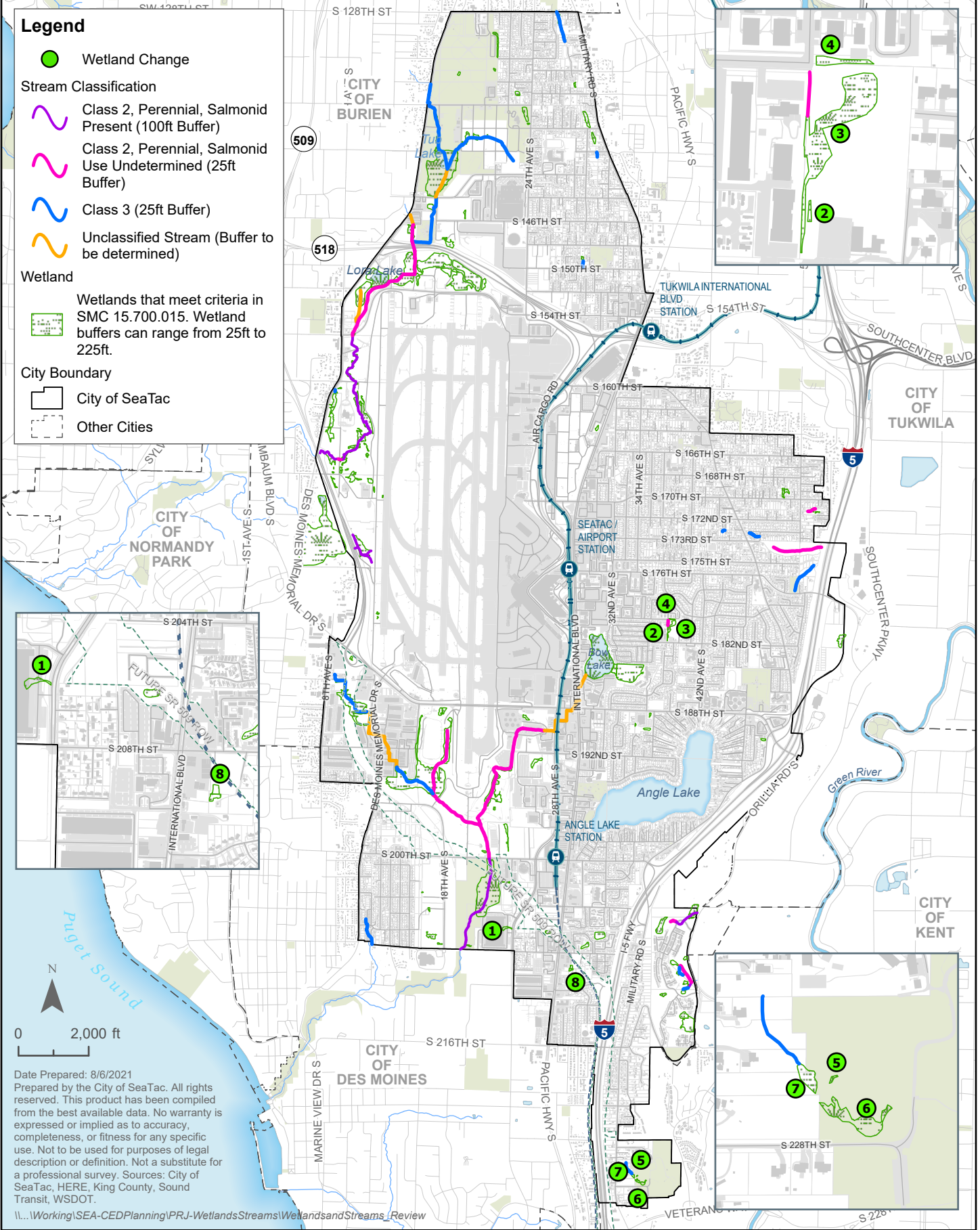
WETLANDS AND STREAMS

City of SeaTac



Legend

- Wetland Change
- Stream Classification**
- ~ Class 2, Perennial, Salmonid Present (100ft Buffer)
- ~ Class 2, Perennial, Salmonid Use Undetermined (25ft Buffer)
- ~ Class 3 (25ft Buffer)
- ~ Unclassified Stream (Buffer to be determined)
- Wetland**
- Wetlands that meet criteria in SMC 15.700.015. Wetland buffers can range from 25ft to 225ft.
- City of SeaTac
- Other Cities



Date Prepared: 8/6/2021
Prepared by the City of SeaTac. All rights reserved. This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. Not a substitute for a professional survey. Sources: City of SeaTac, HERE, King County, Sound Transit, WSDOT.

Text Amendment Proposals

City of SeaTac 2021 Comprehensive Plan Amendment Process

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

Text Amendment T-1
Adding Economic
Development Policies
Related to Tourism

ECONOMIC VITALITY ELEMENT

CHAPTER 8



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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 benefit-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 <u>Enhance the visitor experience to maximize the benefits of the City of SeaTac’s geographic position regionally and globally</u></p>			
<p>8.8A Leverage the airport’s presence to enhance local travel and tourism opportunities.</p>	<p><u>Annually track, update, and analyze baseline visitor & airport data. This includes jobs, transportation & logistics, tax revenue, and international awareness.</u></p>	<p><u>City Staff - CED and Finance</u></p>	<p><u>Annual</u></p>
	<p><u>Annually present data to Council and partner organizations. This includes airport, visitor interaction/activity levels within City.</u></p>	<p><u>City Staff - CED</u></p>	<p><u>Annual</u></p>
	<p><u>Integrate visitor needs (amenities, connectivity) into programs within other Comprehensive plan elements as appropriate.</u></p>	<p><u>City Staff, Planning Commission, Council</u></p>	<p><u>Short-Term / Ongoing</u></p>
	<p><u>Initiate and maintain quarterly forums (hotel, retail, restaurant, other).</u></p>	<p><u>City Staff</u></p>	<p><u>Short-Term / Ongoing</u></p>
<p>8.8B Create consistent identity and community design elements to ensure SeaTac is recognizable</p>	<p><u>Analyze highest and best use of land and structures as it relates to tourism/travel. Develop strategic approach for tourism-related capital improvements.</u></p>	<p><u>City Staff</u></p>	<p><u>Short-Term / Ongoing</u></p>
	<p><u>Define tourism (i.e gateway vs. destination), target audiences (i.e day visitor & traveller) as it relates to the City of SeaTac.</u></p>	<p><u>City Staff</u></p>	<p><u>Short-Term</u></p>
	<p><u>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.</u></p>	<p><u>City Staff</u></p>	<p><u>Short-Term / Ongoing</u></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
	<u>Actively recruit lodging tax applications</u>	<u>City Staff, Council, HMAC</u>	<u>Ongoing</u>
	<u>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.</u>	<u>City Staff, Council, HMAC</u>	<u>Ongoing</u>
<u>8.8E Engage in regional destination promotion to attract overnight visitors</u>	<u>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.</u>	<u>City Staff, Council</u>	<u>Ongoing</u>
	<u>Coordinate and collaborate with partner cities and the marketing organization on information, services, and funding to enhance the viability of overnight visitor attraction</u>	<u>City Staff</u>	<u>Ongoing</u>
	<u>Monitor action plans and performance measures and regularly brief City Council.</u>	<u>City Staff</u>	<u>Ongoing</u>

2021 Comprehensive Plan Amendment Process
Draft Updates – 9/3/2021

Text Amendment T-2
Capital Facilities Plan
Update

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 [and then again in 2021 as part of the City’s 2021 Comprehensive Plan update process](#). As a result, the capital facility estimates for parks and recreation use a 2040 planning horizon [and 2021 as a base year for comparison](#). 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: [Population data through 2021 are based on Office of Financial Management April 1st official population estimates. The population estimate for 2035 is based on projections detailed in the 2015 Comprehensive Plan update. Population projections from 2022 to 2026 are derived by applying the compound annual growth rate from the 2021 OFM population estimate to the 2035 population estimate.](#)

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	<u>31,116-31,348</u>
2025	<u>31,576-31,850</u>
<u>2026</u>	<u>32,359</u>
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 2020-2022~~ to ~~31,576 in 2025-2027~~) while maintaining the ~~2019~~ adopted LOS standard for the following public facilities:

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

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

Facility/ <u>LOS Metric</u>	LOS Units	Existing 2020-2021 LOS	Adopted BaseLOS Standard	Adopted TargetLOS Standard
City Hall	Hall Employee	418356.00	256	
Parks Parks-CapitalSystem Investments	\$ per capita	3,2223,287	3,200	4,200
Parks Operation and MaintenanceMaintenance & Operations Investment	\$ per capita per year	188173	190	<u>N/A</u>
Indoor Facilities	Sq. Ft./1,000 peoplepopulation	1,022997	1,020	<u>N/A</u>
Citywide Parks (Total Acres)	Acres/1,000 population	12.0611.77	N/A	12.1
Citywide Parks (Developed Acres)	Acres/1,000 population	5.044.96	5	<u>N/A</u>
Community and Neighborhood Parks (Total Acres)	Acres/1,000 population	2.132.08	N/A	2.1
Community and Neighborhood Parks (Developed Acres)	Acres/1,000 population	1.781.77	1.8	<u>N/A</u>
Trails (Total Feet in All Trails)	Feet/1,000 population	948.73926.20	950	<u>N/A</u>
Trails (Total Feet in Off-Road Trails)	Feet/1,000 population	246.74240.88	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 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~~2020-2021

~~In 2020 and 2021, 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.~~

None

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>146175</u>	<u>37,37644,800</u>	62,247	<u>24,87117,447</u>
2020-2021 - 2025-2026 Growth	<u>49</u>	<u>1,0242,304</u>	0	<u>-1,024 -2,304</u>
Total as of 2025 2026	<u>150184</u>	<u>38,40047,104</u>	62,247	<u>23,84715,143</u>
Total as of 2035	<u>162194</u>	<u>41,47249,664</u>	62,247	<u>26,02812,583</u>
Capacity Projects	None	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

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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~~
- South 221st Street Drainage Improvements

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 Pavement Overlay Project, between S 209th Street and I-5 Bridge Overpass~~
- ~~Military Road South & South 152nd Street, South 150th Street to International Boulevard~~
- ~~South 200th Street Pedestrian/Bicycle Shared Pathway Project~~
- ~~Des Moines Memorial Drive & South 200th Street Intersection Project~~
- 2021 Pavement Overlay Projects

Concurrency (Adequate Public Facilities)

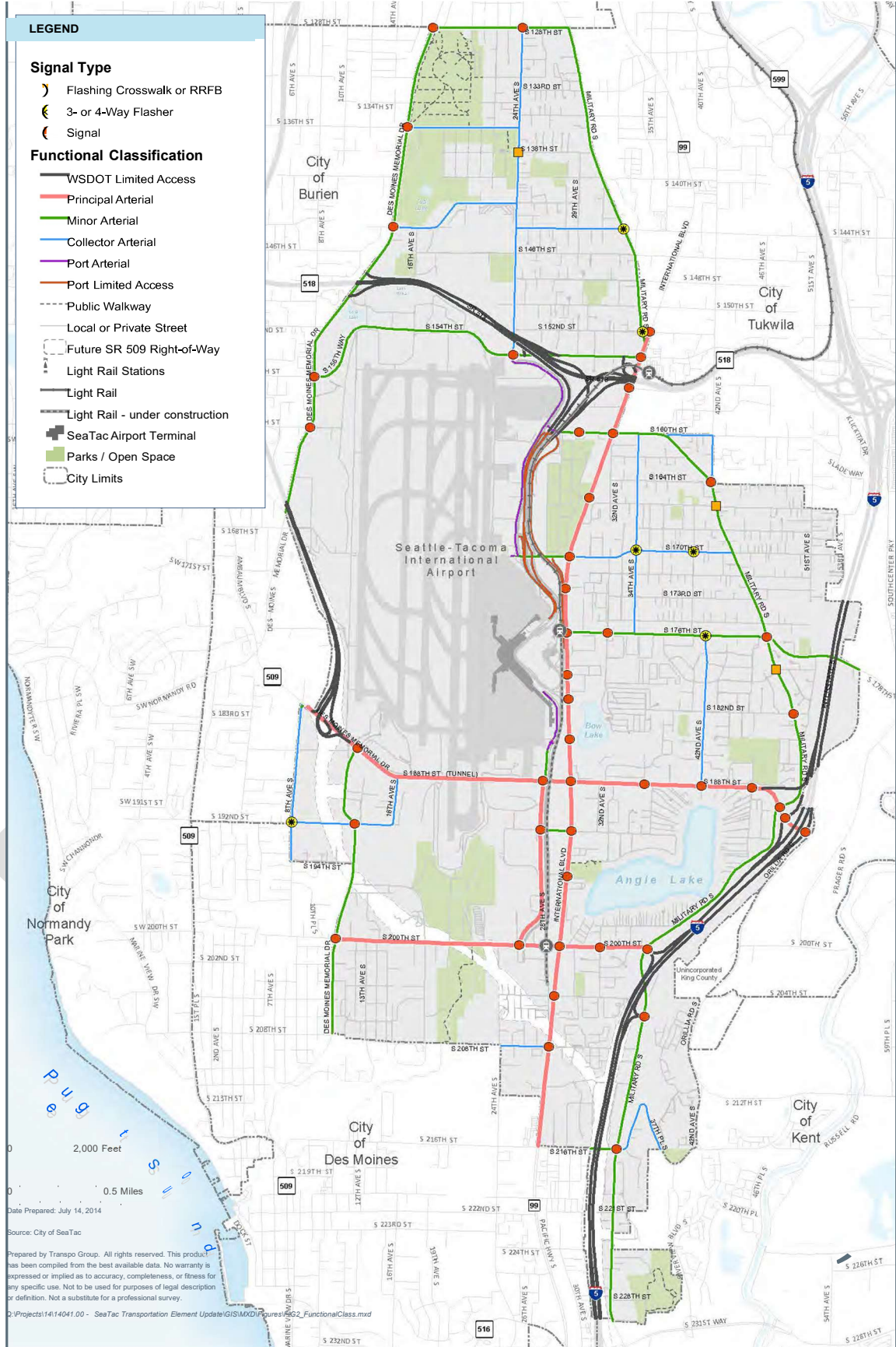
In compliance with GMA and City Policy 5.1B, adequate Roads and Transit facilities must be available within six years of the occupancy and use of any projects that cause the roadway LOS to be exceeded

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Table BR5.6 Concurrency Corridor Level of Service Standards

ID	Corridor Name	Corridor Extents	Classification ¹	LOS Standard	Minimum Average Travel Speed (mph) ²
Northern Corridors					
1	S 128 th Street	Des Moines Memorial Dr to Military Road	Minor Arterial	E	11
2	Des Moines Memorial Dr	128 th St to 160 th St	Minor Arterial	E	11
3	Military Road S	152 nd St to 188 th St	Minor Arterial	E	11
4	S 154 th Street	Des Moines Memorial Dr to International Blvd	Minor Arterial	E	11
5	S 144 th Street	24 th St to Military Road	Collector Arterial	E	9
6	S 152 nd Street	24 th St to Military Road	Local Street	E	8
Central Corridors					
7	International Blvd ³	154 th St to 188 th St	Principal Arterial	E	12
8	Military Road S	International Blvd to 188 th St	Minor Arterial	E	11
9	S 176 th Street	International Blvd to Military Rd	Minor Arterial	E	9
10	S 170 th Street	International Blvd to Military Rd	Collector Arterial	E	9
11	34 th Avenue S	160 th St to 176 th St	Collector Arterial	E	9
Southern Corridors					
12	S 188 th Street	15 NB Ramps to Des Moines Memorial Dr	Principal Arterial	E	11
13	Des Moines Memorial Dr	188 th St to 208 th St	Minor Arterial	E	11
14	24/26/28 th Avenue S	188 th St to 216 th St	Principal Arterial	E	11
15	International Blvd ³	188 th St to 216 th St	Principal Arterial	E	12
16	Military Road S	188 th St to 228 th St	Minor Arterial	E	11
17	S 200 th 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> (6 th 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 [2023-2026](#) (six years) and 2035 (20 years from the major update of this Plan in 2015) in most areas. The City's Parks, Recreation, and Open Space (PROS) plan was updated in 2019-2020, which included an update to its capital facilities plan [and which used 2019 as a base year for comparison. Subsequently, parks and recreation capital facility information contained below has been updated again as part of the City's 2021 Comprehensive Plan update process.](#) As a result, for Parks and Recreation this Background Report has been updated to analyze facility capacity needs [for the years 2026 and through 2040 with 2021 as the base year of comparison.](#)

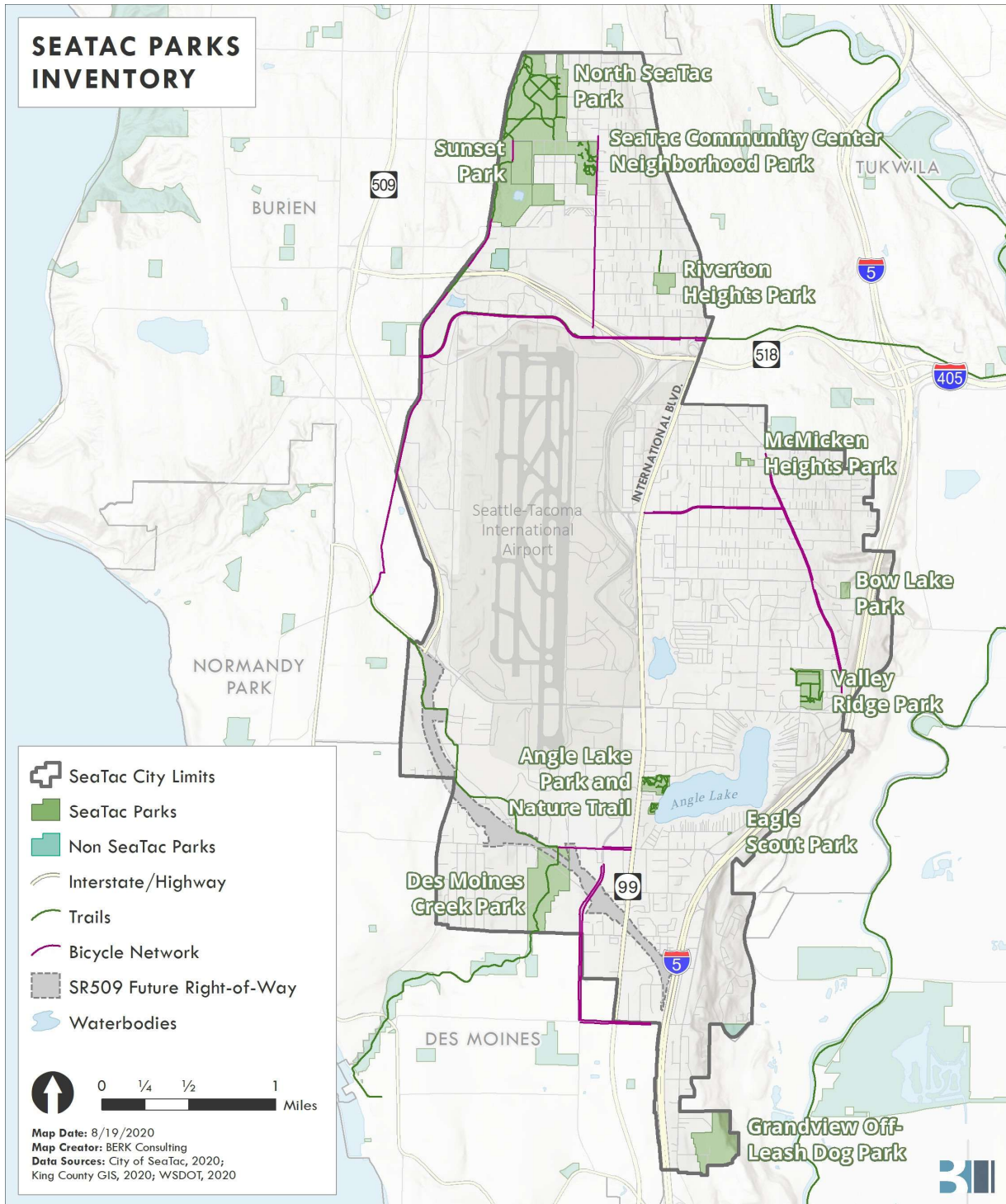
Information, including cost and financing, about capital projects scheduled for implementation over the next six years can be found in the City of SeaTac Capital Improvement Program (CIP), adopted by Ordinance in even-numbered years.

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.

Map BR5.2 SeaTac Parks Inventory



Current Facilities

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

Table BR5.7 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	23.0	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	N/A	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

Note: Acres noted above are for the portions of Des Moines Creek Park located in the City of SeaTac. There is an additional 44 acres of Des Moines Creek Park located in the City of Des Moines.

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.

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 Investment](#) LOS is set to provide the same ratios of facilities enjoyed by the community in 2019 through the 6-year period 2026 and [2035-2040](#) 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.

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.

Table BR5.8 SeaTac Parks Level of Service Standard Types

Parks LOS Standards Type	LOS Units
SYSTEM INVESTMENT LOS STANDARDS	
Parks System Investments	\$ per capita
Parks Maintenance & Operations Investment	\$ per capita per year
ASSETS LOS STANDARDS	
Indoor Facilities	Sq. Ft./1,000 population
Citywide Parks (Total Acres)	Acres/1,000 population
Citywide Parks (Developed Acres)	Acres/1,000 population
Community and Neighborhood Parks (Total Acres)	Acres/1,000 population
Community and Neighborhood Parks (Developed Acres)	Acres/1,000 population
Trails (Total Feet in All Trails)	Feet/1,000 population
Trails (Total Feet in Off-Road Trails)	Feet/1,000 population

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 capita 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 BR5.8-9 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	23.0	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 BR5.9-10 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 BR5.10-11 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 system value for SeaTac was originally calculated in 2019 as part of the PROS Plan update and subsequently adjusted in 2021 to 2021 dollars using the Bureau of Labor Statistics Consumer Price Index.](#) **The total value of the system in 2019 2021 is approximately \$123 128 million, or \$4,220-4,301 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 \$94.098.3 million or \$3,2223,287 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 BR5.11-12 Replacement Value of SeaTac PROS System, 2021

Park	Value(\$)	Land (\$)	Facilities (\$)
Angle Lake Park	10,887,124 10,468,903	6,170,121 5,933,100	4,717,003 4,535,803
Bow Lake Park	274,546 264,000	274,546 264,000	-
Des Moines Creek Park	2,434,104 2,340,600	764,362 735,000	1,669,742 1,605,600
Grandview Park	3,805,339 3,184,510	484,616 466,000	3,320,723 2,718,510
McMicken Heights Park	694,830 668,139	434,387 417,700	260,443 250,439
North SeaTac Park	82,244,735 79,085,365	57,246,065 55,047,000	24,998,670 24,038,365
Riverton Heights Park	1,985,606 1,909,330	987,951 950,000	997,654 959,330
Sunset Park	9,332,050 8,973,566	4,897,015 4,708,900	4,435,035 4,264,666
Valley Ridge Park	15,530,908 14,934,299	4,505,058 4,332,000	11,025,849 10,602,299
Eagle Scout Park	869,033 835,650	--	869,033 835,650
West Side Trail	500,923 481,680	--	500,923 481,680
TOTAL	\$128,559,197 \$123,146,043	\$75,764,122 \$72,853,700	\$52,795,076 \$50,292,343
TOTAL, AT 60% for Land	\$98,253,549 \$94,004,563	\$45,458,473 \$43,712,220	\$52,795,076 \$50,292,343

This results in the City’s investment per Capita LOS, which is currently estimated to ~~be by~~ **\$3,22287** as shown below:

Table BR5.12-13 Parks System Investment per Capita LOS Summary, 2021

Description	Existing 2021 Investment per Capita LOS
System Replacement Value	\$98,253,549
2021 Population	29,890
2021 Investment per capita	\$3,287
Adopted Base LOS	\$3,200

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 2021 annual value of M&O for SeaTac ~~as~~ is approximately ~~\$5.55.2~~ million or ~~\$188.173~~ per capita. Calculations do not include administrative and humanservices 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 BR5.13-14 Parks Maintenance and Operations Annual Investment per Capita LOS Summary, 2021~~2019~~

System Value	<u>Existing 2021 M&O Investment per Capita LOS</u>
2021 <u>Annual System Operations value</u> M&O <u>Investment</u>	\$5,494,590 <u>\$5,179,683</u>
2018 <u>2021</u> pop Population	29,180 <u>29,890</u>
Investment per capita, Buildings	\$40.55 <u>\$32.81</u>
Investment per capita, Programs	\$73.53 <u>\$65.45</u>
Investment per capita, Grounds	\$74.22 <u>\$75.03</u>
Total 2021 Investment per capita, M&O	\$188.30 <u>\$173.29</u>
<u>Adopted Base LOS</u>	<u>\$190.00</u>

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 BR5.14-15 Park Acres per Population LOS Summary (Citywide & Community/Neighborhood Parks), 2021~~2018~~

Measure	Units	<u>Existing 2021 LOS</u> <u>Total</u>	Base Adopted LOS	Target Adopted LOS
Citywide Parks				
<u>Citywide Parks</u> ___(Total Acres)	Acres/1,000 population	12.06 <u>11.77</u>	N/A	12.1
<u>Community/Neighborhood Parks</u> ___(Developed Acres)	Acres/1,000 population	<u>5.04</u> <u>4.96</u>	5	<u>N/A</u>

Community and Neighborhood Parks				
Community and Neighborhood Parks (Total Acres)	Acres/1,000 population	2.132.08	N/A	2.1
Community and Neighborhood Parks (Developed Acres)	Acres/1,000 population	1.781.77	1.8	N/A

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 BR5.15-16 Trail Footage per Population LOS Summary, 2018-2021

Measure	Units	Existing 2021 LOS Total	Base Adopted LOS	Target Adopted LOS
Trails				
(Total Feet in All Trails)	Feet/1,000 population	948.73926.20	950	N/A
Trails				
(Total Feet in Off-Road Trails)	Feet/1,000 population	246.74240.88	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 2019-2021 LOS for SeaTac is for [1,022,977 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 BR5.16-17 Indoor Facilities per Capita LOS Summary, 2018-2021

Measure	Units	Total	2019-2021 LOS	Adopted Base LOS
Community Center/Indoor Facilities	SF per 1,000 pop	29,809	1,022 SF	1,020 SF

Future Needs & LOS Capacity Analysis

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: [Starting from 2019 which is the basis for the adopted LOS standards](#), an additional ~~\$1.110.2~~ million needs to be invested in SeaTac's capital facilities by 2026 and ~~\$35.835.8~~ million by ~~2035~~2040. 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 BR5.17-18 System Value and Maintenance Need: Future
Growth LOS Capacity Analysis

LOS Metric	Current Investment	Adopted LOS (2019)	2021	2026	2035	2040
Population Total	N/A	29,180	29,890	32,359,326 2	32,673,417	40,370
Population Net from 2019	N/A	N/A	710	3,179,492	8,149,237	11,190,190
Parks System Value (Per Capita Base LOS)	\$98,253,549 (\$3,200) 94,056 (\$3,200)	N/A	N/A	N/A	N/A	N/A
Parks System Investment to New Growth per Base LOS	N/A	N/A	\$2,272,000	\$10,173,374 11,175,182	\$26,076,800 \$29,558,400	\$35,808,000 \$35,808,000
Parks System Value (Per Capita Target LOS)	\$128,559,197 (\$4,200) 123,146,043 (\$4,200)	N/A	N/A	N/A	N/A	N/A
Parks System Investment to New Growth per Target LOS	N/A	N/A	\$2,982,000	\$13,352,554 \$14,667,426	\$34,225,800 \$38,795,400	\$46,998,000 \$46,998,000
Parks 2019 Budget Value Annual M&O Investment (Per Capita LOS)	\$5,179,683 (\$190) 5,494,590 (\$190)	N/A	N/A	N/A	N/A	N/A
Parks Annual M&O Investment to Serve Existing and Future Population	N/A	N/A	\$5,679,100	\$6,148,244 \$6,207,726	\$7,092,510 \$7,229,230	\$7,670,300 \$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: **As of 2021, to meet expected growth the City would provide about 47-52 developed acres by 2035-2040** – much of this could be accomplished through improvements to partially developed park properties, e.g. North SeaTac Regional Park. **About 16-19 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 BR5.18-19 Park Acre Needs for Future Growth (Citywide & Community/Neighborhood Parks): LOS Capacity Analysis

Year	Population	Total Acres	Developed Acres	Total Community & Neighborhood Acres	Developed
Community & Neighborhood Acres					
Adopted Base LOS (2019)	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)
2021 Needed	29,890	8.6	3.6	1.5	1.3
2026 Needed	32,359 32,672	42.3 38.5	17.5 15.9	7.3 6.7	6.3 5.7
2035 Needed	37,329 38,417	111.8 98.6	46.2 40.7	19.4 17.1	16.6 14.7
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 10,600 feet a 1.6 miles of all types of trails or 0.44 mile 2,800 feet of off-road trail by 2035 2040.

Table BR5.19-20 Trail Feet Needs for Future Growth: LOS Capacity Analysis

Year	Population	All Trails: Feet	Off Road: Feet
Adopted Base LOS <u>(2019)</u>	29,180	27,684 ft (950 ft./1000)	7,200 ft (250 ft./1000)
<u>2021 Needed</u>	<u>29,890</u>	<u>675</u>	<u>178</u>
2026 Needed	<u>32,359 32,672</u>	<u>3,318 3,020</u>	<u>873 795</u>
2035 Needed	<u>37,329 38,417</u>	<u>7,742 8,775</u>	<u>2,309 2,037</u>
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 around 3,200 square feet, 500 by 2026 or around 9,400 11,400 square feet by 2035 2040.

Table BR5.20-21 Indoor Facilities Program Space for Future Growth: LOS Capacity Analysis

Year	Population	Square Feet
Adopted Base LOS <u>(2019)</u>	29,180	29,809 (1,020 sq. ft./1000)
<u>2021 Needed</u>	<u>29,890</u>	<u>724</u>
2026 Needed	<u>32,359 32,672</u>	<u>3,562 3,243</u>
2035 Needed	<u>37,329 38,417</u>	<u>9,422 8,312</u>
2040 Needed	40,370	11,414