



## Transportation & Public Works Meeting Agenda

April 7, 2022; 5:30 – 6:30 PM  
“Virtual Meeting”

**Due to the current COVID-19 public health emergency, this meeting will be conducted virtually. The meeting will be live streamed on Sea TV Government Access Comcast Channel 21 and the City’s website <https://www.seatacwa.gov/seatvlive> and click play. The public may also listen to the meeting by calling 206.973.4555 and muting your phone.**

Peter Kwon, Chair  
Takele Gobena  
Jake Simpson, Mayor

**Note: A quorum of the Council may be present**

Other Councilmembers present:

Staff Coordinators: Will Appleton, Public Works Director; Florendo Cabudol, City Engineer;

Other Staff participating:

Bryan Chappell, PW Mtce. and Ops Manager; Anita Woodmass, Management Analyst

TIME	TOPIC	PROCESS	WHO	Time
1	Call to order		Chair	
2	<p><b>PUBLIC COMMENTS:</b> In an effort to adhere to the social distancing protocols, and in order to keep our residents, Council, and staff healthy, the Committee 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 <u>2:00PM</u> 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.</p> <ul style="list-style-type: none"> <li>Instructions for providing remote oral public comments are located at the following link: <a href="#">Council Committee and Citizen Advisory Committee Virtual Meetings.</a></li> </ul>		Chair	5

	<ul style="list-style-type: none"> <li>Submit email public comments to <a href="mailto:TPWPublicComment@seatacwa.gov">TPWPublicComment@seatacwa.gov</a>. The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website.</li> </ul>			
4	Prior Minutes Approval	Mar 3 Minutes to approve	Chair	5
5	SeaTac Urban Design Report Update	Discussion/Action	Anita Woodmass	20
6	SeaTac Signage Program	Discussion/Action	Anita Woodmass	20
7	Department Updates		Will Appleton	5
8	<u>Future Meeting Topics:</u> 6-Year Transportation Improvement Plan; Right of Way Uses; Stormwater Code Updates; 2021 King County Surface Water Manual Adoption; Debris Management Contractor Selection; Flight Safety Boundary Line Adjustment			5
9	Adjourn	Adjourn Meeting	Chair	



# Transportation & Public Works Committee Meeting Minutes

March 3, 2022  
5:30 PM – 5:30 PM  
\*\* Virtual Meeting \*\*

Members:	Present:	Absent:	Commence: 5:35 PM Adjourn: 6:34 PM
Peter Kwon, Chair	X		
Jake Simpson	X		
Takele Gobena	X		

Other Councilmembers participating:

Staff Coordinators: Will Appleton, Public Works Director; Florendo Cabudol, City Engineer

Other Staff Participating: Mason Giem, PW Programs Coordinator; Ingrid Bulpin, Real Property Management Analyst; Gwen Voelpel, Deputy City Manager; Mary Mirante-Bartolo, City Attorney; David Tomporowski, Senior Planner; Cindy Corsilles, Senior Assistant City Attorney

Public Comment	No Public Comment was submitted
1. Approve Prior Meeting's Minutes	Feb 17 Minutes were approved
2. Adoption of Local Road Safety Plan	<p>Discussion/Action</p> <p>Presentation by Amalia Leighton Cody from Toole Design Group.</p> <p>The purpose of the Local Road Safety Plan (LRSP) was to prepare a citywide Road Safety Plan that will propose strategies and measures to improve safety for all modes of transportation.</p> <p>The Plan used data-driven analysis and prioritization of an agency's roadways for traffic safety, based on crash types, and considers all modes of travel in the analysis (motor vehicle, pedestrian and bicycle).</p> <p>The Plan also developed a list of prioritized projects and cost estimates that help the City be prepared for funding the</p>

	<p>projects. A completed LRSP helps the City compete for grants.</p> <p>The Plan created a map of high crash corridors, with potential countermeasures that the City can build to address these problem areas.</p> <p>The plan undertook several stakeholder engagements in addition to traffic counts and accident analysis: The public engagement consisted of 11 stakeholder interviews; presentation to the City’s Sidewalk Advisory Committee; a web-based survey with 310 responses in multiple languages; and several focus group meetings (Windsor Heights, residents, seniors and school-aged parents).</p> <p>The Plan lists several Key Takeaways from the outreach activities:</p> <ul style="list-style-type: none"> <li>• Driving is the primary travel mode choice</li> <li>• People want to drive less – but they want safe, accessible comprehensive infrastructure for walking, bicycling and using transit.</li> <li>• Desired improvements include: more sidewalks, Increased street lighting, traffic calming measures, and improved connectivity.</li> </ul> <p>Locations identified for safety improvements include International Boulevard, Military Road South, South 176<sup>th</sup> Street, South 188<sup>th</sup> Street, streets north of South 154<sup>th</sup> Street, and streets south of South 200<sup>th</sup> Street.</p> <p>Examples of countermeasures include: Curb radius reduction; neighborhood greenway; hardened centerlines; truck apron; and flashing beacons.</p> <p>A list of nine prioritized projects ranked by priority and at various cost levels was provided to the City.</p> <p>A comment was raised by the Committee that safety improvement projects align with both federal and state priority. Staff recommends that the Local Road Safety Plan be adopted.</p> <p>Future safety projects will be developed from this plan, and the Committee will have the opportunity to review them as they are prepared.</p> <p>The Committee voted 3-0 to adopt the Local Road Safety Plan.</p> <p>:</p>
<p>4. Approve Interlocal Agreement with Kent School District for the River Ridge Elementary School Sidewalk Project.</p>	<p>Discussion/Action</p>

This project and the Interlocal Agreement were presented informationally at the last T&PW Meeting on February 17.

The River Ridge Elementary Sidewalk Project was selected in Fall of 2021 by the Neighborhood Sidewalk Committee.

The project will provide a safer route to school for elementary aged children.

The project will be constructed as a joint project, by the City and the Kent School District.

The Sidewalk will be constructed on the east side of Military Road South from South 226<sup>th</sup> to South 229<sup>th</sup> Street, our southern border, to meet up with improvements in the City of Kent at a new housing development at Veteran's Drive and Military Road South.

School children have been walking along busy Military Road South without any barrier between pedestrians and vehicles since the start of the school year at the new River Ridge Elementary School.

Project Improvements include bike lane, curb and gutter, 4-foot landscape strip, 6-foot sidewalk, and pedestrian lighting.

Project challenges include steep slopes, extremely aggressive schedule; ROW acquisition; meeting stormwater requirements, and utility relocates.

Benefits of a partnership with the Kent School District include sharing project costs, increased likelihood of meeting schedule, and optimizes utilization of staffing and resources.

The City and Kent School District have met to divide the responsibilities of each party as follows:

City of SeaTac will be responsible for Right of Way Acquisition; Engineering Review and Permitting; Franchise Utility Relocations; Right of Way Inspection; and Future operations and maintenance of the improvements. Estimated costs for the city are between \$300,000 and \$500,000.

The Kent School District responsibilities include project design; Project Management and Administration; and Project Construction. No cost estimates are available for the District's portion, but costs are likely to be on the order of \$1M to \$2M.

Children to the north of the school are in the Highline School District and are bussed to Madrona Elementary, so the sidewalk improvements are being built to the south only at this time.

	<p>Staff is asking Committee to approve adding the River Ridge Elementary School Sidewalk Project to the 2022 Capital Improvement Program, and          Authorize the City Manager to negotiate and execute an Interlocal Agreement with the Kent School District allowing for partnering on the Project.</p> <p>A draft Interlocal agreement was reviewed.</p> <p>The Committee voted 3-0 to approve moving the above topic to Regular Council Meeting, with a recommendation to approve.</p>
<p>4. Street Vacation for 13th Ave S near S 200th Street to Bridge Development</p>	<p>Discussion/Action</p> <p>City Engineer Florendo Cabudol presented the proposed vacation of a portion of 13<sup>th</sup> Ave South north of South 200<sup>th</sup> Street to petitioner Bridge Point SeaTac 300, LLC. This is a separate petition from an earlier petition by the same group in the adjacent area as part of a proposed industrial development project.</p> <p>This portion of roadway is opened and used Right of Way (ROW), that has no future transportation or utility use for the City, as the adjacent Maywood Elementary school property and single-family residences this ROW served has been acquired by Bridgepoint.</p> <p>The subject ROW as been appraised at \$230,000. This amount will be assessed as compensation to the City for the ROW. This appraised amount was communicated to Bridge Point and has not been challenged.</p> <p>Utilities were informed of the petition, and the only responders were Highline Water District which has no interest in the location, and Puget Sound Energy which wishes to reserve an interest in the Right of Way. This reservation is addressed in the vacation Ordinance.</p> <p>Staff recommendation is to forward this petition to Council for a public hearing and action at the March 8, 2022 Council Meeting with a recommendation to approve by the Committee.</p> <p>The Committee approved.</p>
<p>5. Department Updates</p>	<p>Public Works Director Will Appleton gave an update on several projects and programs:</p> <p>South 180<sup>th</sup> Street Flood Reduction will be substantially complete by the end of March.</p>

	<p>34<sup>th</sup> Ave South Project is now under construction with completion expected by Fall, 2022.</p> <p>Public Works has made an emphasis on litter pickup, including on ramps and off ramps of the freeways, and a new Adopt a Street Program.</p> <p>Miller Creek Daylighting project is a joint project with the City of Burien, as the creek crosses Des Moines Memorial Drive south of South 142<sup>nd</sup> Street. The City is sharing in the costs. Miller Creek is a salmon bearing stream, so this improvement is great for the environment.</p> <p>Our Mailbox Program is going strong, and sales and installations are made weekly.</p>
6. Adjourn	Adjourn Meeting



# MEMORANDUM

To: Transportation and Public Works Committee  
Through: William Appleton, Public Works Director  
From: Anita Woodmass, Senior Management Analyst  
Date: April 7, 2022  
Subject: Airport Station, Urban Design Report

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**BUDGET SIGNIFICANCE:** None

**Purpose:**

To provide Committee with an overview of the Urban Design Report and request Committee forward the Urban Design Report (Agenda Bill 5897) to Council (consent) for Adoption.

**Background:**

The City is making sidewalk and road improvements near the SeaTac Airport Link Light Rail Station along sections of South 176th Street, 32nd Avenue S, and South 180th Street. The City is also developing design guidelines that create a clear visual identity for the Airport Station area called the Urban Design Report (referred to as ‘the report’ hereafter).

The elements shown in the report create a clear visual identity, or theme, for the Airport Station area, as well as providing a safe and inviting experience for all users and provides guidance for future projects. The elements reflect the values and priorities shared by the community during the City Center Plan Update Phase 1 Vision Report.

The City Council appointed an Ad Hoc Committee to carefully select an identity for the Airport Station area that Celebrates SeaTac, honors the community’s unique blend of industry, technology, and hospitality, and illustrates the natural beauty of the Pacific Northwest.

These elements are included within the 90% construction drawings for this significant project.

**Options/Recommendation:**

Staff recommends the Committee forward the Urban Design Report (Agenda Bill 5897) to Council (consent) for Adoption.





Airport Station

Pedestrian Improvement Project

**URBAN DESIGN REPORT**

March 2022

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# ACKNOWLEDGMENTS

The following people contributed their time and expertise to make this Urban Design Report possible:

## Elected Officials

Mayor Jake Simpson  
Deputy Mayor Senayet Negusse  
Councilmember Peter Kwon  
Councilmember Mohamed Egal  
Councilmember Takele Gobena  
Councilmember Iris Guzmán  
Councilmember Erin Sitterley

## City (Project Management & Technical Advisory)

Trevor Ralph - Project Manager  
Anita Woodmass - Senior Management Analyst City Manager's Office  
David Tomporowski - Senior Planner  
Jenn Kester - Planning Manager  
Kate Kaehny - Planning  
William Appleton - Public Works Director  
Kamal Mahmoud - Public Works - Engineering  
Florendo Cabudol - Public Works - Engineering

Aleksandr Yeremeyev - Economic Development Manager

## Ad Hoc Committee

Leslie Baker - Planning Commission  
Peter Kwon - Transportation & Public Works Committee  
Senayet Negusse - Parks and Recreation Committee  
Richard Schjerzinger - Hotel Motel Advisor  
Toka Valu - ACLAC Committee  
Trevor White - Sidewalk Advisory Committee

## KPG Psomas

Jason Fritzer - Project Manager  
Hope Freije - Urban Design & Placemaking Assistant  
Phuong Nguyen - Urban Design & Placemaking  
Holly Williams - Urban Design & Placemaking

## Stepherson & Associates

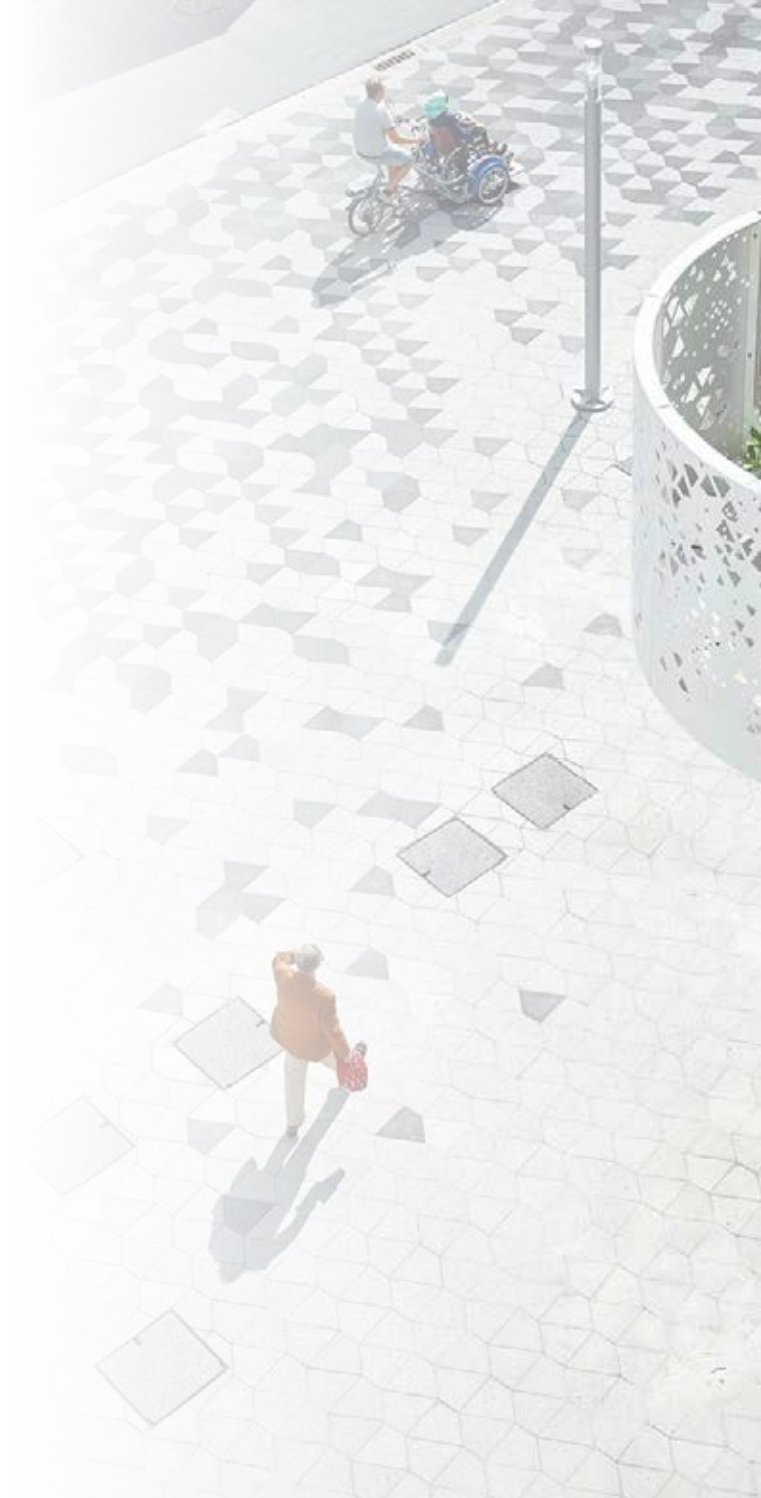
Kristin Anderson - Online Open House Support



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## PROJECT BACKGROUND & DESCRIPTION

The Airport Station Pedestrian Improvement Project seeks to increase safety for pedestrians, bicyclists, and cars in the immediate area surrounding the Airport Link Light Rail Station. Improvements will focus on 32nd Ave S (between 170th and 180th), S. 180th St, and S. 176TH ST (BETWEEN INTERNATIONAL Boulevard and 32nd Ave S.).

### SUB AREAS WITH DISTINCT CHARACTERS:

**Airport Business District:** an urban, airport-serving, and mixed use district along International Boulevard

**Residential/Multi-Family District:** a higher density residential area stepping down in intensity to meet the single family neighborhoods at the eastern-most boundary

### PROPOSED PROJECT ELEMENTS:

#### Main Pedestrian Street Corridor

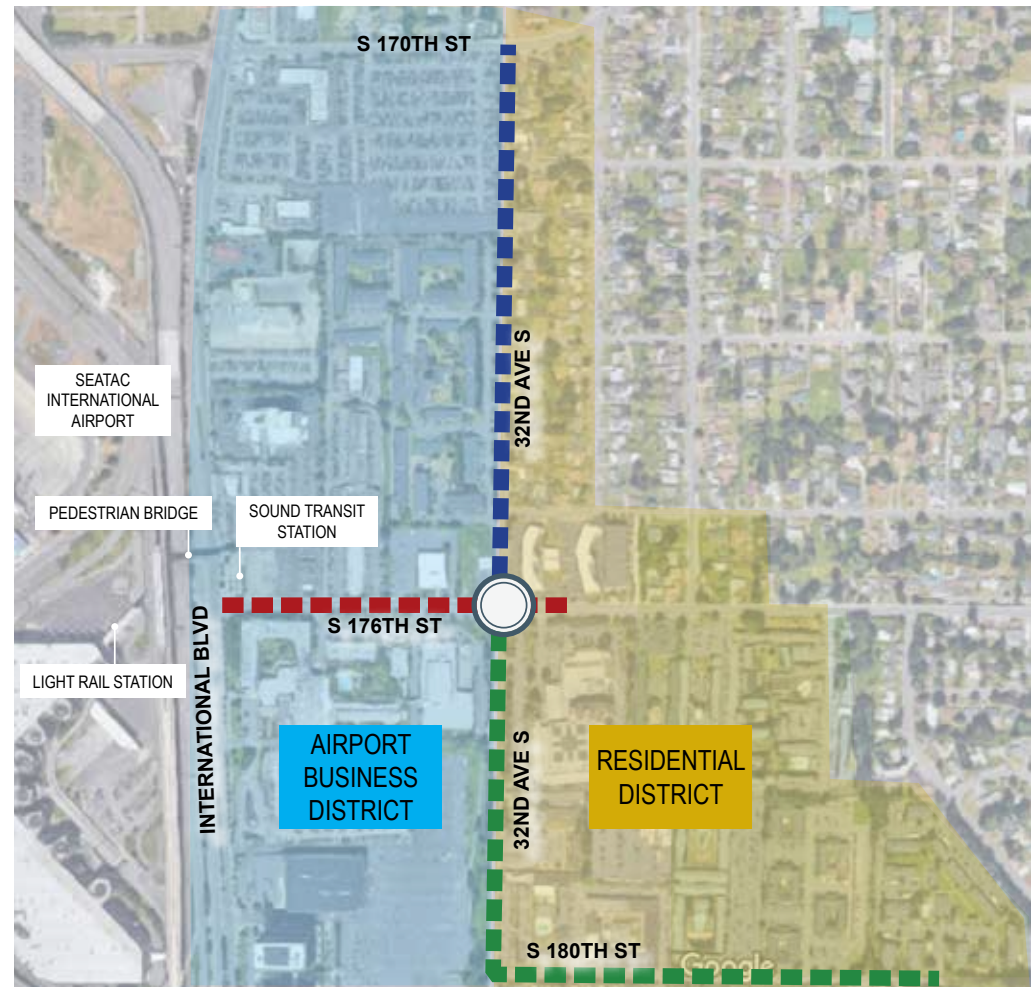
- Install new sidewalk and landscaping strip
- Install new decorative LED pedestrian and roadway illumination
- Install new raised bicycle facilities (west of 32nd Ave S)
- Install new channelization for bicycle facilities (east of 32nd Ave S)

#### Mixed Use/Neighborhood Corridor

- Install new sidewalk and landscaping strip
- Install new decorative LED pedestrian and roadway illumination
- Install new EV charging stations
- Install new channelization for bicycle facilities
- Install new utility undergrounding

#### Mixed Use/Neighborhood Corridor

- Install new sidewalk and landscaping strip
- Install raised concrete intersections
- Install new decorative LED pedestrian and roadway illumination
- Install new EV charging stations
- Install new channelization for bicycle facilities
- Install new utility undergrounding



## 1.0 PROJECT OVERVIEW

### PROJECT GOALS

In 2020, the City completed the **City Center Plan Update Phase 1 Vision Report** that covers this area. The Vision Report relied heavily on input from the business and residential communities to identify a new long-term growth and development vision for the area. Key objectives include improvements to pedestrian corridors, enhanced access to transit and the creation of a consistent visual identity for the district. The Vision Report also identified the Airport Station Area Pedestrian Improvement Project as a priority project. The two main goals for the Airport Station Pedestrian Improvement Project are in line with the vision report and this Urban Design Report and its recommendations will inform Phase 2 of the City Center Plan Update Project. The two main goals for the Airport Station Area Pedestrian Improvement Project are in line with the vision report.

#### **Improve the pedestrian and transit-oriented nature of the area**

- Allow **access to airport station** through **inviting, safe, and inclusive** design improvements
- Enhance the **safety and mobility of pedestrians** while providing efficient circulation
- **Support economic prosperity** by providing a mix of complementary uses
- **Foster community pride** through integrated art features and custom site elements evoking local character and style

#### **Create an attractive public realm through a consistent district identity**

- **Hardscape treatments** including sidewalk, driveway/crosswalk and intersection
- Street and accent **lighting**
- **Site furnishings** including bench, waste receptacles, bike racks
- Non-regulatory street **signage** including wayfinding and information kiosk
- **Integrate art** in urban design elements such as wayfinding, canopy shelters, and decorative pavement treatments
- Soften the urban backdrop through **street trees and landscape** plantings.



## PROJECT **BENEFITS**

# *PEOPLE + PLACE + FLEXIBILITY*

The City's main goals for this area are to enhance infrastructure and amenities near the light rail station to encourage more complete business and neighborhood communities. The following benefits will provide the community access to necessary services and urban amenities:

- Provides pedestrians and cyclists with **safe, clear, access** to the Airport Light Rail Station from the communities surrounding South 180th Street and 32nd Avenue South.
- Improves upon existing **sidewalk infrastructure** with landscape buffers and **ADA compliant** walkways.
- Establishes a **clear identity** for the streetscapes in this area. Decorative fixtures, landscaping, street furniture, and artwork will update and improve the look and feel of the surrounding area and create a more **inviting atmosphere**.
- Creates a **functional street** section that will better **support a growing area**.



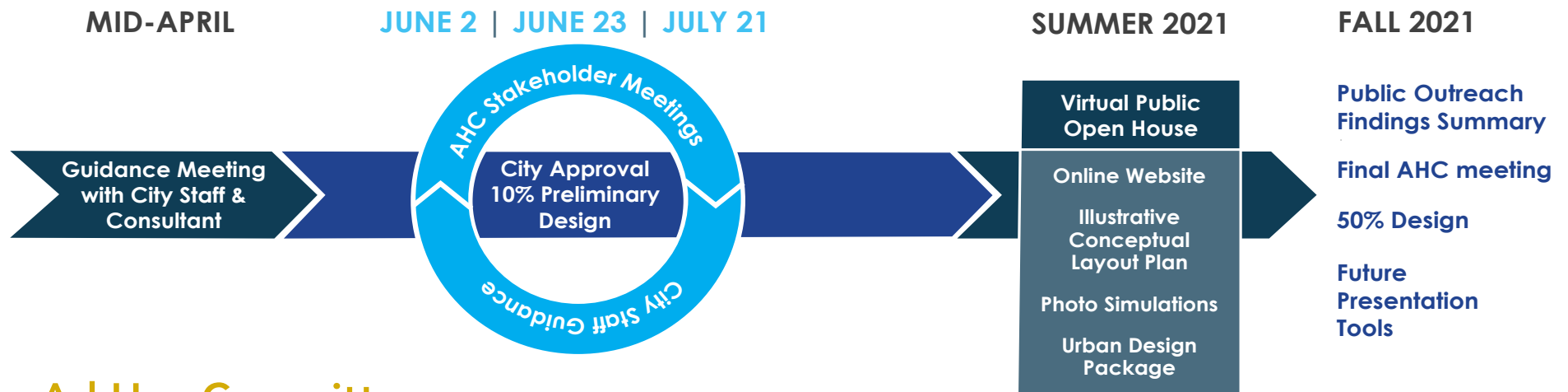
**Photosimulation of Segment 2 @ 32nd Ave S Facing South**

*Note:* This photosimulation is a conceptual depiction of the corridor character used to solicit feedback during the public engagement process. The proposed urban design elements will continue to evolve through to final design.

### URBAN DESIGN **STAKEHOLDER PROCESS**

The streetscape and ad hoc committee, which included representatives from local business/tourism organizations, public agencies, residents, and cultural organizations, met four times throughout the design process. The group guided the selection of the conceptual theme as well as provided valuable input on urban aesthetic & identity for the AirportStation Pedestrian Improvement Project.

In addition, members of the group were valuable ambassadors for the project to their own organizations and their community.



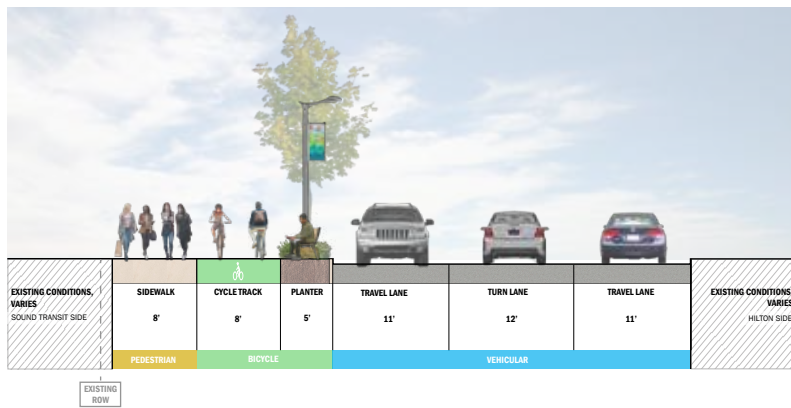
### Ad Hoc Committee

- **Toka Valu** - ACLAC Committee
- **Leslie Baker** - Planning Commission
- **Trevor White** - Sidewalk Advisory Committee
- **Richard Schjerzinger** - Hotel Motel Advisory
- **Peter Kwon** - Transportation and Public Works Committee
- **Senayet Negusse** - Parks and Recreation Committee

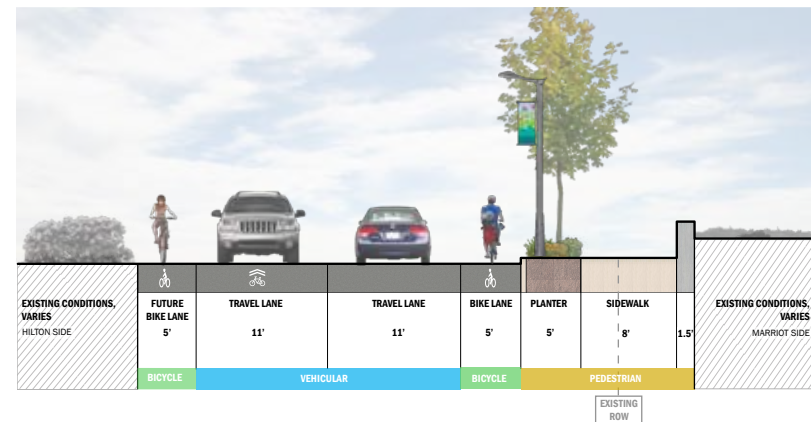
## 2.0 PUBLIC OUTREACH & INVOLVEMENT

### URBAN DESIGN **STAKEHOLDER PROCESS**

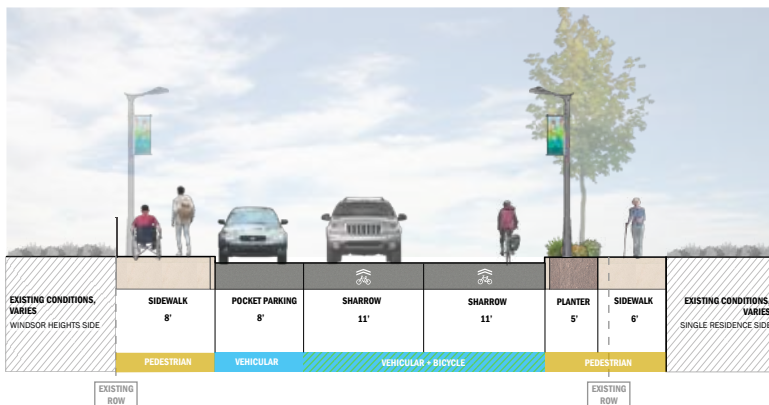
In Summer 2021, the conceptual design material was presented on the City’s website and through the online public open house to the larger community. In Spring 2022, Council has had the opportunity to review and provide feedback on the final package for the Urban Design approach. Below were cross sections proposed for 50% design.



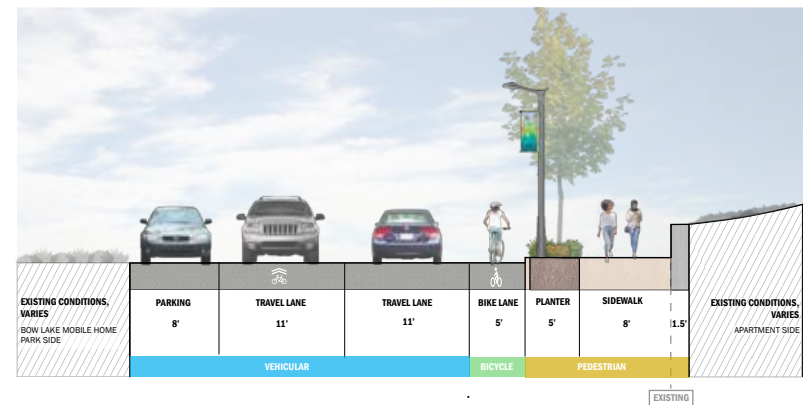
Typical Section: Segment 1 @ S 176th St Facing East



Typical Section: Segment 3 @ 32nd Ave S Facing North



Typical Section: Segment 2 @ 32nd Ave S Facing South



Typical Section: Segment 4 @ S 180th St Facing West



### URBAN DESIGN **IDENTITY BRANDING & PLACEMAKING**

#### ➤ Recommendations for the Urban Design & Placemaking elements

- The Urban Design Report will guide the City in creating *a cohesive look and feel*
- Help define *what makes SeaTac unique* and how this can be expressed through urban design elements
- This starts with this project and but *will continue to inform future improvements* in the district



Photo example of raised bicycle facilities and raised crossings



Photo example of raised concrete intersection

## 3.0 URBAN DESIGN APPROACH

### CONCEPTUAL **THEME DEVELOPMENT**

Three conceptual theme for the urban design approach was developed and the 'Celebrate SeaTac' was the theme stakeholders from the Ad Hoc Committee decide to move forward into the design phase for urban design and placemaking.

#### Going Places

##### International Gateway

**Celebrate SeaTac**

### Celebrate SeaTac!

*“A gateway to the Pacific Northwest!”*

- **Hospitality:** the community of SeaTac welcomes visitors from around the world
- **Global gateway:** celebrating the area’s history, businesses, and nature
- **Timeless:** contemporary, vibrant, inviting

### CONCEPTUAL **THEME PURPOSE & OUTCOMES**

The conceptual theme will convey sense of place for the district identity through the following:

#### **Landmark art**

Landmark art an object, such as a unique sculpture or anatomical structure, on land that marks a locality and can also be as a point of orientation in referencing one's location in space.

#### **Streetscape urban design elements**

Streetscape includes a collective area of urban design elements along the roadway corridor. This can include, but is not limited to, the sidewalk surface, medians, crosswalks, street trees, bike facilities, lighting and site furnishings.

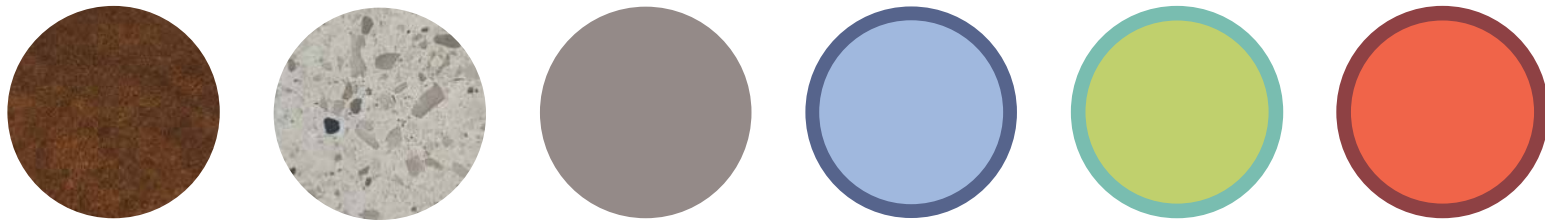
#### **Streetscape details**

Streetscape details are custom district identity add-ons to sidewalk pavement and urban design elements which can include, but are not limited to, benches, planters, litter and recycling receptacles, bicycle racks, transit shelters, newsstands, bollards, light pole fixtures and banners.

### 3.0 URBAN DESIGN APPROACH

## DISTRICT **COLOR & MATERIAL PALETTE**

**Celebrate SeaTac!** *A gateway to the Pacific Northwest!*



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON

corten steel

raw steel with a patina

textured concrete

stainless steel

powder coat  
glass

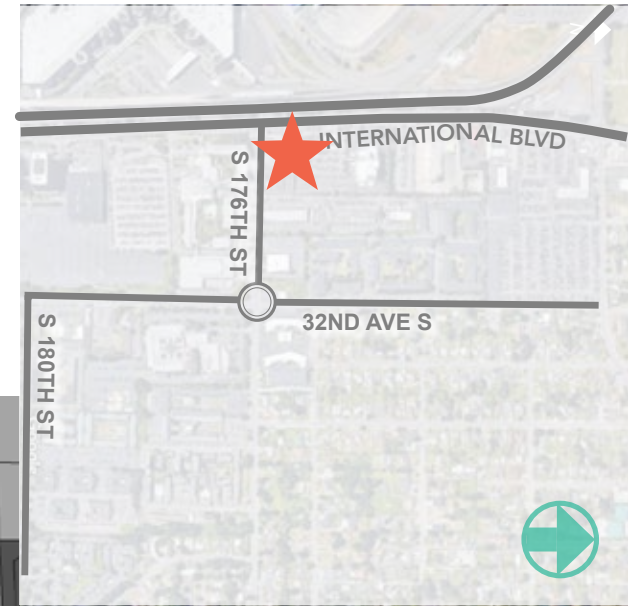
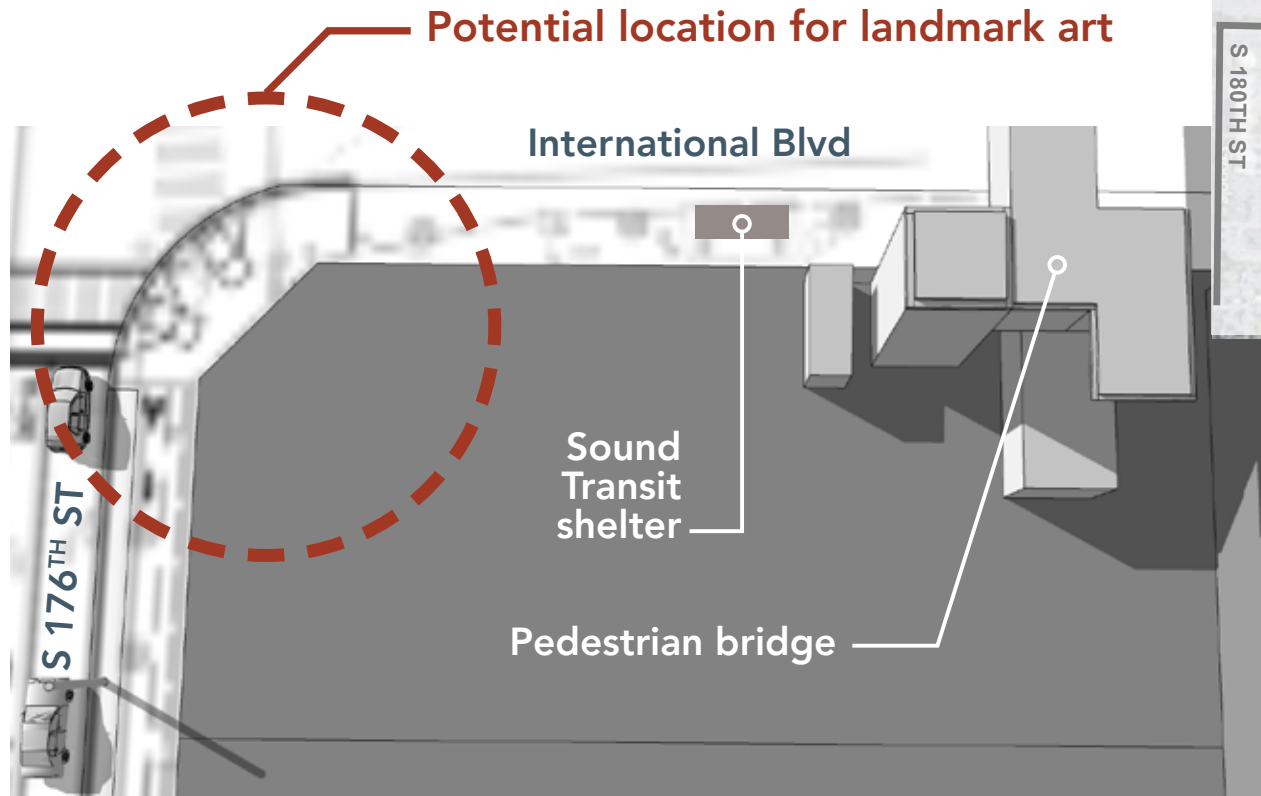
powder coat  
landscaping

powder coat  
concrete color



## LANDMARK ART DIAGRAMMATIC CONCEPT

Placing a landmark art element at the southwest end of the open plaza space has the potential to visually draw attention to pedestrians walking and rolling on the street level, going across the pedestrian bridge to Sea-Tac International Airport as well as can be seen from the sky through flight. The landmark art can be dynamically lit to activate the space and have an interactive component technologically integrated into the sculptural piece.



### 3.0 URBAN DESIGN APPROACH

#### LANDMARK ART PHOTO EXAMPLES

**Celebrate SeaTac!** *A gateway to the Pacific Northwest!*

*iconic*  
*landmark*  
*welcoming*



*beacon*  
multi-functional  
*dimensionality*



light  
*shelter*





LANDMARK ART PHOTO EXAMPLES

**Celebrate SeaTac!** *A gateway to the Pacific Northwest!*



*viewsheds*  
*flexibility*  
interwoven

*gateway*  
*playful*  
*interlinked*



# 3.0 URBAN DESIGN APPROACH

## STREETSCAPE ELEMENTS



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON



contemporary bench with sleek curves, optional dividers



standard bike rack, surface mounted



concrete and/or stone "pebble" seating with graffiti coating



lit bollard



pedestrian railing



tree grates with breakaway opening, ADA compliant, heel proof



recycle & litter receptacle, durable & lockable



bottle refilling station



## STREETSCAPE ELEMENTS



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON



planter railing



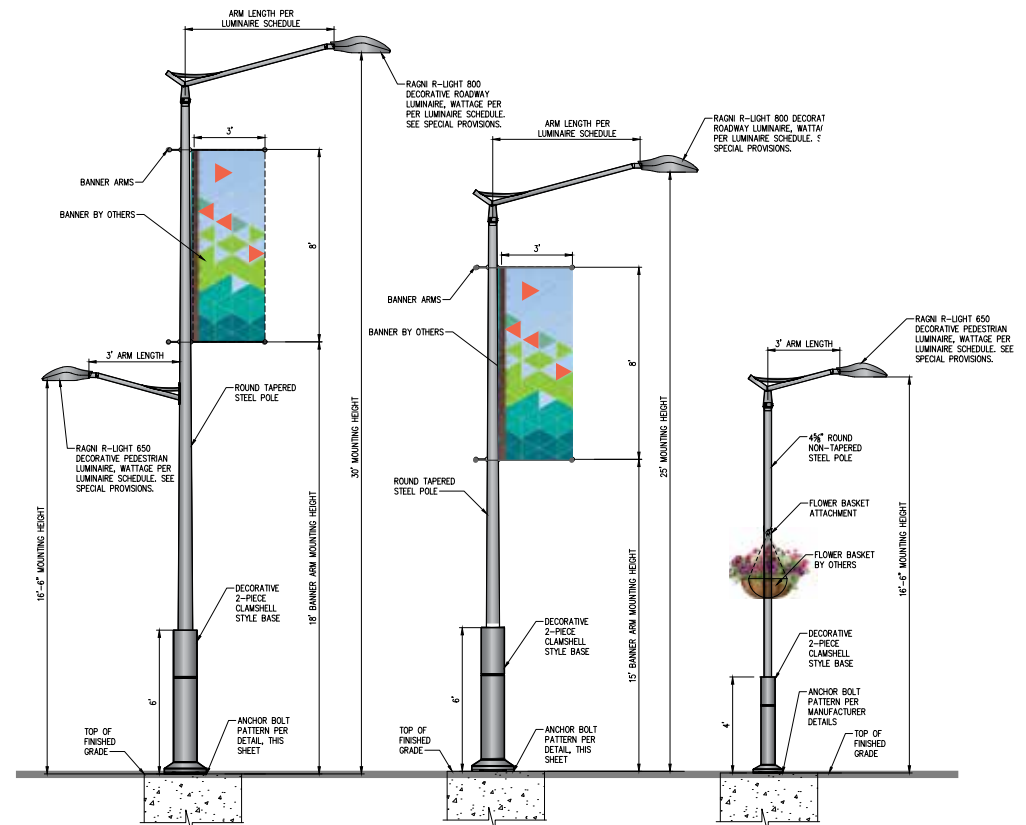
decorative screening  
community input



decorative concrete wall treatment  
w/ engraving finish



decorative concrete wall  
treatment w/ light inlays



modern light fixtures w/ sleek curves, banner arms,  
flower basket arms and options for district icon

### 3.0 URBAN DESIGN APPROACH

## STREETSCAPE DETAILS CUSTOM DISTRICT IDENTITY



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON



decorative etched surface treatment



engraved corten metal inlay



linear pavement lighting



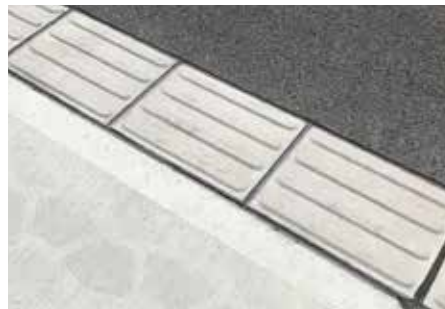
2x2 scored integral colored cement concrete crosswalk



2x2 scored cement concrete sidewalk



story telling medallion inlaid



detectable edge paver



raised bike facility

# STREETSCAPE DETAILS CUSTOM DISTRICT IDENTITY



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON



add-on metal and decals on metal planters (in various finishes) used in large pedestrian nodes or parklet locations

## Decal Inspiration:

- paper airplanes
- geometric
- 3-dimensional
- nostalgic
- playful
- recognized by all ages



add-on metal decals on bike racks



add-on vinyl decals on trash receptacles



### 3.0 URBAN DESIGN APPROACH

## URBAN PLACEMAKING ELEMENTS - PLANT PALETTE



*Mahonia repens*/ Creeping Barberry



*Epimedium x youngianum 'Niveum'*/ Snowy Barrenwort



*Distylium 'PIIDIST-V'*  
Cinnamon Girl Distylium



*Hemerocallis 'Chicago Sunrise'*  
Chicago Sunrise Daylily



*Polystichum munitum*/ Sword Fern



*Carex testacea*/ New Zealand Sedge



*Coreopsis verticillata 'Zagreb'*  
Threadleaf Tickseed



*Sesleria autumnalis*  
Autumn Moor Grass



*Dryopteris erythrosora 'Brilliance'*  
Brilliance Autumn Fern



*Geum coccineum 'Koi'*  
Koi Avens



*Achillea millefolium 'Terracotta'*  
Terracotta Yarrow



*Crocsmia 'George Davison'*  
George Davison Montbretia



## Appendices

A: Existing Site Photos

B: City Center Plan Update - Phase 1 Vision Report

## 4.0 APPENDIX A

### S 176TH ST EXISTING SITE PHOTOS



### 32ND AVE S EXISTING SITE PHOTOS



## 4.0 APPENDIX A

### 32ND AVE S | S 180TH ST **EXISTING SITE PHOTOS**







# Urban Design Report

TPW Committee, April 7, 2022



# PRESENTATION OVERVIEW

## PURPOSE OF PRESENTATION

Provide Committee with an overview of the UD Report.

Request Recommendation to Council.

## WHY IS THIS ISSUE IMPORTANT?

- Exciting project introducing a new and creative approach to a Capital Improvement Project.
- UD Report will identify a unique urban design aesthetic & identity for the Project.
- Installments will create cohesive & unique lighting, benches, color palette, rubbish receptacles, art, etc.
- Streetscape & Gateway Ad Hoc Committee (SGAC) met three (3) times & provided valuable input.
- Extensive stakeholder input sought.
- Urban Design Report and its recommendations will inform Phase 2 of the City Center Plan Update Project.
- UD Report will be presented to Council for action in April 26, 2022.



# POTENTIAL COMMITTEE ACTION

## COMMITTEE ACTION REQUESTED

- Forward this item (*Agenda Bill 5897*) to Council with a recommendation and for Action (presentation/consent) on April 26, 2022.
  - Note: the documents can be amended by Committee through a motion before action
- Provide direction to the City Manager/staff to amend the Urban Design Report.
- Do not move this item to Council for action.

**STAFF RECOMMENDATION** Forward Agenda Bill 5897 to Council for Action (consent)

## REVIEWS TO DATE

06/02/2021, 06/23/2021, 07/21/2021

CSS: 08/10/2021

T&PW: 4/7/2022





# SPECIAL THANKS

## ACKNOWLEDGMENTS

The following people contributed their time and expertise to make this Urban Design Report possible:

### Elected Officials

Mayor Jake Simpson  
Deputy Mayor Senayet Negusse  
Councilmember Peter Kwon  
Councilmember Mohamed Egal  
Councilmember Takele Gobena  
Councilmember Iris Guzmán  
Councilmember Erin Sitterley

### City (Project Management & Technical Advisory)

Trevor Ralph - Project Manager  
Anita Woodmass - Senior Management Analyst City Manager's Office  
David Tomporowski - Senior Planner  
Jenn Kester - Planning Manager  
Kate Kaehny - Planning  
William Appleton - Public Works Director  
Kamal Mahmoud - Public Works - Engineering  
Florendo Cabudol - Public Works - Engineering

Aleksandr Yeremeyev - Economic Development Manager

### Ad Hoc Committee

Leslie Baker - Planning Commission  
Peter Kwon - Transportation & Public Works Committee  
Senayet Negusse - Parks and Recreation Committee  
Richard Schjerzinger - Hotel Motel Advisor  
Toka Valu - ACLAC Committee  
Trevor White - Sidewalk Advisory Committee

### KPG Psomas

Jason Fritzler - Project Manager  
Hope Freije - Urban Design & Placemaking Assistant  
Phuong Nguyen - Urban Design & Placemaking  
Holly Williams - Urban Design & Placemaking

### Stepherson & Associates

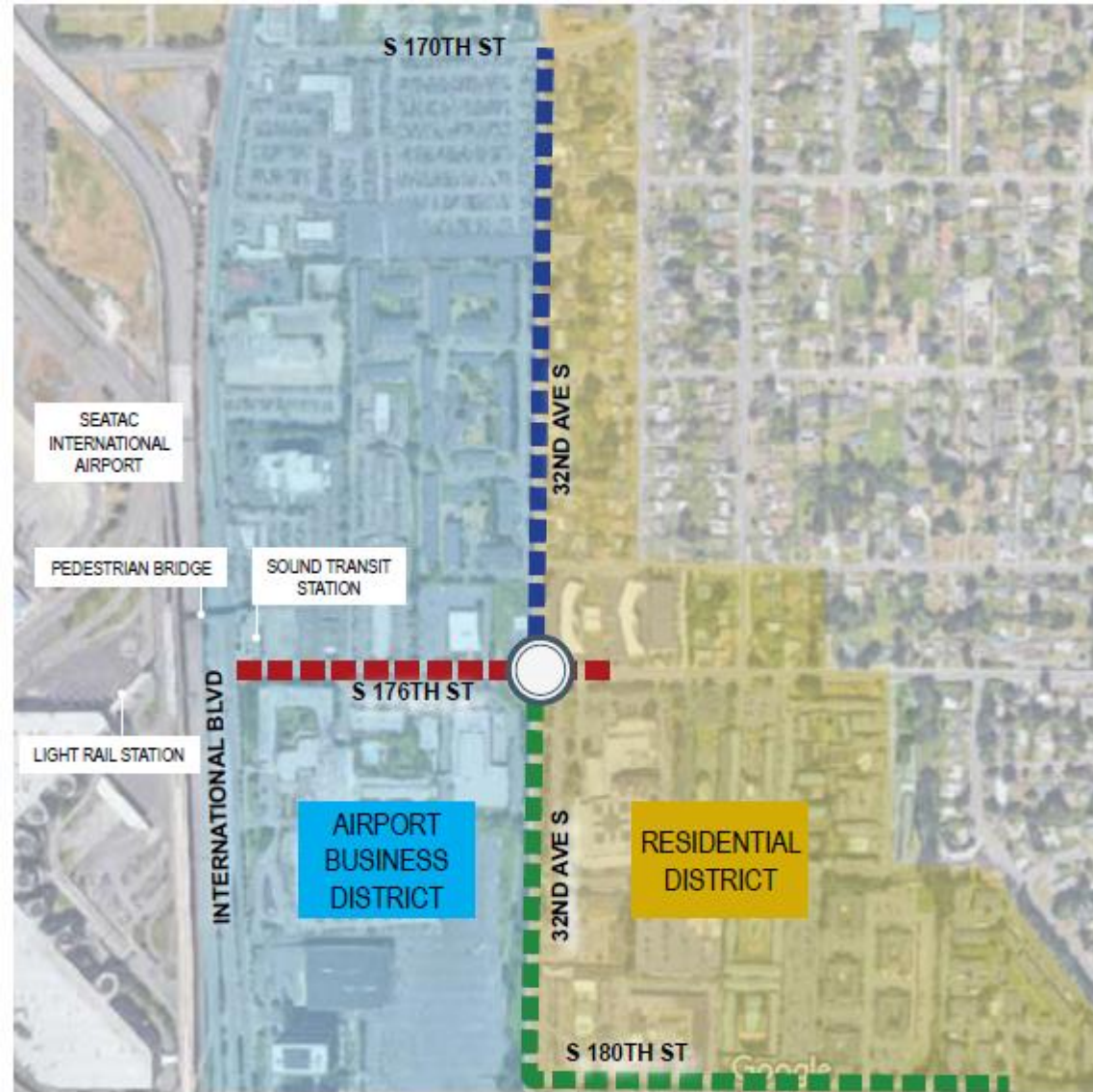
Kristin Anderson - Online Open House Support



# Project Overview

See Pg.1 of Report

- Project selected by the Sidewalk Committee.
- Key objectives include improvements to pedestrian corridors, enhanced access to transit and the creation of a consistent visual identity for the district.
- Report builds on the City Center Plan Update Phase 1 Vision Report (Updated at CSS on March 8, 2022).
- Sidewalks, landscaping strips, ADA accessibility, EV charging, bike facilities, underground utilities and lighting, traffic calming.





# EXISTING CONDITIONS

## S 176TH ST EXISTING SITE PHOTOS



# 32ND AVE S EXISTING SITE PHOTOS





# PROJECT BENEFITS

## *PEOPLE + PLACE + FLEXIBILITY*

The City's main goals for this area are to enhance infrastructure and amenities near the light rail station to encourage more complete business and neighborhood communities. The following benefits will provide the community access to necessary services and urban amenities:

- Provides pedestrians and cyclists with **safe, clear, access** to the Airport Light Rail Station from the communities surrounding South 180th Street and 32nd Avenue South.
- Improves upon existing **sidewalk infrastructure** with landscape buffers and **ADA compliant** walkways.
- Establishes a **clear identity** for the streetscapes in this area. Decorative fixtures, landscaping, street furniture, and artwork will update and improve the look and feel of the surrounding area and create a more **inviting atmosphere**.
- Creates a **functional street** section that will better **support a growing area**.





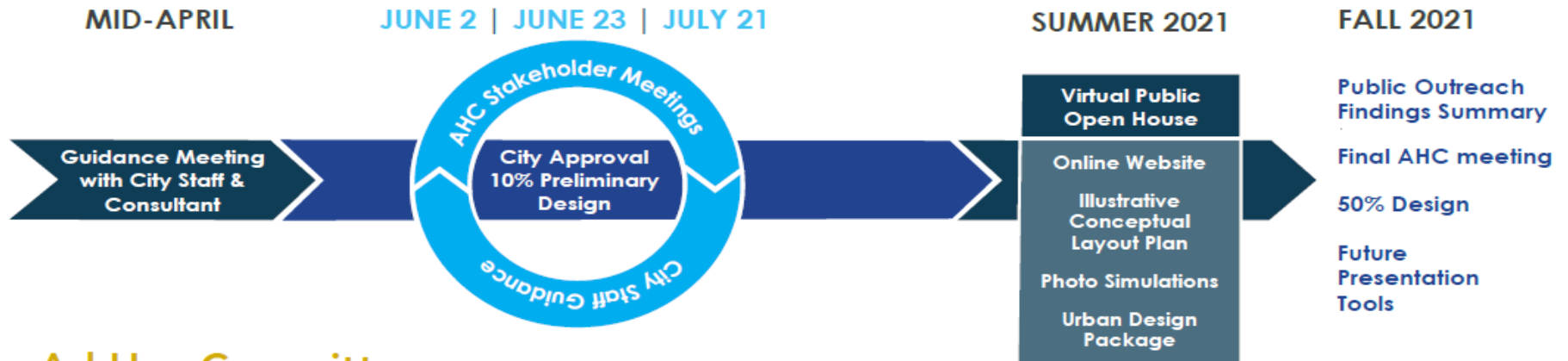
# STAKEHOLDER ENGAGEMENT



### URBAN DESIGN **STAKEHOLDER PROCESS**

The streetscape and ad hoc committee, which included representatives from local business/tourism organizations, public agencies, residents, and cultural organizations, met four times throughout the design process. The group guided the selection of the conceptual theme as well as provided valuable input on urban aesthetic & identity for the AirportStation Pedestrian Improvement Project.

In addition, members of the group were valuable ambassadors for the project to their own organizations and their community.



### Ad Hoc Committee

- Toka Valu - ACLAC Committee
- Leslie Baker - Planning Commission
- Trevor White - Sidewalk Advisory Committee
- Richard Schjerzinger - Hotel Motel Advisory
- Peter Kwon - Transportation and Public Works Committee
- Senayet Negusse - Parks and Recreation Committee

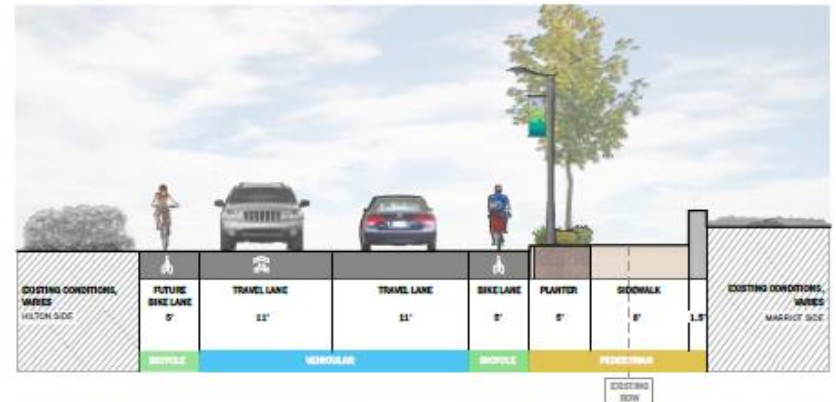
# 2.0 PUBLIC OUTREACH & INVOLVEMENT

## URBAN DESIGN **STAKEHOLDER PROCESS**

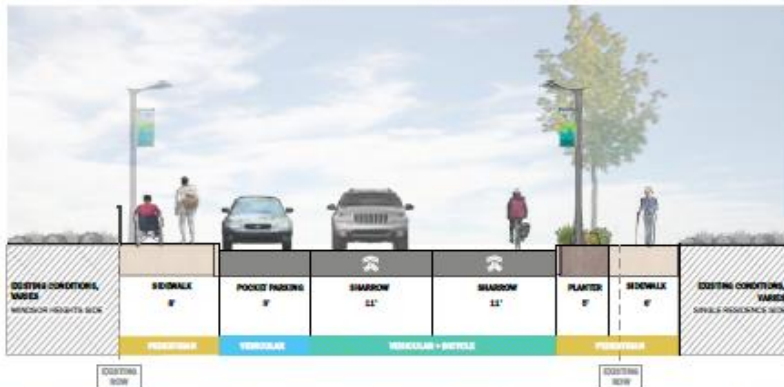
In Summer 2021, the conceptual design material was presented on the City's website and through the online public open house to the larger community. In Spring 2022, Council has had the opportunity to review and provide feedback on the final package for the Urban Design approach. Below were cross sections proposed for 50% design.



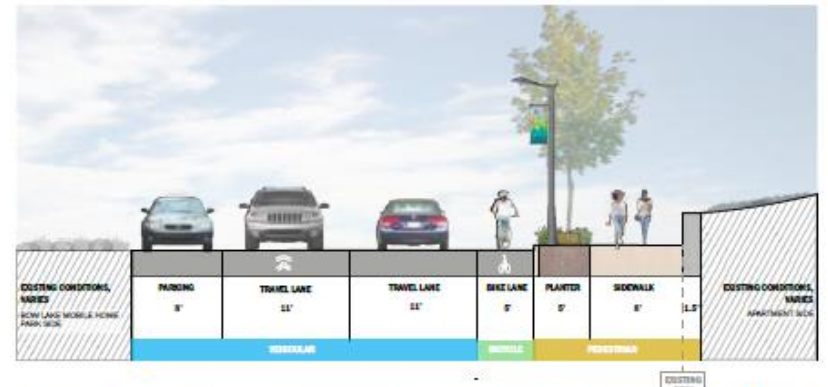
Typical Section: Segment 1 @ S 176th St Facing East



Typical Section: Segment 3 @ 32nd Ave S Facing North



Typical Section: Segment 2 @ 32nd Ave S Facing South



Typical Section: Segment 4 @ S 180th St Facing West

# URBAN DESIGN



# CELEBRATE SEATAC

## CONCEPTUAL **THEME DEVELOPMENT**

Three conceptual theme for the urban design approach was developed and the 'Celebrate SeaTac' was the theme stakeholders from the Ad Hoc Committee decide to move forward into the design phase for urban design and placemaking.

### Going Places

#### International Gateway

Celebrate SeaTac

## Celebrate SeaTac!

*“A gateway to the Pacific Northwest!”*

- **Hospitality:** the community of SeaTac welcomes visitors from around the world
- **Global gateway:** celebrating the area's history, businesses, and nature
- **Timeless:** contemporary, vibrant, inviting





# CELEBRATE SEATAC

## CONCEPTUAL **THEME PURPOSE & OUTCOMES**

The conceptual theme will convey sense of place for the district identity through the following:

### Landmark art

Landmark art an object, such as a unique sculpture or anatomical structure, on land that marks a locality and can also be as a point of orientation in referencing one's location in space.

### Streetscape urban design elements

Streetscape includes a collective area of urban design elements along the roadway corridor. This can include, but is not limited to, the sidewalk surface, medians, crosswalks, street trees, bike facilities, lighting and site furnishings.

### Streetscape details

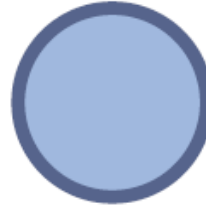
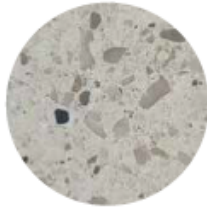
Streetscape details are custom district identity add-ons to sidewalk pavement and urban design elements which can include, but are not limited to, benches, planters, litter and recycling receptacles, bicycle racks, transit shelters, newsstands, bollards, light pole fixtures and banners.



## 3.0 URBAN DESIGN APPROACH

### DISTRICT **COLOR & MATERIAL PALETTE**

**Celebrate SeaTac!** *A gateway to the Pacific Northwest!*



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON

corten steel

raw steel with a patina

textured concrete

stainless steel

powder coat  
glass

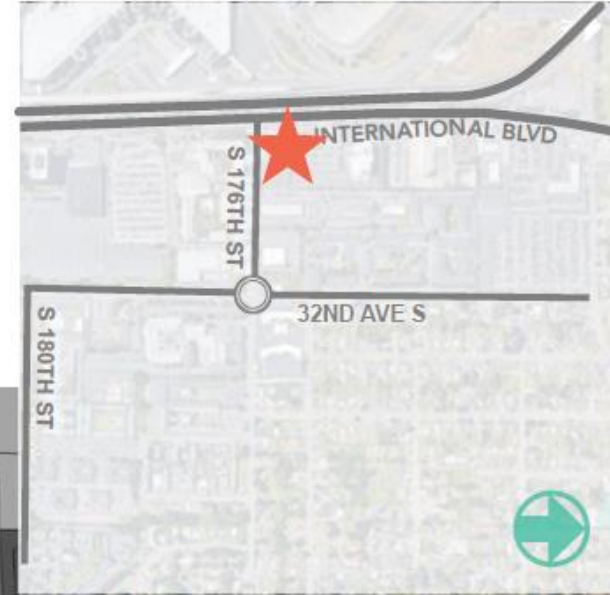
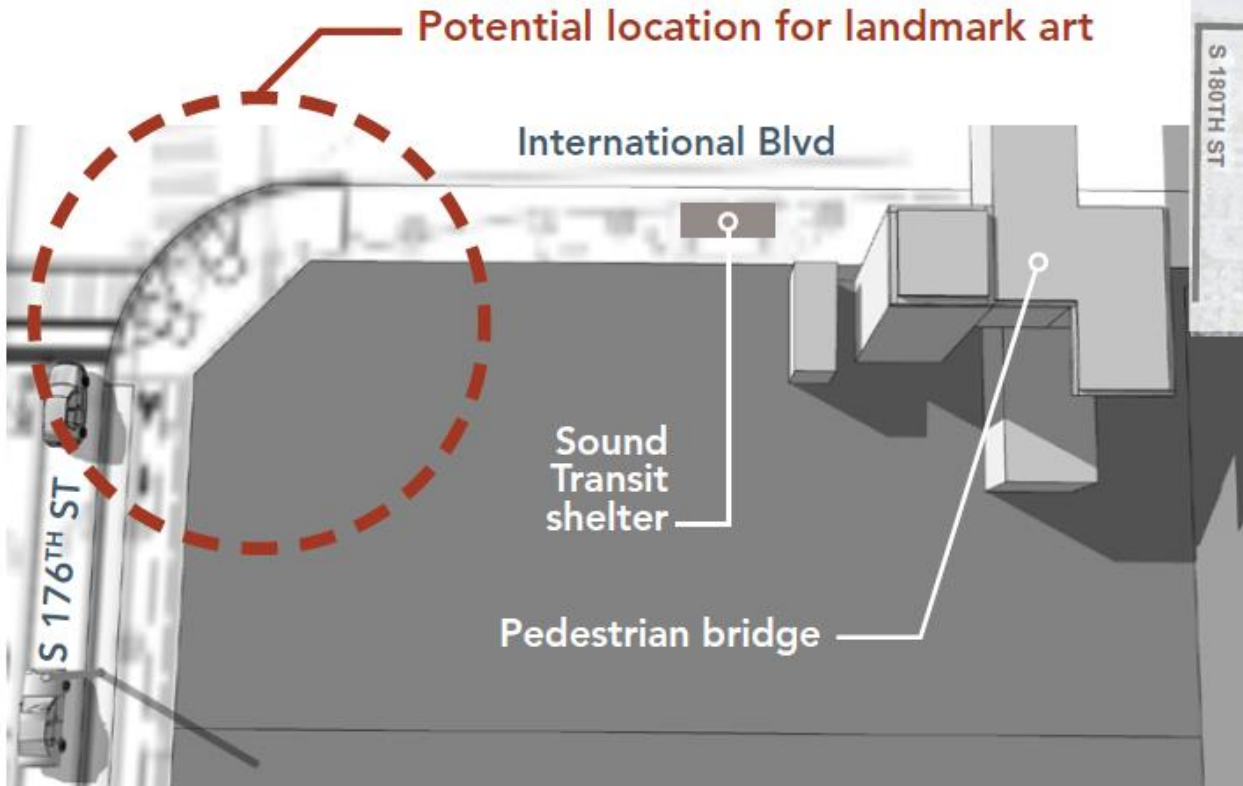
powder coat  
landscaping

powder coat  
concrete color



# LANDMARK ART DIAGRAMMATIC CONCEPT

Placing a landmark art element at the southwest end of the open plaza space has the potential to visually draw attention to pedestrians walking and rolling on the street level, going across the pedestrian bridge to Sea-Tac International Airport as well as can be seen from the sky through flight. The landmark art can be dynamically lit to activate the space and have an interactive component technologically integrated into the sculptural piece.





# 3.0 URBAN DESIGN APPROACH

## LANDMARK ART PHOTO EXAMPLES

**Celebrate SeaTac!** *A gateway to the Pacific Northwest!*

*iconic*  
*landmark*  
*welcoming*



*beacon*  
multi-functional  
*dimensionality*



light  
*shelter*



# LANDMARK ART PHOTO EXAMPLES

**Celebrate SeaTac!** *A gateway to the Pacific Northwest!*



*viewsheds*  
*flexibility*  
*interwoven*

*gateway*  
*playful*  
*interlinked*





# STREETSCAPE ELEMENTS



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON



contemporary bench with sleek curves, optional dividers



standard bike rack, surface mounted



concrete and/or stone "pebble" seating with graffiti coating



lit bollard



pedestrian railing



tree grates with breakaway opening, ADA compliant, heel proof



recycle & litter receptacle, durable & lockable



bottle refilling station

# STREETSCAPE ELEMENTS



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON



planter railing

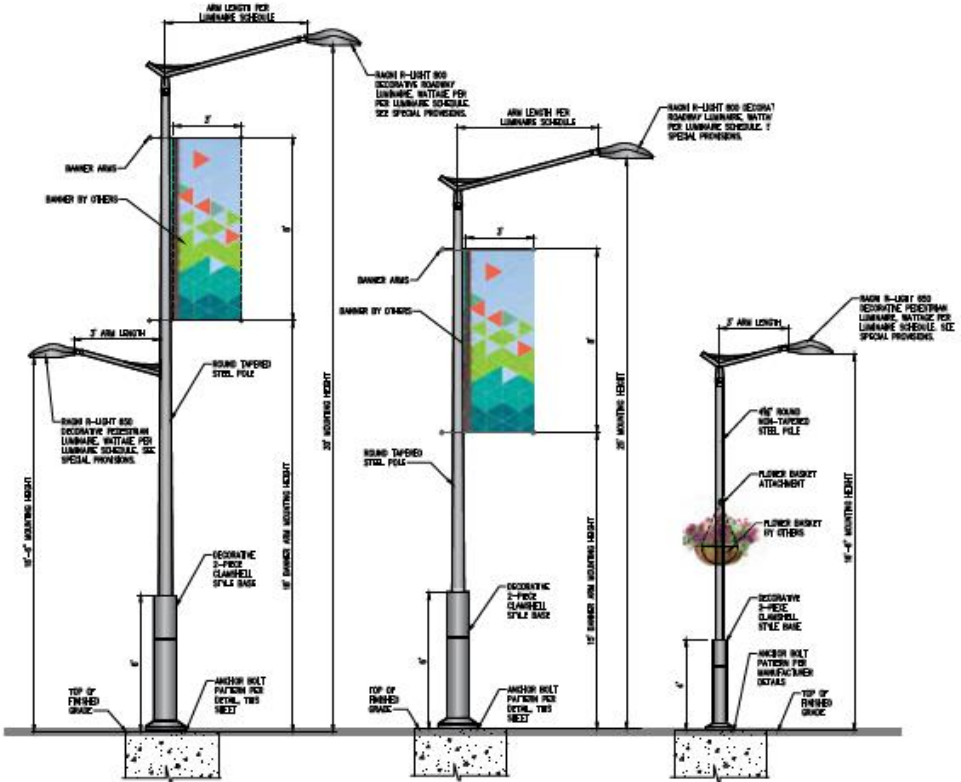


decorative screening  
community input



decorative concrete wall  
treatment w/ light inlays

decorative concrete wall treatment  
w/ engraving finish



modern light fixtures w/ sleek curves, banner arms,  
flower basket arms and options for district icon



# STREETSCAPE DETAILS CUSTOM DISTRICT IDENTITY



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON



decorative etched surface treatment



engraved corten metal inlay



linear pavement lighting



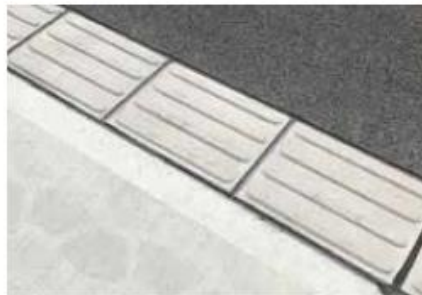
2x2 scored integral colored cement concrete crosswalk



2x2 scored cement concrete sidewalk



story telling medallion inlaid



detectable edge paver



raised bike facility

# STREETSCAPE DETAILS CUSTOM DISTRICT IDENTITY



INDUSTRY + TECHNOLOGY + FOG + SKY + FORESTS + SALMON



add-on metal and decals on metal planters (in various finishes) used in large pedestrian nodes or parklet locations

## Decal Inspiration:

- paper airplanes
- geometric
- 3-dimensional
- nostalgic
- playful
- recognized by all ages



add-on metal decals on bike racks



add-on vinyl decals on trash receptacles



# URBAN PLACEMAKING ELEMENTS - PLANT PALETTE



*Mahonia repens*/ Creeping Barberry



*Epimedium x youngianum 'Niveum'*/ Snowy Barrenwort



*Distylium 'PIIDIST-V'*/ Cinnamon Girl Distylium



*Hemerocallis 'Chicago Sunrise'*/ Chicago Sunrise Daylily



*Polystichum munitum*/ Sword Fern



*Carex testacea*/ New Zealand Sedge



*Coreopsis verticillata 'Zagreb'*/ Threadleaf Tickseed



*Sesleria autumnalis*/ Autumn Moor Grass



*Dryopteris erythrosora 'Brilliance'*/ Brilliance Autumn Fern



*Geum coccineum 'Koi'*/ Koi Avens



*Achillea millefolium 'Terracotta'*/ Terracotta Yarrow



*Crocosmia 'George Davison'*/ George Davison Montbretia





**Photosimulation of Segment 2 @ 32nd Ave S Facing South**

*Note:* This photosimulation is a conceptual depiction of the corridor character used to solicit feedback during the public engagement process. The proposed urban design elements will continue to evolve through to final design.

# POTENTIAL COMMITTEE ACTION

## COMMITTEE ACTION REQUESTED

- Forward this item (*Agenda Bill 5897*) to Council with a recommendation and for Action (presentation/consent) on April 26, 2022.
  - Note: the documents can be amended by Committee through a motion before action
- Provide direction to the City Manager/staff to amend the Urban Design Report.
- Do not move this item to Council for action.

**STAFF RECOMMENDATION** Forward Agenda Bill 5897 to Council for Action (consent)

## REVIEWS TO DATE

06/02/2021, 06/23/2021, 07/21/2021

CSS: 08/10/2021

T&PW: 4/7/2022





# MEMORANDUM

To: Transportation and Public Works Committee  
Through: William Appleton, Public Works Director  
From: Anita Woodmass, Senior Management Analyst  
Date: April 7, 2022  
Subject: Gateways Treatment & Signage

---

**BUDGET SIGNIFICANCE:** Yes. If authorized, the City's 2021-2022 Biennial Budget shall be amended to authorize expenditures within the Light Rail Station Areas CIP Fund (#308) in an amount of \$49,623 for the project.

**Purpose:** To provide Committee with an overview of the project, and per Agenda Bill 5931, approve and forward to Council (consent/presentation) a recommendation regarding:

**Section 1.** The City's 2021-2022 Biennial Budget will be amended to authorize expenditures within the Light Rail Station Areas CIP Fund (#308) in an amount of \$49,623 for the project.

**Section 2.** The City Manager will be authorized to execute a contract with KPG Psomas, Inc. in the amount of \$99,623, attached as proposed Exhibit "A".

**Background:** The City is engaging a consultant to design and install (later stage) 'Welcome to SeaTac' city entry gateway treatments and signage at key locations throughout the City and identification signage for internal 'sub area/ district areas', parks, city facilities, city building façades, and directional signs to City-owned facilities. Essentially, this project will result in a family/suite of signage. An example is provided in the attached PowerPoint (City of Issaquah).

The purpose of the gateway treatments, gateway signage and supporting family of city facility signage types is to enhance community identity, provide a consistent, highly recognizable design that will become synonymous with the City of SeaTac.

The design effort will be guided by a formal Stakeholder/Ad Hoc Committee review process, with the support of a consultant and vetted by City staff. The Ad Hoc Committee will review and provide feedback on the general aesthetics of the signage and gateway treatments, ensuring that the proposed signage design(s) reflect the City's desire to provide a clear and consistent community identity. Ultimately it will be presented to City Council for approval and at a later stage, continue to final design and implementation.

**Options/Recommendation:** Staff recommends the Committee forward this item (*Agenda Bill 5931*) to Council with a recommendation and for Action (consent) on April 26, 2022.

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the execution of an agreement between the City of SeaTac and KPG Psomas Inc. for \$99,623; and amending the City's 2021-2022 Biennial Budget.

**WHEREAS**, the City of SeaTac approved a decision card for a 'City gateway/entrance analysis' in the 2017-2018 Budget, and the project was carried forward into the 2021-2022 Budget; and

**WHEREAS**, the project aligns with several Comprehensive Plan Vision Statements and Policies; and

**WHEREAS**, the desired scope of work provides for a 'suite of City signage' to be developed; and

**WHEREAS**, an amendment to the 2021-2022 Biennial Budget is required to provide for additional monies to fund the project;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:**

**Section 1.** The City's 2021-2022 Biennial Budget shall be amended to authorize expenditures within the Light Rail Station Areas CIP Fund (#308) in an amount of \$49,623 for the project.

**Section 2.** The City Manager is hereby authorized to execute a contract with KPG Psomas Inc, in the amount of \$99,623, attached as Exhibit "A".

**Section 3.** This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2021, and signed in authentication thereof on this \_\_\_\_ day of \_\_\_\_\_, 2021.

**CITY OF SEATAC**



\_\_\_\_\_  
Erin Sitterley, Mayor

ATTEST:

\_\_\_\_\_  
Kristina Gregg, City Clerk

Approved as to form:

\_\_\_\_\_  
Mary E. Mirante Bartolo, City Attorney

[Effective Date: \_\_\_\_\_]

[G:\CityManager\Gateway treatments\RFP\Contract & Scope\2022-03-08-  
AB\_BudgetAmendmentOrdinance\_Gateways.docx]

DRAFT

**CURRENTLY UNDERTAKING LEGAL REVIEW**



**CONSULTANT CONTRACT  
BETWEEN THE CITY OF SEATAC AND KPG**

THIS AGREEMENT is made and entered into on this [REDACTED] day of April, 2022, by and between the CITY OF SEATAC, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and KPG Psomas Inc., hereinafter referred to as the “Consultant,” and hereinafter referred to collectively as the “Parties.” The City hereby agrees to retain the Consultant, as an independent contractor, and the Consultant hereby agrees to serve the City pursuant to this Agreement.

1. Scope of Services.

The Consultant agrees to perform in a good and professional manner the tasks described on Exhibit “A” attached hereto and incorporated herein by this reference. (The tasks described on Exhibit “A” shall be individually referred to as a “task,” and collectively referred to as the “services.”) The Consultant shall perform the services as an independent contractor and shall not be deemed, by virtue of this Agreement and the performance thereof, to have entered into any partnership, joint venture, employment or other relationship with the City.

2. Additional Services.

From time-to-time hereafter, the Parties hereto may agree to the performance (by the Consultant) of additional services with respect to related work or projects. Any such agreements shall be set forth in writing and shall be executed by the Parties prior to the Consultant’s performance of the services, except as may be provided to the contrary in Section 3 of this Agreement. Upon proper completion and execution of an amendment (Consultant Contract Amendment), such amendment shall be incorporated into this Contract and shall have the same force and effect as if the terms of such amendment were a part of this Contract as originally executed. The performance of services pursuant to an amendment shall be subject to the terms and conditions of this Contract except where the amendment provides to the contrary, in which case the terms and conditions of any such amendment shall control. In all other respects, any amendment shall supplement and be construed in accordance with the terms and conditions of this Agreement.

3. Performance of Additional Services Prior to Execution of an Amendment.

The Parties hereby agree that situations may arise in which services other than those described on Exhibit “A” are desired by the City and the time period for the completion of such services makes the execution of amendment impractical prior to the commencement of the Consultant’s performance of the requested services. The Consultant hereby agrees

that it shall perform such services upon the oral request of an authorized representative of the City pending execution of an amendment, at a rate of compensation to be agreed upon by the Parties. The invoice procedure for any such additional services shall be described in Section 7 of this Agreement.

4. Consultant's Representations.

The Consultant hereby represents and warrants that it has all necessary licenses and certifications to perform the services provided for herein and is qualified to perform such services.

5. City's Responsibilities.

The City shall do the following in a timely manner so as not to delay the services of the Consultant:

- A. Designate in writing a person to act as the City's representative with respect to the services. The City's designee shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to the services.
- B. Furnish the Consultant with all information, criteria, objectives, schedules and standards for the project and the services provided for herein.
- C. Arrange for access to the property or facilities as required for the Consultant to perform the services provided for herein.
- D. Examine and evaluate all studies, reports, memoranda, plans, sketches, and other documents prepared by the Consultant and render decisions regarding such documents in a timely manner to prevent delay of performance of the services.

6. Acceptable Standards.

The Consultant shall be responsible to provide, in connection with the services contemplated in this Agreement, work product and services of a quality and professional standard acceptable to the City.

7. Compensation.

As compensation for the Consultant's performance of the services provided for herein, the City shall pay the Consultant the fees and costs specified on Exhibit "B" attached hereto and incorporated herein by this reference, or as specified in an addendum. The Consultant shall submit to the City an invoice or statement of time spent on tasks included in the scope of work provided herein, and the City shall process the invoice or statement in the next billing/claim cycle following receipt of the invoice or statement and shall remit payment to the Consultant thereafter in the normal course, subject to any conditions or provisions in this Agreement or addendum.

8. Time for Performance and Term of Contract.

The Consultant shall perform the services provided for herein in accordance with the direction and schedule provided on Exhibit "C" attached hereto and incorporated herein by this reference, unless otherwise agreed to in writing by the Parties. The Term of this Agreement shall commence on the date hereof, or, on the [redacted] day of April, 2022, and

shall terminate upon completion of the performance of the scope of work provided herein, according to the schedule provided on Exhibit "C", unless otherwise agreed to in writing by the Parties.

9. Ownership and Use of Documents.

All documents, reports, memoranda, diagrams, sketches, plans, surveys, design calculations, working drawings and any other materials created or otherwise prepared by the Consultant as part of its performance of this Agreement ("Work Product") shall be owned by and become the property of the City, and may be used by the City for any purpose beneficial to the City.

10. Records Inspection and Audit.

All compensation payments shall be subject to the adjustments for any amounts found upon audit or otherwise to have been improperly invoiced, and all records and books of accounts pertaining to any work performed under this Agreement shall be subject to inspection and audit by the City for a period of up to three (3) years from the final payment for work performed under this Agreement.

11. Public Records.

The Consultant acknowledges that the City is a public agency subject to the Public Records Act codified in Chapter 42.56 of the Revised Code of Washington and documents, notes, emails, and other records prepared or gathered by the Consultant in its performance of this Agreement may be subject to public review and disclosure, even if those records are not produced to or possessed by the City of SeaTac. Consultant agrees to cooperate fully in satisfying the City's duties and obligations under the Public Records Act.

12. Continuation of Performance.

In the event that any dispute or conflict arises between the Parties while this Agreement is in effect, the Consultant agrees that, notwithstanding such dispute or conflict, the Consultant shall continue to make a good faith effort to cooperate and continue work toward successful completion of assigned duties and responsibilities.

13. Administration of Contract.

This Agreement shall be administered by \_\_\_\_\_, on behalf of the Consultant, and by the Mayor of the City, or designee, on behalf of the City. Any written notices required by the terms of this Agreement shall be served on or mailed to the following addresses:

CITY OF SEATAC:

City of SeaTac  
Attn.: \_\_\_\_\_  
4800 S. 188th Street  
SeaTac, WA 98198  
Telephone: (206) 973-4800  
Email: \_\_\_\_\_

CONSULTANT:

Consultant  
Attn.: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_



14. Notices.

All notices or communications permitted or required to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered in person or deposited in the United States mail, postage prepaid, for mailing by certified mail, return receipt requested, and addressed, if to a party of this Agreement, to the address for the party set forth above, or if to a person not a party to this Agreement, to the address designated by a party to this Agreement in the foregoing manner.

Any party may change its address by giving notice in writing, stating its new address, to any other party, all pursuant to the procedure set forth in this Section of the Agreement.

15. Indemnification.

The Consultant shall indemnify and hold harmless the City and its elected and appointed officers, officials, employees, volunteers and agents, or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by any reason of, or arising out of the negligent acts or omissions of the Consultant, its officers, employees, agents, or any of them relating to or arising out of the performance of this Agreement. If a final judgment is rendered against the City, its elected and appointed officers, officials, employees, volunteers, agents and/or any of them, or jointly against the City and the Consultant and their respective officers, employees, agents, or any of them, the Consultant shall satisfy the same to the extent that such judgment was due to the Consultant's negligent acts or omissions.

16. Insurance.

The Consultant shall be responsible for maintaining, during the term of this Agreement, and, at its sole cost and expense, the types of insurance coverages and in the amounts described below. The Consultant shall furnish evidence, satisfactory to the City, of all such policies. During the term hereof, the Contractor shall take out and maintain in full force and effect the following insurance policies:

The minimum insurance types and limits are as follows:

COMMERCIAL GENERAL LIABILITY-Comprehensive Form

\$1,000,000 per occurrence liability/\$2,000,000 annual aggregate, coverage to include Premise and Operations Liability  
Blanket Contractual  
OCP for Subcontractors Liability  
Product and Completed Operations Liability  
Stop Gap Liability - \$1,000,000/\$1,000,000/\$1,000,000

AUTOMOBILE LIABILITY

\$1,000,000 per accident bodily injury and property damage liability, including any owned, hired or non-owned automobile

ERRORS AND OMISSIONS

\$1,000,000 per occurrence liability

PROFESSIONAL LIABILITY, ERRORS & OMISSIONS

\$1,000,000 per occurrence, and in the aggregate

WORKER'S COMPENSATION

Employees of Consultant and subcontractors are to be insured under Washington State Industrial Insurance.

The above policy limits may be obtained through the use of excess liability (umbrella) insurance. Consultant must obtain a Certificate of Insurance that complies with the requirements above, which must be approved by the City's Risk Management division.

Failure of the Contractor to fully comply with the requirements regarding insurance will be considered a material breach of contract and shall be cause for immediate termination of this Agreement.

17. Assignment.

Neither party to this Agreement shall assign any right or obligation hereunder, in whole, or, in part, without the prior written consent of the other party hereto. No assignment or transfer of any interest under this Agreement shall be deemed to release the assignor from any liability or obligation under this Agreement, or to cause any such liability or obligation to be reduced to a secondary liability or obligation.

18. Amendment, Modification or Waiver.

No amendment, modification or waiver of any condition, provision or term of this Agreement shall be valid, or, of any effect, unless made in writing, signed by the party or Parties to be bound, or such party's or Parties' duly authorized representative(s) and specifying with particularity the nature and extent of such amendment, modification or waiver. Any waiver by any party of any default of the other party shall not affect or impair any right arising from any subsequent default.

Nothing herein shall limit the remedies or rights of the Parties hereto under and pursuant to this Agreement.

19. Termination and Suspension.

Either party may terminate this Agreement upon written notice to the other party if the other party fails substantially to perform in accordance with the terms of this Agreement through no fault of the party terminating the Agreement.

The City may terminate this Agreement not less than seven (7) days written notice to the Consultant, if the services provided for herein are no longer needed from the Consultant, and/or if the legislative body of the City does not appropriate funds in the City budget to pay for such services.

If this Agreement is terminated through no fault of the Consultant, the Consultant shall be compensated for services performed prior to termination in accordance with the rate of compensation provided in Exhibit "B" hereof.

20. Parties in Interest.

This Agreement shall be binding upon, and the benefits and obligations provided for herein shall inure to and bind, the Parties hereto and their respective successors and assigns, provided that this Section shall not be deemed to permit any transfer or assignment otherwise prohibited by this Agreement. This Agreement is for the exclusive benefit of the Parties hereto and it does not create a contractual relationship with or exist for the benefit of any third-party, including contractors, subcontractors and their sureties.

21. Costs to Prevailing Party.

In the event of such litigation or other legal action, to enforce any rights, responsibilities or obligations under this Agreement, the prevailing Parties shall be entitled to receive its reasonable attorneys' fees and costs.

22. Applicable Law.

This Agreement and the rights of the Parties hereunder shall be governed by the interpreted in accordance with the laws of the State of Washington and venue for any action hereunder shall be in the county in Washington State in which the property or project is located, and, if not site specific, then in King County, Washington; provided, however, that it is agreed and understood that any applicable statute of limitation shall commence no later than the substantial completion of the services by the Consultant.

23. Captions, Headings and Titles.

All captions, headings or titles in the paragraphs or sections of this Agreement are inserted for convenience of reference only and shall not constitute a part of this Agreement or act as a limitation of the scope of the particular paragraphs or sections to which they apply. As used herein, where appropriate, the singular shall include the plural and vice versa and masculine, feminine and neutral expressions shall be interchangeable. Interpretation or construction of this Agreement shall not be affected by any determination as to who is the drafter of this Agreement, this Agreement having been drafted by mutual agreement of the Parties.

24. Severable Provisions.

Each provision of this Agreement is intended to be severable. If any provision hereof is deemed illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Agreement.

25. Entire Contract.

This Agreement contains the entire understanding of the Parties hereto with respect to the transactions contemplated hereby and supersedes all prior agreements and understandings between the Parties with respect to such subject matter.

26. Counterparts.

This Contract may be executed in multiple counterparts, each of which shall be one and the same Contract and shall become effective when one or more counterparts have been signed by each of the Parties and delivered to the other party.

DRAFT



IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be executed effective the day and year first set forth above.

CITY OF SEATAC:

CONTRACTOR:

By: \_\_\_\_\_  
Printed Name: Carl C. Cole  
Its: City Manager  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

APPROVED AS TO FORM:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Printed Name: Cindy Corsilles  
Its: Senior Assistant City Attorney

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

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**Exhibit A**  
**Scope of Services**

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**Exhibit B**  
**Compensation: Consultant's Fees and Costs**

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**Exhibit C**  
**Schedule: Time for Performance and Term of Contract**

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## EXHIBIT A

### CITY OF SEATAC

#### GATEWAY TREATMENTS & SIGNAGE PHASE 1: CONCEPTUAL DEVELOPMENT

#### SCOPE OF WORK

March 2022

##### A. PROJECT BACKGROUND / DESCRIPTION

The City of SeaTac (“City”) is looking to design and install ‘Welcome to SeaTac’ city entry gateway treatments and signage at key locations throughout the City and identification signage for internal ‘sub area/ district areas’, parks, city facilities, city building façades, and directional signs to City-owned facilities (Figure 1). The purpose of the gateway treatments, gateway signage and supporting family of city facility signage types is to enhance community identity, provide a consistent, highly recognizable design that will become synonymous with the City.

The design effort will be guided by a formal Stakeholder/Ad Hoc Committee review process, with the support of KPG Psomas (“Consultant”) and vetted by City staff. The Ad Hoc Committee will review and provide feedback on the general aesthetics of the signage and gateway treatments, ensuring that the proposed signage design(s) reflect the City’s desire to provide a clear and consistent community identity. Feedback gathered from the Ad Hoc Committee and City staff will be used to further the design concepts for the signage (reflecting the proposed scale, shape, colors, materials, etc.) to be presented to City Council for approval to continue to final Plans, Specifications and Estimate (PS&E)-design and implementation. The final deliverable developed under this scope, the Conceptual Signage System, will be used by the City for Council presentations, public and stakeholder presentations, and potential funding opportunities.

##### B. PROJECT ASSUMPTIONS

- The City’s current logo, tagline and color palette will remain as is through the duration of this scope. This project is not a rebrand of these items.
- The City will provide the specific locations for each of the monument signs. It is anticipated these signs will be generally located within the areas shown in Figure 1. The City may consider alternative locations as the project unfolds and different considerations emerge.

- ❑ The City will provide the following policy documents for guidance: The ‘logo document’, ‘City of SeaTac Everywhere’s Possible’ guidelines and the Comprehensive Plan.
- ❑ The City will designate a project manager who the Consultant will coordinate with for guidance throughout the design and AHC engagement process.
- ❑ The City will establish the AHC and coordinate the meeting dates, as well as the meeting format (meetings will be held virtually).

**C. SCOPE OF WORK**

**WORK ELEMENT 1 – PROJECT COORDINATION, MANAGEMENT, ADMINISTRATION**

The Consultant will provide the following services:

- 1.1 Project management for the duration of the project (estimate 8 months). The Consultant will prepare monthly progress reports identifying work completed in the previous month, work in progress, upcoming work elements, and reporting of any delays, problems, or additional information needs. These reports shall be submitted with the Consultant’s monthly invoice.
- 1.2 The Consultant will prepare and update a project schedule.
- 1.3 The Consultant will conduct regular project team meetings (estimate 12 meetings total) with internal KPG Psomas staff. Designated City project manager will be in attendance as needed.
- 1.4 The Consultant will provide internal quality assurance/quality control (QA/QC) reviews of all major deliverables prior to submittal to the City.
- 1.5 The Consultant shall prepare and lead one (1) project kick-off meeting with City staff.

*Work Element 1 Deliverables:*

- *Monthly progress reports (8)*
- *Project Schedule and Updates (Bi-weekly ,pdf file format)*
- *Meeting Notes (As needed, pdf file format)*

**WORK ELEMENT 2 – RESEARCH**

2.1 **Background Document Review.** The Consultant will review the following documents for information that is germane to the subject work. Documents shall include::

- Current City sign code and policy guidance

- City logo document
- City of SeaTac Everywhere’s Possible guideline document
- Comprehensive Plan
- Arts and Culture Plan

**2.2 Project team sign location site tour.** The Consultant team and City staff shall visit the proposed locations (see Figure 1) together as a group to assess and discuss existing conditions, site opportunities and constraints for the monument gateway signs. The site visit schedule, agenda and transportation logistics will be organized by the City. This task assumes a full day site visit (8 hours).

**2.3 Sign location analysis.** The Consultant will prepare a summary memo capturing key take aways from the Project Team site visit, identifying sign location opportunities, constraints and considerations, establish criteria for determining potential sign locations, identify phasing opportunities, and provide recommendation for determining priorities for implementation. The memo will make recommendations regarding the sign type selected for the location and guidance on sign scale, shape, landscaping, urban design treatments and/or additional sign types (banners, pavement treatments, wayfinding signs, etc.) at locations specifically identified on the site visit to have unique constraints or opportunities. The memo may also make note of other site elements to be considered to implement the gateway signs such as vegetation management, retaining walls, sidewalk upgrades, ADA requirements, etc. Not all site-specific needs will be identified or addressed in this phase of work. The memo will make note of general site considerations to help guide sign design and sign location prioritization only. Future site inventory (site survey, utility locates, ROW take needs, etc.) will need to be conducted in the next project phase prior to final design and installation.

The City will update the sign location map incorporating guidance provided in this memo.

*Work Element 2 Deliverables:*

- *Project Team site visit*
- *Sign location analysis memo (pdf file format)*

**WORK ELEMENT 3 – COORDINATION AND AHC ENGAGEMENT**

**3.1 Stakeholder Engagement materials and meetings.** The Consultant will lead the AHC process with the support of City staff. The Consultant will work with the City to prepare the meeting agendas and will prepare the presentation materials for the AHC meetings. The Consultant will meet with City staff (Staff Guidance meetings) prior to the AHC meetings to review the presentation message and materials. See Figure 2 for Stakeholder Engagement process outline.

This Work Element will consist of the following tasks (virtual):

:

- The Consultant will prepare the materials for and attend five (5) Staff Guidance meetings with City staff to solicit feedback on the agenda, goals, conceptual narrative, and design elements to be presented to the AHC.
- The Consultant will prepare the materials for and attend four (4) AHC meetings with City staff.
- The Consultant will prepare the materials for and attend one (1) Council meeting.

**3.2 Public Engagement materials and meetings.** The Consultant will provide the City with graphics and develop survey questions for the City to post on the City’s website/s and social media specific to the project, to solicit feedback from the public. The City will provide notice of the survey to the public and will manage and update the project website and online survey.

*Work Element 3 Deliverables:*

- *Meeting presentation materials (pdf file format)*
- *Meeting notes (pdf file format)*
- *Website graphics and survey questions (electronic file format)*

#### **WORK ELEMENT 4 – CONCEPTUAL DESIGN DEVELOPMENT**

4.1 The Consultant will develop conceptual design alternatives for standard citywide gateway and facility signage system/family including:

- Gateway Signs:
  - Large ‘Welcome to SeaTac’ city entry gateway treatment/signage(s)
    - Monument and vertical signage style to accommodate for site opportunities/constraints
  - Midsize gateway treatment/signage – more suited to internal ‘sub area/ district areas’
    - Monument and banner style to accommodate for site opportunities/constraints
  - Unique “signature grand monument” sign at one or two designated locations
- Facility Design Treatment options for City facilities:
  - Parks – monument signage, building façade, directional signage, trailhead signage
  - Civic buildings – monument signage, building façade, directional signage
- Wayfinding directional signage
  - Vehicular scale
  - Pedestrian/bicycle scale



- Informational Kiosk

See Figure 3 for an example of a City gateway and facility sign system. The conceptual design alternatives will establish the gateway treatment and signage thematic aesthetic, color, materials, font type, size and scale. Up to three (3) conceptual design alternatives (i.e. 3 different aesthetic themes) will be developed for review and feedback by the City and the AHC. Once 2 preferred design alternatives are chosen, up to three (3) rounds of refinements to the (2) preferred concepts are included in this Work Element to incorporate any additional feedback from the City and AHC. A photo-simulation or illustrative perspective graphic will be developed to show the “signature grand monument” concept to show an example of opportunity to share with the public and City Council.

*Work Element 4 Deliverables:*

- *Conceptual Signage System Alternatives (up to 3) Illustrative graphics, pdf format*
- *Photo-simulation of the Signature Grand Monument*

#### **WORK ELEMENT 5 – PLANNING LEVEL COST ESTIMATE**

The Consultant will prepare a cost estimate for the purposes of future phasing and implementation planning. The estimate will be itemized per each general sign type (Large ‘Welcome To’ sign, Midsize gateway sign, etc.). This estimate will include the costs for the fabrication of the signs, concrete foundation, and general installation costs (assumptions shall be noted/documentated). The cost estimate for this phase will not include site specific costs such as area lighting, landscaping, site grading, relocation of existing features, electrical connections, or ROW acquisition.

*Work Element 5 Deliverables:*

- *Planning Level Cost estimate, Excel Spreadsheet File (pdf file format)*

#### **ADDITIONAL SERVICES**

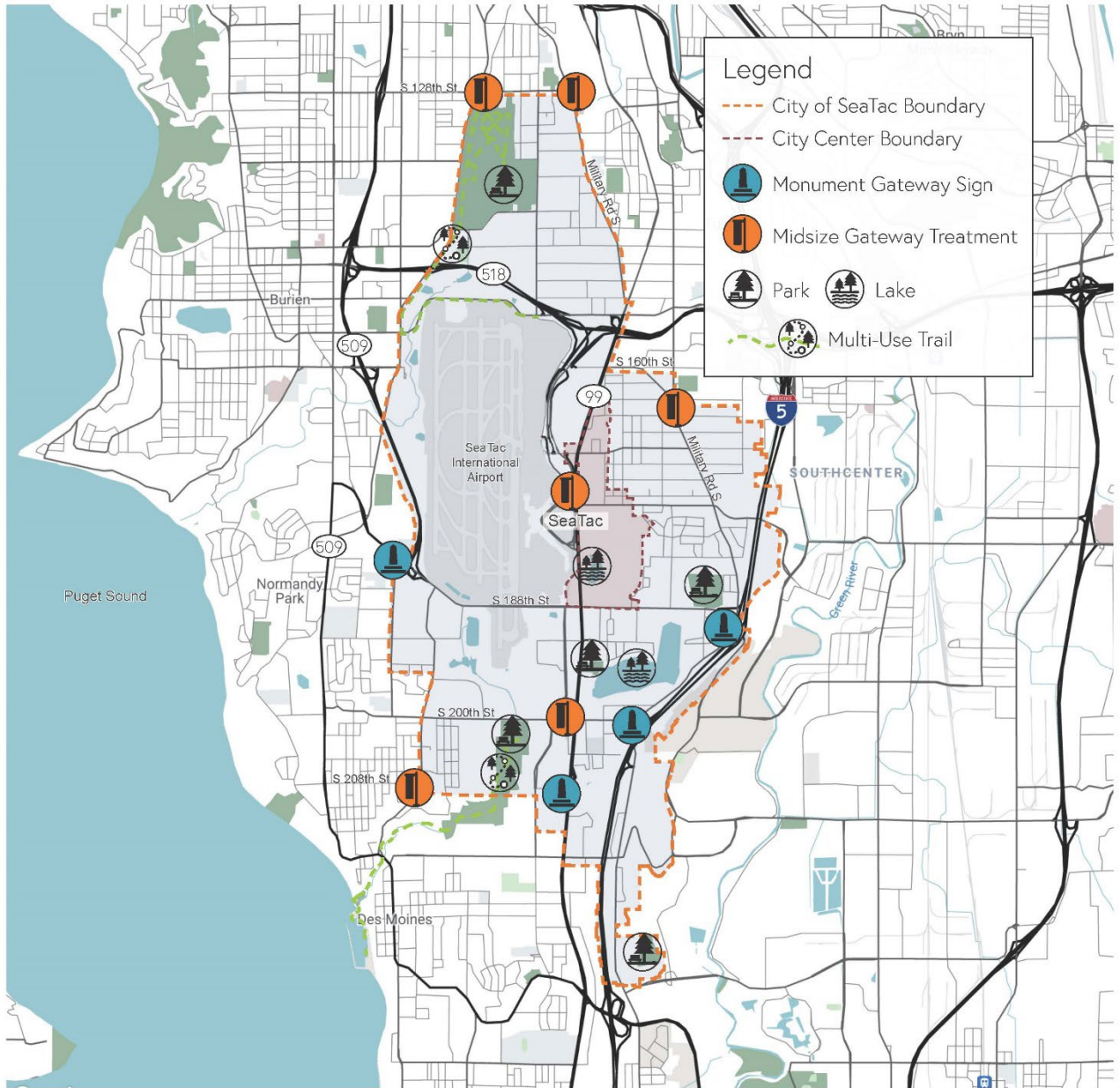
The City may require additional services of the Consultant. The scope of these services will be determined based on the unanticipated project needs or other considerations at the sole discretion of the City. This work may include items identified in the current WE authorizations as well other items, which may include, but are not necessarily limited to the following:

- Additional City and/or AHC meetings
- Additional Conceptual Signage System Alternatives or additional edits to the alternatives
- Additional analysis and recommendation on proposed sign locations

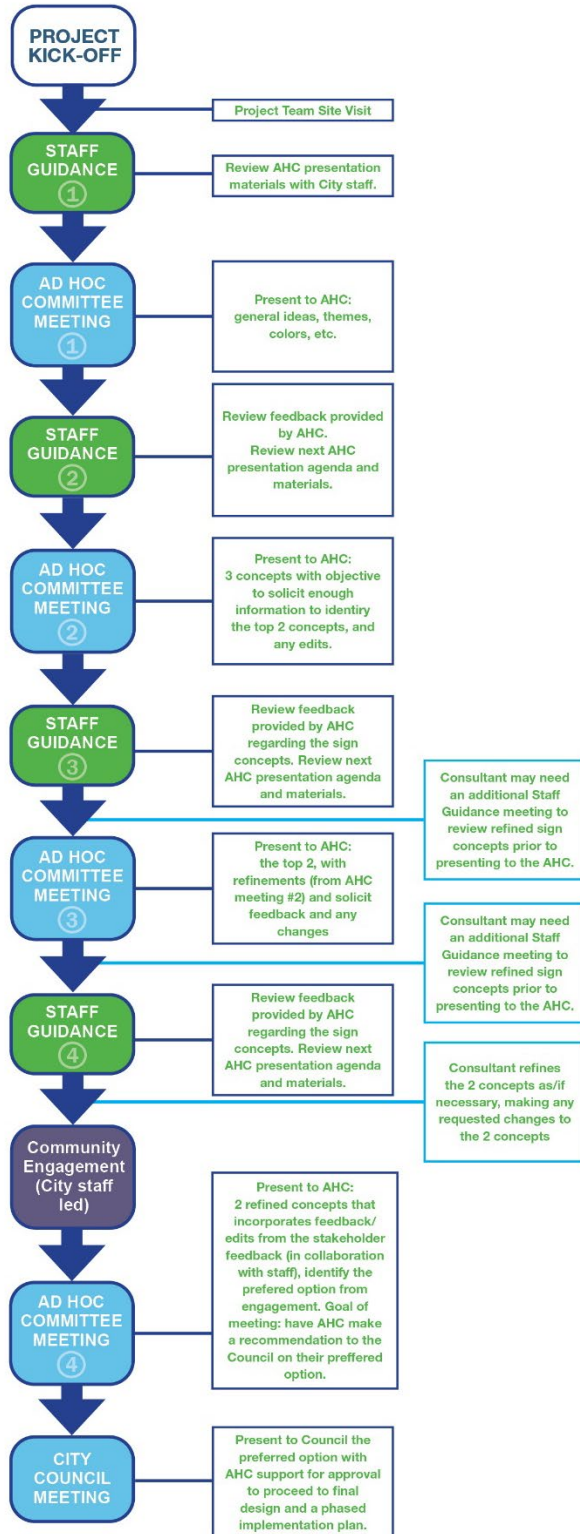
- City Council and other Stakeholder or Public presentation attendance and/or material preparation
- Survey and Base-mapping
- Construction documents (PS&E) for final design and installation
- Construction support
- Art integration and coordination

These services will be authorized under a future contract supplement if necessary. At the time these services are required, the Consultant shall provide a detailed scope of work and an estimate of costs. The Consultant shall not proceed with the work until the City has authorized the work and issued a notice to proceed.

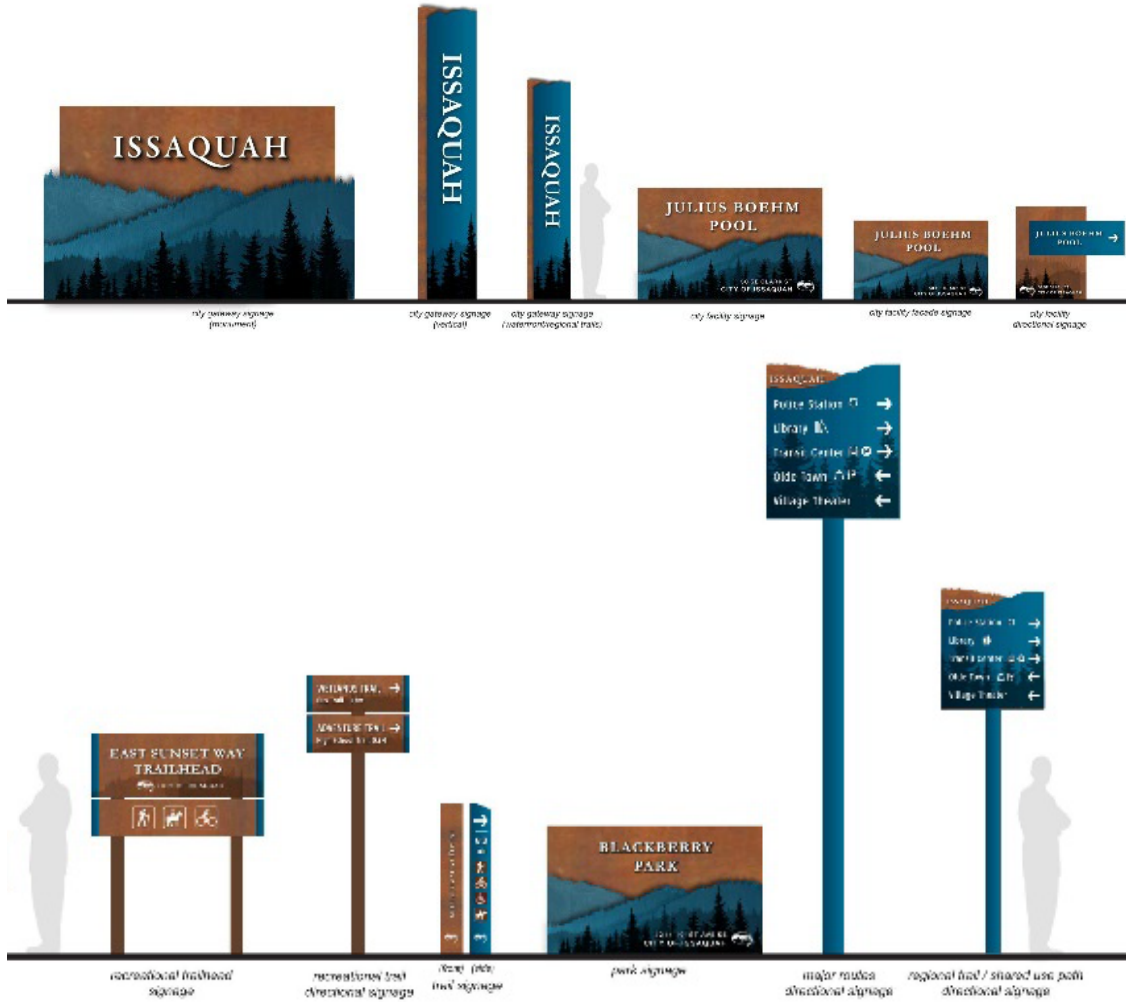
**FIGURE 1**



**FIGURE 2**



**FIGURE 3**



*City of Issaquah's Sign System "family" example*



**CURRENTLY UNDERTAKING LEGAL REVIEW**



**CONSULTANT CONTRACT  
BETWEEN THE CITY OF SEATAC AND KPG**

THIS AGREEMENT is made and entered into on this [REDACTED] day of April, 2022, by and between the CITY OF SEATAC, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and KPG Psomas Inc., hereinafter referred to as the “Consultant,” and hereinafter referred to collectively as the “Parties.” The City hereby agrees to retain the Consultant, as an independent contractor, and the Consultant hereby agrees to serve the City pursuant to this Agreement.

1. Scope of Services.

The Consultant agrees to perform in a good and professional manner the tasks described on Exhibit “A” attached hereto and incorporated herein by this reference. (The tasks described on Exhibit “A” shall be individually referred to as a “task,” and collectively referred to as the “services.”) The Consultant shall perform the services as an independent contractor and shall not be deemed, by virtue of this Agreement and the performance thereof, to have entered into any partnership, joint venture, employment or other relationship with the City.

2. Additional Services.

From time-to-time hereafter, the Parties hereto may agree to the performance (by the Consultant) of additional services with respect to related work or projects. Any such agreements shall be set forth in writing and shall be executed by the Parties prior to the Consultant’s performance of the services, except as may be provided to the contrary in Section 3 of this Agreement. Upon proper completion and execution of an amendment (Consultant Contract Amendment), such amendment shall be incorporated into this Contract and shall have the same force and effect as if the terms of such amendment were a part of this Contract as originally executed. The performance of services pursuant to an amendment shall be subject to the terms and conditions of this Contract except where the amendment provides to the contrary, in which case the terms and conditions of any such amendment shall control. In all other respects, any amendment shall supplement and be construed in accordance with the terms and conditions of this Agreement.

3. Performance of Additional Services Prior to Execution of an Amendment.

The Parties hereby agree that situations may arise in which services other than those described on Exhibit “A” are desired by the City and the time period for the completion of such services makes the execution of amendment impractical prior to the commencement of the Consultant’s performance of the requested services. The Consultant hereby agrees

that it shall perform such services upon the oral request of an authorized representative of the City pending execution of an amendment, at a rate of compensation to be agreed upon by the Parties. The invoice procedure for any such additional services shall be described in Section 7 of this Agreement.

4. Consultant's Representations.

The Consultant hereby represents and warrants that it has all necessary licenses and certifications to perform the services provided for herein and is qualified to perform such services.

5. City's Responsibilities.

The City shall do the following in a timely manner so as not to delay the services of the Consultant:

- A. Designate in writing a person to act as the City's representative with respect to the services. The City's designee shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to the services.
- B. Furnish the Consultant with all information, criteria, objectives, schedules and standards for the project and the services provided for herein.
- C. Arrange for access to the property or facilities as required for the Consultant to perform the services provided for herein.
- D. Examine and evaluate all studies, reports, memoranda, plans, sketches, and other documents prepared by the Consultant and render decisions regarding such documents in a timely manner to prevent delay of performance of the services.

6. Acceptable Standards.

The Consultant shall be responsible to provide, in connection with the services contemplated in this Agreement, work product and services of a quality and professional standard acceptable to the City.

7. Compensation.

As compensation for the Consultant's performance of the services provided for herein, the City shall pay the Consultant the fees and costs specified on Exhibit "B" attached hereto and incorporated herein by this reference, or as specified in an addendum. The Consultant shall submit to the City an invoice or statement of time spent on tasks included in the scope of work provided herein, and the City shall process the invoice or statement in the next billing/claim cycle following receipt of the invoice or statement and shall remit payment to the Consultant thereafter in the normal course, subject to any conditions or provisions in this Agreement or addendum.

8. Time for Performance and Term of Contract.

The Consultant shall perform the services provided for herein in accordance with the direction and schedule provided on Exhibit "C" attached hereto and incorporated herein by this reference, unless otherwise agreed to in writing by the Parties. The Term of this Agreement shall commence on the date hereof, or, on the [redacted] day of April, 2022, and

shall terminate upon completion of the performance of the scope of work provided herein, according to the schedule provided on Exhibit "C", unless otherwise agreed to in writing by the Parties.

9. Ownership and Use of Documents.

All documents, reports, memoranda, diagrams, sketches, plans, surveys, design calculations, working drawings and any other materials created or otherwise prepared by the Consultant as part of its performance of this Agreement ("Work Product") shall be owned by and become the property of the City, and may be used by the City for any purpose beneficial to the City.

10. Records Inspection and Audit.

All compensation payments shall be subject to the adjustments for any amounts found upon audit or otherwise to have been improperly invoiced, and all records and books of accounts pertaining to any work performed under this Agreement shall be subject to inspection and audit by the City for a period of up to three (3) years from the final payment for work performed under this Agreement.

11. Public Records.

The Consultant acknowledges that the City is a public agency subject to the Public Records Act codified in Chapter 42.56 of the Revised Code of Washington and documents, notes, emails, and other records prepared or gathered by the Consultant in its performance of this Agreement may be subject to public review and disclosure, even if those records are not produced to or possessed by the City of SeaTac. Consultant agrees to cooperate fully in satisfying the City's duties and obligations under the Public Records Act.

12. Continuation of Performance.

In the event that any dispute or conflict arises between the Parties while this Agreement is in effect, the Consultant agrees that, notwithstanding such dispute or conflict, the Consultant shall continue to make a good faith effort to cooperate and continue work toward successful completion of assigned duties and responsibilities.

13. Administration of Contract.

This Agreement shall be administered by \_\_\_\_\_, on behalf of the Consultant, and by the Mayor of the City, or designee, on behalf of the City. Any written notices required by the terms of this Agreement shall be served on or mailed to the following addresses:

CITY OF SEATAC:

City of SeaTac  
Attn.: \_\_\_\_\_  
4800 S. 188th Street  
SeaTac, WA 98198  
Telephone: (206) 973-4800  
Email: \_\_\_\_\_

CONSULTANT:

Consultant  
Attn.: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

14. Notices.

All notices or communications permitted or required to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered in person or deposited in the United States mail, postage prepaid, for mailing by certified mail, return receipt requested, and addressed, if to a party of this Agreement, to the address for the party set forth above, or if to a person not a party to this Agreement, to the address designated by a party to this Agreement in the foregoing manner.

Any party may change its address by giving notice in writing, stating its new address, to any other party, all pursuant to the procedure set forth in this Section of the Agreement.

15. Indemnification.

The Consultant shall indemnify and hold harmless the City and its elected and appointed officers, officials, employees, volunteers and agents, or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by any reason of, or arising out of the negligent acts or omissions of the Consultant, its officers, employees, agents, or any of them relating to or arising out of the performance of this Agreement. If a final judgment is rendered against the City, its elected and appointed officers, officials, employees, volunteers, agents and/or any of them, or jointly against the City and the Consultant and their respective officers, employees, agents, or any of them, the Consultant shall satisfy the same to the extent that such judgment was due to the Consultant's negligent acts or omissions.

16. Insurance.

The Consultant shall be responsible for maintaining, during the term of this Agreement, and, at its sole cost and expense, the types of insurance coverages and in the amounts described below. The Consultant shall furnish evidence, satisfactory to the City, of all such policies. During the term hereof, the Contractor shall take out and maintain in full force and effect the following insurance policies:

The minimum insurance types and limits are as follows:

COMMERCIAL GENERAL LIABILITY-Comprehensive Form

\$1,000,000 per occurrence liability/\$2,000,000 annual aggregate, coverage to include Premise and Operations Liability  
Blanket Contractual  
OCP for Subcontractors Liability  
Product and Completed Operations Liability  
Stop Gap Liability - \$1,000,000/\$1,000,000/\$1,000,000

AUTOMOBILE LIABILITY

\$1,000,000 per accident bodily injury and property damage liability, including any owned, hired or non-owned automobile

ERRORS AND OMISSIONS

\$1,000,000 per occurrence liability

PROFESSIONAL LIABILITY, ERRORS & OMISSIONS

\$1,000,000 per occurrence, and in the aggregate

WORKER'S COMPENSATION

Employees of Consultant and subcontractors are to be insured under Washington State Industrial Insurance.

The above policy limits may be obtained through the use of excess liability (umbrella) insurance. Consultant must obtain a Certificate of Insurance that complies with the requirements above, which must be approved by the City's Risk Management division.

Failure of the Contractor to fully comply with the requirements regarding insurance will be considered a material breach of contract and shall be cause for immediate termination of this Agreement.

17. Assignment.

Neither party to this Agreement shall assign any right or obligation hereunder, in whole, or, in part, without the prior written consent of the other party hereto. No assignment or transfer of any interest under this Agreement shall be deemed to release the assignor from any liability or obligation under this Agreement, or to cause any such liability or obligation to be reduced to a secondary liability or obligation.

18. Amendment, Modification or Waiver.

No amendment, modification or waiver of any condition, provision or term of this Agreement shall be valid, or, of any effect, unless made in writing, signed by the party or Parties to be bound, or such party's or Parties' duly authorized representative(s) and specifying with particularity the nature and extent of such amendment, modification or waiver. Any waiver by any party of any default of the other party shall not affect or impair any right arising from any subsequent default.

Nothing herein shall limit the remedies or rights of the Parties hereto under and pursuant to this Agreement.

19. Termination and Suspension.

Either party may terminate this Agreement upon written notice to the other party if the other party fails substantially to perform in accordance with the terms of this Agreement through no fault of the party terminating the Agreement.

The City may terminate this Agreement not less than seven (7) days written notice to the Consultant, if the services provided for herein are no longer needed from the Consultant, and/or if the legislative body of the City does not appropriate funds in the City budget to pay for such services.



If this Agreement is terminated through no fault of the Consultant, the Consultant shall be compensated for services performed prior to termination in accordance with the rate of compensation provided in Exhibit "B" hereof.

20. Parties in Interest.

This Agreement shall be binding upon, and the benefits and obligations provided for herein shall inure to and bind, the Parties hereto and their respective successors and assigns, provided that this Section shall not be deemed to permit any transfer or assignment otherwise prohibited by this Agreement. This Agreement is for the exclusive benefit of the Parties hereto and it does not create a contractual relationship with or exist for the benefit of any third-party, including contractors, subcontractors and their sureties.

21. Costs to Prevailing Party.

In the event of such litigation or other legal action, to enforce any rights, responsibilities or obligations under this Agreement, the prevailing Parties shall be entitled to receive its reasonable attorneys' fees and costs.

22. Applicable Law.

This Agreement and the rights of the Parties hereunder shall be governed by the interpreted in accordance with the laws of the State of Washington and venue for any action hereunder shall be in the county in Washington State in which the property or project is located, and, if not site specific, then in King County, Washington; provided, however, that it is agreed and understood that any applicable statute of limitation shall commence no later than the substantial completion of the services by the Consultant.

23. Captions, Headings and Titles.

All captions, headings or titles in the paragraphs or sections of this Agreement are inserted for convenience of reference only and shall not constitute a part of this Agreement or act as a limitation of the scope of the particular paragraphs or sections to which they apply. As used herein, where appropriate, the singular shall include the plural and vice versa and masculine, feminine and neutral expressions shall be interchangeable. Interpretation or construction of this Agreement shall not be affected by any determination as to who is the drafter of this Agreement, this Agreement having been drafted by mutual agreement of the Parties.

24. Severable Provisions.

Each provision of this Agreement is intended to be severable. If any provision hereof is deemed illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Agreement.

25. Entire Contract.

This Agreement contains the entire understanding of the Parties hereto with respect to the transactions contemplated hereby and supersedes all prior agreements and understandings between the Parties with respect to such subject matter.

26. Counterparts.

This Contract may be executed in multiple counterparts, each of which shall be one and the same Contract and shall become effective when one or more counterparts have been signed by each of the Parties and delivered to the other party.

DRAFT

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be executed effective the day and year first set forth above.

CITY OF SEATAC:

CONTRACTOR:

By: \_\_\_\_\_  
Printed Name: Carl C. Cole  
Its: City Manager  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

APPROVED AS TO FORM:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Printed Name: Cindy Corsilles  
Its: Senior Assistant City Attorney

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

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**Exhibit A**  
**Scope of Services**

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**Exhibit B**  
**Compensation: Consultant's Fees and Costs**

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**Exhibit C**  
**Schedule: Time for Performance and Term of Contract**

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# Gateway Treatments & Signage

TPW Committee, April 7, 2022



# PRESENTATION OVERVIEW

## PURPOSE OF PRESENTATION

Provide Committee with an overview of the Project.

Request Recommendation to Council.

## WHY IS THIS ISSUE IMPORTANT?

- SeaTac is a City!
- Cohesive and unique entrances into and throughout the City.
- Existing 'signage' not in key locations and of age.
- City facilities signage differs.
- Community identity, provide a consistent & highly recognizable design that will become synonymous with the City.
- Collaborative design process proposed.
- Conceptual Signage System can be used by the City for Council presentations, public and stakeholder presentations, and potential funding opportunities.
- Implementing a Decision Card carried forward from the 2017-2018 Budget, into the 2021-2022 Budget.



# POTENTIAL COMMITTEE ACTION

## COMMITTEE ACTION REQUESTED

- Forward this item (*Agenda Bill 5931*) to Council with a recommendation and for Action (presentation/consent) on April 26, 2022.
  - Note: the documents can be amended by Committee through a motion before action
- Do not move this item to Council for action.

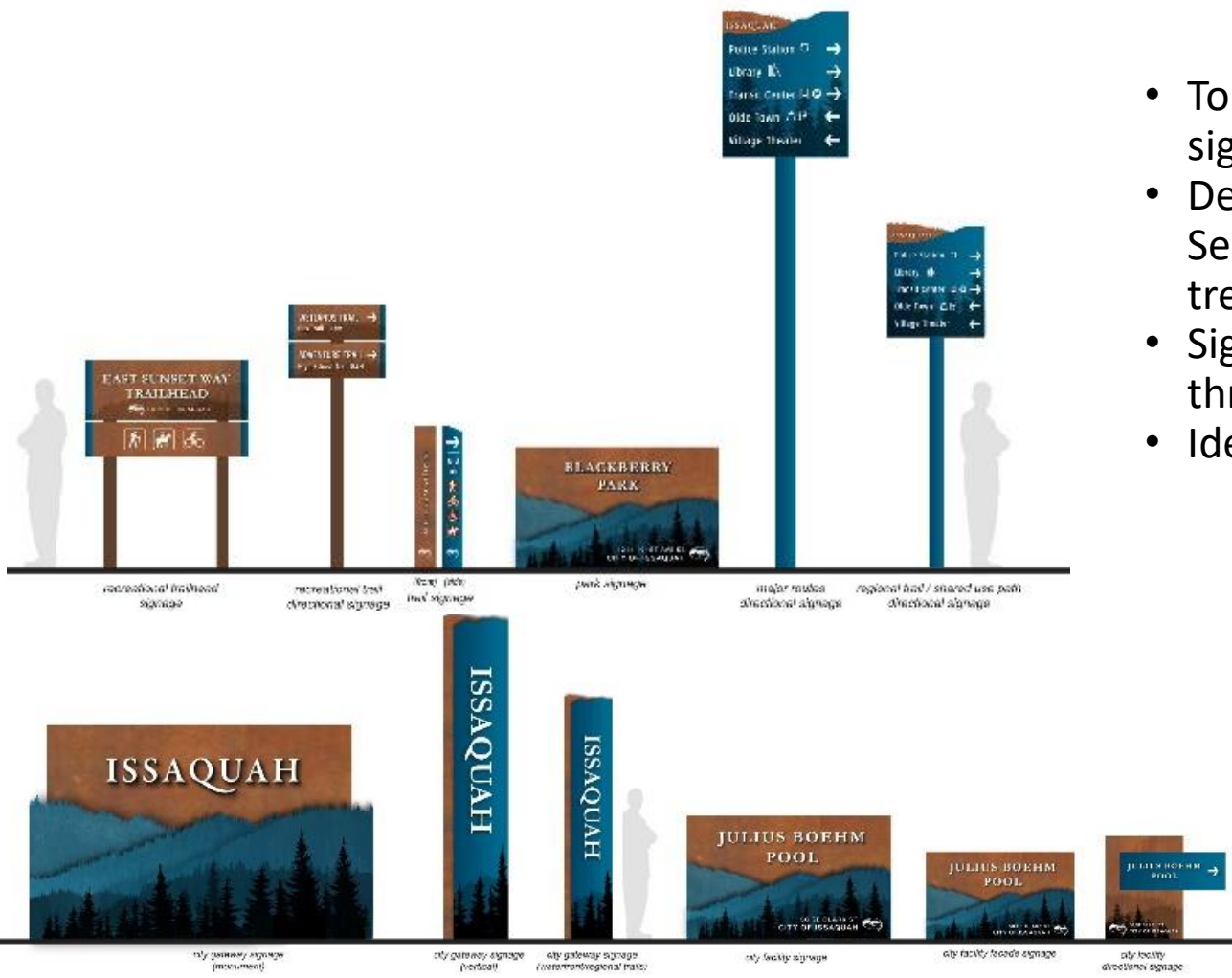
**STAFF RECOMMENDATION** Forward this item with a recommendation to approve to Council for Action (consent).

## REVIEWS TO DATE

T&PW: 4/7/2022



# FAMILY OF SIGNAGE EXAMPLE



- To create a family of city facility signage types.
- Design and install 'Welcome to SeaTac' city entry gateway treatments.
- Signage at key locations throughout the City.
- Identification signage for:
  - Internal 'sub area/ district areas';
  - Parks;
  - City facilities;
  - City building façades; and
  - Directional signs to City-owned facilities





# PROJECT SCOPE

## Things to Note...

- ❑ This project is not a rebrand. City's current logo, tagline and color palette will remain as is through the duration of this scope.
- ❑ The City will provide the specific locations for each of the monument signs. Generally located per Figure 1. Existing conditions, site opportunities, constraints, sign scale, shape, landscaping, urban design treatments and/or additional sign types.
- ❑ The Streetscape and Gateway Ad Hoc Committee will be involved extensively in the design.
- ❑ Stakeholder engagement will solicit a preferred design (vote for #1 or #2)
- ❑ Ad Hoc Committee representation will be expanded to include additional members.
- ❑ **This Project is for the design, location and prioritization.**
- ❑ **Later/next stages will include construction and implementation.**



# PROJECT SCOPE



- **Gateway Signs:**

- Large 'Welcome to SeaTac' city entry gateway treatment/signage(s)
  - Monument and vertical signage style to accommodate for site opportunities/constraints
- Midsize gateway treatment/signage – more suited to internal 'sub area/ district areas'
  - Monument and banner style to accommodate for site opportunities/constraints
- Unique "signature grand monument" sign at one or two designated locations

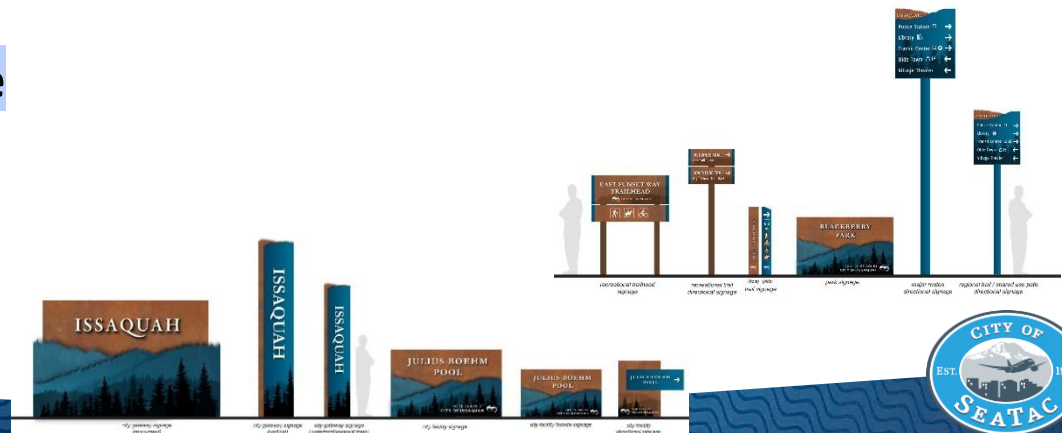
- **Facility Design Treatment options for City facilities:**

- Parks – monument signage, building façade, directional signage, trailhead signage
- Civic buildings – monument signage, building façade, directional signage

- **Wayfinding directional signage**

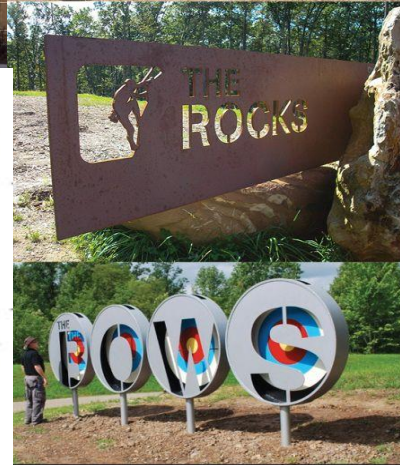
- Vehicular scale
- Pedestrian/bicycle scale

- **Informational Kiosk**



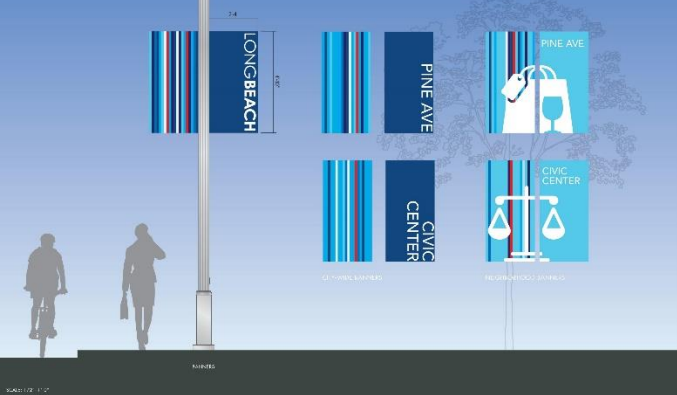


# GATEWAY SIGNAGE EXAMPLES





# GATEWAY SIGNAGE EXAMPLES



# THE DESIGN PROCESS





# COLLABORATIVE PROCESS

Building on the success of the Airport Ped Project approach...

A thoughtful process for this creative undertaking is proposed:

**8 month effort (anticipated)**

**4 Ad Hoc Meetings**

Ideas/examples/colors/themes > 3 designs > 2 designs > preferred design

**City wide stakeholder engagement effort (TBD), 'Vote For Your Favorite'**

**CSS > RCM**

**Staff guidance throughout**



# POTENTIAL COMMITTEE ACTION

## COMMITTEE ACTION REQUESTED

- Forward this item (*Agenda Bill 5931*) to Council with a recommendation and for Action (presentation/consent) on April 26, 2022.
  - Note: the documents can be amended by Committee through a motion before action
- Do not move this item to Council for action.

**STAFF RECOMMENDATION** Forward this item with a recommendation to approve to Council for Action (consent).

## REVIEWS TO DATE

T&PW: 4/7/2022

