



# Parks & Recreation Committee Agenda

September 1, 2022, 4:00 PM  
SeaTac City Hall – City Council Chambers  
\*Hybrid Meeting\*

Councilmembers:  
Iris Guzmán, Chair  
Mohamed Egal  
Senayet Negusse

A quorum of the Council may be present.

Staff Coordinator: Lawrence Ellis, Parks, Community Programs and Services Director

*This meeting will be conducted in a hybrid format with in-person and remote options for public participation. The meeting will be broadcast on SeaTV Government Access Comcast Channel 21 and live-streamed on the City's website <https://seatacwa.gov/seatvlive> and click the "live" channel 1 grey box.*

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order		Chair	4:00
2	Minutes of July 7, 2022	Approval of minutes.	Committee	5 min. 4:00-4:05
3	<b>PUBLIC COMMENTS:</b> The committee will hear in-person public comments and is also providing remote oral and written public comment opportunities. All comments shall be respectful in tone and content. Providing written comments and registering for oral comments must be done by 2:00 PM the day of the meeting. Registration is required for remote comments and encouraged for in-person comments. 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.  <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><li>• Submit email/text public comments to <a href="mailto:PRpubliccomment@seatacwa.gov">PRpubliccomment@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>		Chair	10 min. 4:05-4:15
4	Riverton Heights Park Land Swap Proposal	Requesting a Recommendation to move forward to City Council	Lawrence Ellis	20 min. 4:15-4:35
5	Riverton Spray Park Update/Design	Information Only	Mike Fitzpatrick	15 min. 4:35-4:50
6	Arts, Culture & Library Advisory Committee (ACLAC) Action Plan	Information Only	Brian Tomisser	20 min 4:50-5:10

7	Final Acceptance of the Soccer Fields at North SeaTac Park	Requesting a Recommendation to move forward to Consent Agenda	Lawrence Ellis	10 min 5:10-5:20
8	Directors Update	Information Only	Lawrence Ellis	5 min 5:20-5:25
9	Adjourn			5:25



# Parks and Recreation Committee Minutes

Thursday, July 7, 2022

4:00 PM

\*Hybrid Meeting\*  
City Council Chambers

Members: Present: Absent: Commence: 4:00 PM  
Adjourn: 4:58 PM

Iris Guzmán, Chair x  
Mohamed Egal x  
Senayet Negusse x

Other City Council Members Present: Peter Kwon

Staff Present: Lawrence Ellis, Parks, Community Programs & Services Director; Gwen Rathe, Administrative Assistant III; Brian Tomisser, Recreation & Cultural Services Manager; Marlon Olson, Recreation Supervisor; Ha Dao, Assistant City Attorney

1. Call to Order	Meeting was called to order at 4:00 PM by Councilmember Mohamed Egal.
2. Approval of Minutes	Minutes from the June 2, 2022 meeting were approved as written.
3. Public Comment	No public comment.
4. Renewal of ILA with Highline School District on sharing facilities at Tyee Complex and Valley Ridge Park	Lawrence Ellis explained the original agreement between the City and Highline School District expired in 2020 and the shared use is only for the Tyee Educational Complex parking lot and Valley Ridge Park.  No significant changes were made and there is no cost associated with the ILA. The duration of this ILA will be ten years. CM Kwon inquired about section 3, article 3.1 regarding students able to play at the future indoor tennis center. Lawrence mentioned that will be retracted from the agreement. In addition, the futsal court will be added in the same section.

	<p>The Committee unanimously recommend this item move forward to Consent Agenda.</p>
<p>5. Update on Recreation Sports and Classes</p>	<p>Brian Tomisser, Recreation &amp; Cultural Services Manager, provided a presentation to share the status of proposed new sports and recreation class offerings. New sports programs include the following:</p> <ul style="list-style-type: none"> <li>• Relaunch SeaTac United Soccer Club</li> <li>• Rave Soccer Camp</li> <li>• Add SeaTac team(s) to City of Des Moines and Tukwila youth basketball</li> <li>• Skyhawks camps for youth</li> <li>• Youth cross country program</li> </ul> <p>New classes at SeaTac Community Center include:</p> <ul style="list-style-type: none"> <li>• New karate program</li> <li>• Photography</li> <li>• Self defense</li> <li>• Homeschool classes</li> <li>• Classes for preschool kids</li> <li>• Big Time Hoops (3-6 years old)</li> <li>• Basketball clinics with East African Community Services</li> <li>• SeaTac United Math Academy</li> <li>• Tennis lessons</li> </ul>
<p>6. Discussion on developing an Adopt-A-Trail Program within the Parks system</p>	<p>Lawrence Ellis is bringing forward the idea of an Adopt-A-Trail program for discussion. He feels it will be a good stewardship opportunity for the community to participate. Having a program will help identify the park stewards and will assist the maintenance staff with keeping the parks and trails looking good.</p>
<p>7. Directors Update</p>	<p>Lawrence Ellis gave an informational update:</p> <ul style="list-style-type: none"> <li>• Human Services update – Contracts with agencies who were approved for off-cycle funds have been signed. Contracts with two agencies for HB1406 funds for rental assistance are also signed so services can commence. Joint Minor Home Repair Program contract is almost ready.</li> <li>• We had a very grand fireworks show on July 4<sup>th</sup> at Angle Lake Park. Park goers and people around the lake enjoyed the show.</li> <li>• At the next City Council meeting, three new Parks Operations employees will be introduced.</li> <li>• Lifejacket program is going well at Angle Lake Park. YMCA held two Water Watchers classes on June 18 and June 25 at the park. They gave out a total of 50 life jackets over the two days. We were unable to recruit lifeguards for Angle Lake Park for this summer.</li> <li>• The design of the Des Moines Creek Park and trailhead is on schedule and construction starting in early 2023. It will be a great addition to the sound end of the city.</li> </ul>
<p>8. Adjourn</p>	<p>The meeting was adjourned at 4:58 PM.</p>



# MEMORANDUM

To: Parks and Recreation Committee  
From: Lawrence Ellis, Parks, Community Programs and Services Director  
Date: September 1, 2022  
Re: Proposed land swap between City of SeaTac (Riverton Heights Neighborhood Park) and the Islamic Center of Seattle

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**Proposal:** Islamic Center of Seattle (ICS) plans to replace its current mosque and offices at 3040 S. 150<sup>th</sup> Street with a new mosque and community gathering spaces encompassing both 3040 S. 150<sup>th</sup> Street and 3050 South 150<sup>th</sup> Street. Right now, ICS's parcels are unconnected, making it difficult to program both venues safely and seamlessly. ICS is proposing to swap equal sized parcels of land with the City of SeaTac to link their two parcels.

**Purpose of Presentation:** Seeking a recommendation from the Parks and Recreation Committee to bring forward to the City Council a proposed boundary line adjustment and deed documents between the City of SeaTac (Riverton Heights Neighborhood Park) and the Islamic Center of Seattle to exchange parcels of equal value.

## Importance of this Topic:

- Allows ICS to redevelop their property and expand the mosque and its facilities.
- Does not impact future development to the Riverton Heights Neighborhood Park.
- Relieve motor vehicles parking on city streets/neighborhood during worship at ICS.
- Provide overflow parking for special events at Riverton Heights Neighborhood Park.
- Preserves existing trees in Riverton Heights Neighborhood Park.

## Timeline:

**November 2013** – Marty Keonigs of Martin Keonigs Architects, representing the Islamic Center of Seattle, contacted City staff. Mr. Koenigs outlined three concepts for how the mosque might rebuild/expand on the property recently purchased at 3050 S. 150<sup>th</sup> Street. City responded by considering the three options and indicated a willingness to continue discussions.

**April-August 2016** – ICS representatives and City staff met on three different occasions to discuss expansion of the existing mosque at 3040 S. 150<sup>th</sup> Street to incorporate property purchased in 2013 at 3050 S. 150<sup>th</sup> Street. ICS proposed acquisition of City land adjacent to the two parcels in the Riverton Heights neighborhood for development of a new community mosque. Their proposal was for the acquisition of 8,150 square feet of City-owned park property to create a continuous land condition necessary for improvement of the two ICS lots.

**December 2017-February 2018** – In December 2017, Marty Koenig contacted the City Manager inquiring about the process for purchasing a small parcel of City land within Riverton Heights Neighborhood Park. City Manager Joe Scorcio responded with a letter stating that the City would not be able to fulfill ICS’s request at that time due to adopted plan in 2013 for future development in Riverton Heights Neighborhood Park. Mr. Scorcio also indicated that the City did not anticipate surplussing any portion of the park property.

**June 2020** – The ICS representative sent Parks, Community Services and Program Director Lawrence Ellis a letter requesting to resume discussions. Their proposal of purchasing an approximately 50’ x 163’ strip of Riverton Heights Park through a paid easement was scheduled for presentation at an upcoming Parks and Recreation Committee meeting.

**September 2020** - The ICS representative made a presentation to the Parks and Recreation Committee requesting a recommendation to be granted an easement. The Committee expressed interest but requested additional information on the terms, including a way to not grant an easement in perpetuity should a future use be found for the park land. The Committee requested more information before reaching a decision on moving a recommendation forward City Council.

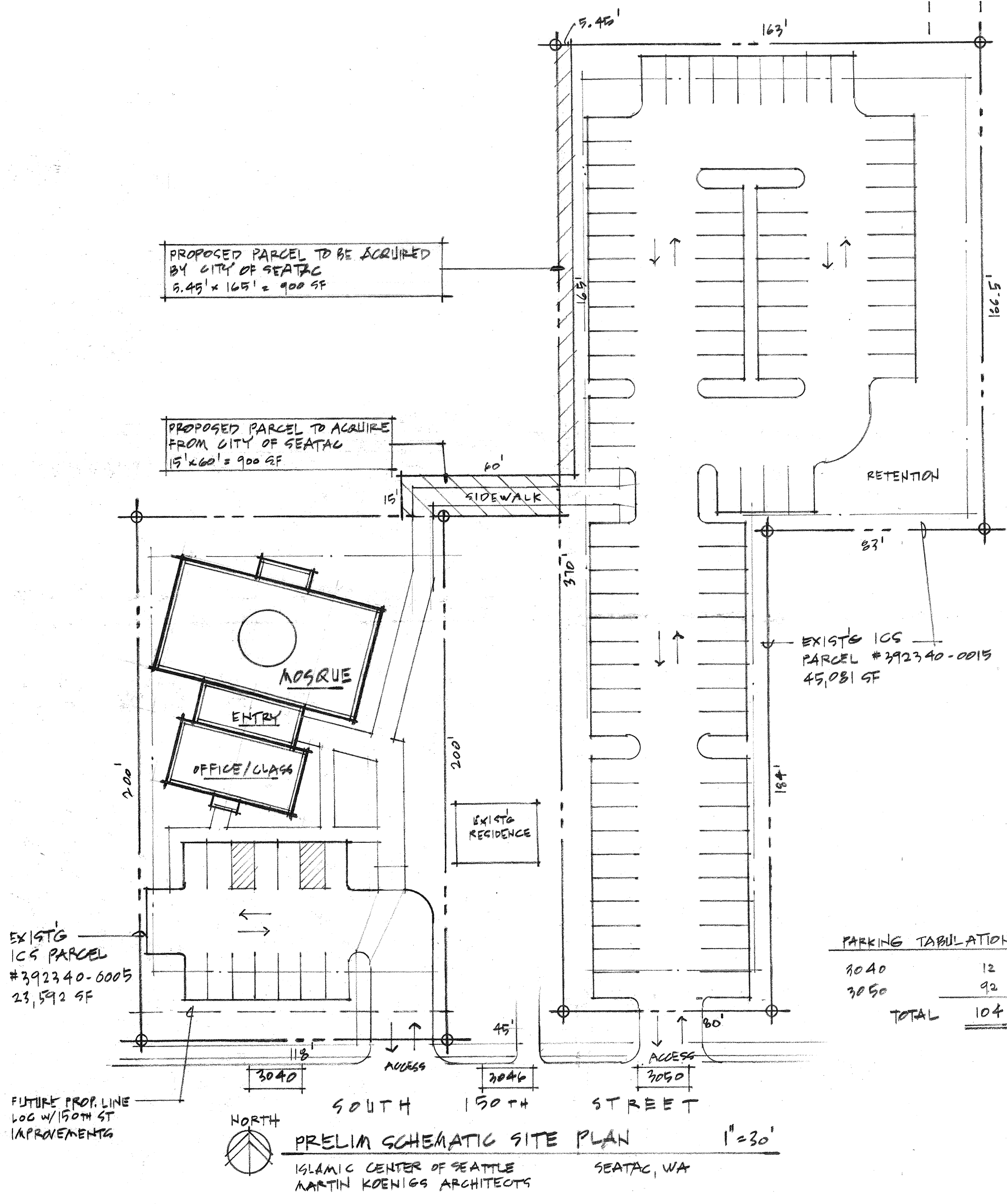
**August – December 2021** – Emails were exchanged within this timeframe between the ICS representative and the City pertaining to a proposed land swap. The following items were brought forward by ICS:

- ICS plans to redevelop and expand the mosque and its facilities.
- ICS plans to redevelop and use the 3050 S. 150 Street property as a parking lot.
- The attached schematic would be sufficient to meet City codes, including Fire Codes, for ICS redevelopment.
- Any plans for redevelopment would ensure that the identified trees will be protected.
- ICS will install a covered walkway over the path (after land swap).
- ICS agrees that the City can utilize the new parking lot for community events if available.

**April 2022** – ICS representatives met with the City of SeaTac in a voluntary pre-application meeting to present their proposal and address concerns regarding land use and zoning, site engineering, fire protection and building requirements. Feedback from the City allowed the architect to proceed with conceptual drawings. The City also confirmed that the value of the two properties are equal.

**September 2022** – ICS to present their land swap proposal to the Parks and Recreation Committee, seeking a recommendation to move forward with their proposal to the City Council. If approved by the City Council, ICS will be responsible for the boundary line adjustment and any subsequently required real estate actions.

**Staff Recommendation:** Proceed with a boundary adjustment, together with an accompanying deed, to adjust the boundary line between Riverton Heights Neighborhood Park and the Islamic Center of Seattle as depicted in the attachment.



RIVERTON HEIGHTS PROPERTY -  
 PRELIMINARY LAND EXCHANGE  
 PROPOSAL BY ISLAMIC CENTER  
 OF SEATTLE (ICS)

# RIVERTON HEIGHTS PARK SPRAY PARK & RESTROOM

September 1, 2022





# PRESENTATION OVERVIEW

## PURPOSE OF PRESENTATION

**Provide SeaTac Parks & Recreation Committee an update on consultant selection process and scope of services for design contract.**

## Review of:

1. Proposed project
2. Consultant Interview process
3. Next steps



# SPRAY PARK & RESTROOM AT RIVERTON HEIGHTS PARK



# CONSULTANT INTERVIEWS

- 3 firms submitted proposals
  - Innova Landscape Architects
  - MxM Landscape Architects
  - Land Expressions
- SeaTac Interview Panel
  - Brian Ruda- Facilities Manager
  - Aaron Wiseman- Parks Operations Supervisor
  - Michael Fitzpatrick- Parks Projects & Operations Manager
- Selection based on criteria set forth in RFQ and scored by:
  - Firms' history/experience
  - Samples of similar work
  - Creativity of design
  - Presentation
- Staff recommend MxM Landscape Architects



# Deliverables/ Scope of Services

- Design development- 30/60/90/bid set drawings and cost estimates
- Conduct community meeting for citizen input on design
- Prepare necessary permit applications including King County Dept. of Health (required for spray park)
- Construction contract administration- attend weekly construction meetings, site visits along with Parks staff to ensure project is built to specifications, monitor progress and ensure quality of finished work
- Design Fee \$227,625



# Timeline/Recommendation

- Under Contract 9/28/22
- Design complete by September 2023
  - Includes estimated 12-week review period by King County Department of Health
- Out to bid for construction winter 2023
- Construction start spring 2024
- Construction complete summer 2024
  
- Staff requesting Parks & Recreation Committee recommendation to City Council Consent Agenda to execute a professional services contract with MxM Landscape Architects.
- This item will appear on the 9/27/22 RCM Agenda.



QUESTIONS?



# Action Plan for Arts and Culture in SeaTac

June 2022-May 2024

As part of the City's Arts and Culture Master Plan



**Encircled in Cycles**  
By Jennifer Kapnek

## Introduction

### Background

This Action Plan is part of the City of SeaTac Arts and Culture Master Plan that is a “living document” which guides priorities, tasks, and funding. This is the City’s second action plan. The first was implemented June 2021.

### Action and Measures

The Action Plan lays out a series of actions that can be achieved by the end of May 2024. Measures are included to have specific ways of gauging the success of implementation. The Recreation and Cultural Services Manager for the City will be responsible to ensure the Action Plan is being implemented effectively.

### Ongoing Evaluation

The Action Plan will be assessed and updated every two years. All updates made to the plan will be authorized by the Parks, Community Programs and Services Director. The City Council will be informed of the updates to the Action Plan.

### Priority Topics

The Opportunities Report, which is part of the Arts and Culture Master Plan, identifies six top priorities. These are: Community-Based Art, Support Artists and Cultural Organizations, Add Public Art, Increase Cultural Offerings, Increase Digital Presence, and Strengthen the Arts, Culture and Library Advisory Committee. For this Action Plan, these priorities will be utilized.



## Recommended Actions

### 1. Public Art

- Begin installation of a Sculpture Gallery in the Park project by September 2023.
- Update Public Art Plan annually.
- Plan 5-year schedule for public art pieces and identify several locations throughout the City of SeaTac by end of 2022.
- Seek out external funding for additional public art pieces.

### 2. Increase Cultural Offerings

- Offer new Cultural Event quarterly throughout 2023. These include partnerships with SeaTac organizations.
- Regularly update ongoing list of organizations and contacts.

### 3. Increase Digital Presence

- Create a quarterly SeaTac Artist spotlight on social media starting summer 2023.
- Send monthly updates out for upcoming Cultural and Art events through social media starting summer 2023.

### 4. Support Artists and Cultural Organizations

- Create strategy plan for connecting with key cultures in SeaTac by winter of 2024.
- Add one more annual event where SeaTac artists can gather and share their art by fall 2023.

### 5. Community Based Art

- Add at least four new art classes throughout the city in 2024. These include various mediums and age groups.

# ART AND CULTURE ACTION PLAN 2.0

September 1, 2022

Parks and Recreation Committee



# HOW THE PLAN CAME TOGETHER

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# THE VALUE OF AN ARTS AND CULTURE MASTER PLAN

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# NORTH SEATAC PARK SOCCER FIELDS RENOVATION FINAL ACCEPTANCE

Parks and Recreation Committee – September 1, 2022



# PROJECT BUDGET SUMMARY

Contractor: Premier Construction Field Development  
Additional Contract Days Granted: 53 (Final acceptance was delayed due to faulty application of track surface)

CONSTRUCTION CONTRACT	\$3,559,838.85
NET CHANGE ORDERS	\$51,944.90
SALES TAX (10%)	\$361,178.38
TOTAL CONTRACT	\$3,972,962.13
AMOUNT APPROVED BY CITY COUNCIL	\$4,301,405.00
DIFFERENCE	(\$328,442.87)





# OVERVIEW OF IMPROVEMENTS

## North SeaTac Park Soccer Fields Renovation

Installation of synthetic turf on Fields 1 & 2

Field sub-drainage and minor earthwork

Construction of concrete wall

Irrigation and sod

Upgrade floodlighting system (LED)

Site signs

Rubberized walking track

Players benches with roof



# BEFORE – Looking East



# AFTER – Looking East



# BEFORE – Track Looking West



# AFTER – Track Looking West



# BEFORE – Looking West



# AFTER – Looking West



# BEFORE – Looking Northeast





# AFTER – Looking Northeast



# NSP SOCCER FIELD RENTAL REVENUE

	Revenue
2021 (Actual)	\$190,745
2022 (Thru June)	\$110,422
2022 (Year-End Estimate)	\$225,000



# POTENTIAL COMMITTEE ACTION

## COMMITTEE ACTION REQUESTED

Forward the Final Acceptance of the North SeaTac Park Soccer Fields Improvement Project to Consent Agenda.



QUESTIONS?

