



Landscape Architecture • Urban Design  
Site Planning • Recreation Facilities Design

December 16, 2022

City of SeaTac  
Parks, Community Programs & Services  
4800 S 188<sup>th</sup> St.  
SeaTac, WA 98188

Job No.: 010-25-01.1

### **Project Narrative**

The project is located within the City of SeaTac Des Moines Creek Park and will create a unique opportunity to enhance access to the park and preserve / restore forested uplands adjacent to a salmon bearing stream utilizing recently purchased property which expands the park acreage. The design of the trailhead and other passive recreation amenities and utilities will align with the conservation and open space designation of the property. Improvements will also accommodate an increased number of park users which is expected with the completion of the Lake to Sound Trail, Segment C. The proposed site currently features a number of informal trails, clusters of trees, areas of disturbance, and both native and non-native invasive vegetation.

The scope of work includes:

- A new gated vehicular parking area, bike parking area, and vehicular access point to Des Moines Creek Park accessed from 18<sup>th</sup> Avenue South.
- New monument signage at the 18<sup>th</sup> Avenue South access point and at the corner of 18<sup>th</sup> Avenue South and South 200<sup>th</sup> Street.
- A new welcome pavilion / shade structure with outdoor seating and signage. The structure will be a pre-engineered manufactured metal building.
- A new (4) stall unisex restroom and associated septic field. The restroom will be a pre-engineered manufactured public restroom building.
- Design of new pedestrian trail connections from the new trailhead to South 200<sup>th</sup> Street and to the existing Des Moines Creek Trail.
- Interpretive signage focused on environmental education and outreach.
- Forest restoration via removal of invasive species and native plant restoration areas.
- Vegetated areas will provide stormwater management for the new development.
- Design of a nature play area which will draw inspiration from the forest setting.
- New walking paths and seating areas allowing visitors to enjoy the forest and park setting.

The preliminary construction limits cover 4.21 acres of new work within the City of SeaTac Des Moines Creek Park which will preserve and enhance the conservational value of the property and the park.

### **Critical Areas:**

The existing Des Moines Creek Trail and parking area are located along Des Moines Creek buffer. Des Moines Creek is a Class 2S (salmon-bearing) stream which requires a 100' buffer. The new improvements will largely be located outside the buffer with the primary improvements and parking area being located approximately

700' from the stream. However, the project does propose a pedestrian trail connection to the existing Des Moines Creek Trail which runs along the stream in close proximity to the 100' buffer.

**Parking Calculations:**

Required Parking Unit Count – N/A

Proposed Parking Unit County – 80 Total Vehicular Parking Spaces (Includes 4 ADA Stalls and 4 EV Stalls)

Bicycles Parking – 10 Bike Parking Spaces

**Open Space Calculations:**

Developed / Paved Site Area (Parking, Trails, Plazas) – 1.72 Acres (40.9% of Project Limit Area)

Open Space / Vegetated Areas (Forest Restoration) – 2.49 Acres (59.1% of Project Limit Area)

Total Project Limits – 4.21 Acres