

ORDINANCE NO. 16-1022

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Titles 13, 14, 15 and 18 of the SeaTac Municipal Code, to integrate Low Impact Development principles for stormwater management into land use codes

WHEREAS, the 2013 Western Washington Phase II Municipal Stormwater Permit (the Permit) issued and administered by the Washington State Department of Ecology (Ecology) requires permittees to update applicable codes, standards and policies to mandate the use of low impact development (LID) techniques where feasible by December 31, 2016; and

WHEREAS, the Permit specifies that the intent of the above required code updates is to make LID the preferred and commonly used approach to development; and

WHEREAS, certain chapters of Title 13, 14, 15 and 18 establish standards for the development of property within the city limits; and

WHEREAS, on September 7, 2016, the proposed amendments were sent to the Washington State Department of Commerce for 60-day review and no comments have been received; and

WHEREAS, on September 8, 2016, the City's SEPA Responsible Official issued a Determination of Nonsignificance for the proposed amendments and no appeal has been filed; and

WHEREAS, the amendments have been reviewed by the City Council's Transportation and Public Works Committee; and

WHEREAS, the City Planning Commission conducted duly noticed public hearings on these proposals on September 6, October 18 and November 1, 2016 and subsequently voted to recommend approval of the proposals; and

WHEREAS, the City of SeaTac desires to meet the terms of the Permit;

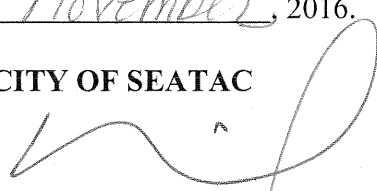
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,
WASHINGTON, DO ORDAIN as follows:

Section 1. Portions of Titles 13, 14, 15 and 18 of the SeaTac Municipal Code are hereby amended to read as shown in Exhibits A through D:

Section 2. This Ordinance shall be in full force and effect on January 1, 2017.

ADOPTED this 22nd day of November, 2016, and signed in authentication thereof on this 22nd day of November, 2016.

CITY OF SEATAC



Michael J. Siefkes, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to Form:



Mary E. Mirante Bartolo, City Attorney

[Effective Date: 1/1/17]

[Amends SMC Titles 13, 14, 15 & 18 Re: Low Impact Development]

Chapter 13.190

CLEARING AND GRADING CODE

Sections:

13.190.010	Purpose.
13.190.020	Definitions.
13.190.030	Administration.
13.190.040	Hazards.
13.190.050	Clearing and grading permit required – Exceptions.
13.190.055	Permit exception criteria.
13.190.060	Temporary permits.
13.190.070	Applications – Complete applications.
13.190.080	Permit requirements.
13.190.090	Liability insurance required – Exception.
13.190.100	Operating conditions and standards of performance.
13.190.110	Land restoration.
13.190.120	Shorelines.
13.190.130	Enforcement.
13.190.140	Forest practices.
13.190.150	Clearing standards.
13.190.160	Financial guarantees authorized.

13.190.010 Purpose.

A. This chapter is intended to regulate clearing and removal of vegetation, excavation, grading and earthwork construction including cuts and fills, gravel pits, dumping, quarrying and mining operations within City of SeaTac in order to protect public health, safety and welfare by:

1. Minimizing adverse storm water impacts generated by the removal of vegetation and alteration of landforms;
2. Protecting water quality from the adverse impacts associated with erosion and sedimentation;
3. Minimizing aquatic and terrestrial wildlife habitat loss caused by the removal of vegetation;
4. Protecting sensitive areas from adverse clearing and grading activities;
5. Facilitating and encouraging long-term forest practice and agricultural production operations where appropriate;
6. Minimizing the adverse impacts associated with quarrying and mining operations;
7. Preventing damage to property and harm to persons caused by excavations and fills;
8. Establishing administrative procedures for the issuance of permits, approval of plans, and inspection of clearing and grading operations; and

9. Providing penalties for the violation of this chapter.

B. This chapter establishes the administrative procedure for issuance of permits, provides for approval of plans and inspection of clearing and grading operations, and provides for penalties for the violation of this chapter.

C. Conflicts. In case of a conflict between these provisions and those relating to clearing and grading found in any of the other technical codes adopted by this title, these provisions shall apply.

13.190.020 Definitions.

The definitions in this section apply throughout this chapter, unless otherwise clearly indicated by their context, and mean as follows:

A. "Applicant" means a property owner or a public agency or a public or a private utility which owns a right-of-way or other easement or has been adjudicated the right to such an easement pursuant to RCW 8.12.090, or any person or entity designated or named in writing by the property or easement owner to be the applicant, in an application for a development proposal, permit or approval.

B. "Bench" means a relatively level step excavated or constructed on the face of a graded slope surface for drainage and maintenance purposes.

C. "Berm" means a mound or raised area used for the purpose of screening a site or operation.

D. "Best Management Practice (BMP)" means any schedule of activities, prohibition of practices, maintenance procedure, or structural and/or managerial practice that, when used singly or in combination, prevents or reduces the release of pollutants and other adverse impacts to surface water, stormwater and groundwater, while minimizing the potential for flooding, soil creep, and soil instability.-

~~DE~~. "Civil engineer" means an engineer who is licensed as a professional engineer in the branch of civil engineering by the State of Washington.

~~FE~~. "Clearing" means the cutting or removal of vegetation or other organic plant material by physical, mechanical, chemical or any other means.

~~GF~~. "Clearing and grading permit" means the permit required by this chapter for clearing and grading activities, including temporary permits.

~~HG~~. "Compaction" means the densification of a fill by mechanical means.

~~IH~~. "Cutting" means the severing of the main trunk or stems from close to or at the soil surface or at a point up to twenty-five percent (25%) of the total vegetation height.

~~JH~~. "Director" means the Director or the authorized agent of the City of SeaTac Public Works Department or designee.

~~KJ~~. "Duff" means decaying vegetation matter covering the ground under trees, or organic soils.

LK. “Earth material” means any rock, natural soil or any combination thereof.

ML. “Erosion” means the wearing away of the ground surface as the result of the movement of wind, water and/or ice.

NM. “Excavation” means the removal of earth material.

O. “Erosion and sediment control (ESC)” means any temporary or permanent measures taken to reduce erosion, control siltation and sedimentation, and ensure that sediment-laden water does not leave the site, adversely impact LID BMPs, or enter into wetlands or aquatic areas.

NP. “Fill” means a deposit of earth material placed by mechanical means.

QO. “Geotechnical engineer” means a person licensed by the State of Washington as a professional civil engineer who has expertise in geotechnical engineering.

RP. “Grade” means the elevation of the ground surface.

1. “Existing grade” means the grade prior to grading.
2. “Rough grade” means the stage at which the grade approximately conforms to the approved plan as required in SMC 13.190.080.
3. “Finish grade” means the final grade of the site which conforms to the approved plan as required in SMC 13.190.080.

SQ. “Grading” means any excavating, filling, removing of the duff layer, or combination thereof.

T. “Low Impact Development (LID)” means a stormwater and/or land use management strategy that strives to mimic natural hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design, while also minimizing the potential for off-site flooding and soil instability.

U. “Low Impact Development (LID) Best Management Practices (BMP)” means distributed stormwater management practices, integrated into a project design, that emphasize natural hydrologic processes of infiltration, filtration, storage, evaporation and transpiration, while protecting against off-site flooding and soil instability. LID BMPs include, but are not limited to, bioretention, permeable pavement, cast in place pavers, limited infiltration systems, roof downspout controls, dispersion, soil amendments, and minimal excavation foundations.

V. “Native vegetated surface” means a surface in which the soil conditions, ground cover, and species of vegetation are like or similar to those of the original native condition for the site.

WR. “Reclamation” means the final grading and land restoration of a site.

XS. “Shorelines” means those lands defined as shorelines in the State Shorelines Management Act of 1971.

YT. “Site” means any lot or parcel of land or contiguous combination thereof where projects covered by this chapter are performed or permitted where a public street or way may intervene.

ZU. "Slope" means an inclined ground surface, the inclination of which is expressed as a ratio of vertical distance to horizontal distance.

AA. "Stormwater facilities" means drainage facilities or features used to meet water quality treatment and/or flow control requirements by utilizing processes such as infiltration, dispersion, storage, conveyance, evaporation, and transpiration.

BBV. "Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

CC. "Surface Water Design Manual" means the King County Surface Water Design Manual (KCSWDM), as amended by the City of SeaTac Addendum to the KCSWDM adopted in SMC 12.10.010.

DDW. "Terrace" means a relatively level step excavated or constructed on the face of a graded slope surface for drainage and maintenance purposes.

EE. "Tree" means a large woody perennial plant usually with a single main stem or trunk and generally over twelve (12) feet tall at maturity.

FF. "Understory" means the vegetation layer of a forest that includes shrubs, herbs, grasses, and grasslike plants, but excludes native trees.

GG. "Vegetated LID BMPs" means LID BMPs that utilize landscaping.

HH. "Vegetation" means any and all organic plant life growing at, below, or above the soil surface.

13.190.100 Operating conditions and standards of performance.

A. Any activity that will clear, grade or otherwise disturb the site, whether requiring a clearing or grading permit or not, shall provide erosion and sediment control (ESC) that prevents, to the maximum extent possible, the transport of sediment from the site to drainage facilities, water resources and adjacent properties. Erosion and sediment controls shall be applied as specified by the temporary ESC measures and performance criteria and implementation requirements in the City of SeaTac erosion and sediment control standards. Activities performed as Class I, II, III or IV special forest practices shall apply erosion and sediment controls in accordance with Chapter 76.09 RCW and WAC Title 222.

B. Cuts and fills shall conform to the following provisions unless otherwise approved by the Director:

1. Slope. No slope of cut and fill surfaces shall be steeper than is safe for the intended use and shall not exceed two (2) horizontal to one (1) vertical, unless otherwise approved by the Director.
2. Erosion Control. All disturbed areas including faces of cuts and fill slopes shall be prepared and maintained to control erosion in compliance with subsection (A) of this section.

3. Preparation of Ground. The ground surface shall be prepared to receive fill by removing unsuitable material such as concrete slabs, tree stumps, brush and car bodies.

4. Fill Material. Except in an approved sanitary landfill, only earth materials which have no rock or similar irreducible material with a maximum dimension greater than eighteen (18) inches shall be used.

5. Drainage. Provisions shall be made to:

a. Prevent any surface water or seepage from damaging the cut face of any excavations or the sloping face of a fill;

b. Carry any surface waters that are or might be concentrated as a result of a fill or excavation to a natural watercourse, or by other means approved by the Department of Natural Resources and Parks.

6. Bench/Terrace. Benches, if required, at least ten (10) feet in width shall be backsloped and shall be established at not more than twenty-five (25) foot vertical intervals to control surface drainage and debris. Swales or ditches on benches shall have a maximum gradient of five percent (5%).

7. Access Roads – Maintenance. Access roads to grading sites shall be maintained and located to the satisfaction of the Director to minimize problems of dust, mud and traffic circulation.

8. Access Roads – Gate. Access roads to grading sites shall be controlled by a gate when required by the Director.

9. Warning Signs. Signs warning of hazardous conditions, if such exist, shall be affixed at locations as required by the Director.

10. Fencing. Fencing, where required by the Director, to protect life, limb and property, shall be installed with lockable gates which must be closed and locked when not working the site. The fence must be no less than five (5) feet in height and the fence material shall have no horizontal opening larger than two (2) inches.

11. Setbacks.

a. The tops and the toes of cut and fill slopes shall be set back from property boundaries as far as necessary for safety of the adjacent properties and to prevent damage resulting from water runoff or erosion of the slopes.

b. The tops and the toes of cut and fill slopes shall be set back from structures as far as is necessary for adequacy of foundation support and to prevent damage as a result of water runoff or erosion of the slopes.

c. Slopes and setbacks shall be determined by the Director.

12. Excavations to Water-Producing Depth. All excavations must either be made to a water-producing depth or grade to permit natural drainage. The excavations made to a water-producing depth shall be reclaimed in the following manner:

- a. The depth of the excavations must not be less than two (2) feet measured below the low water mark.
- b. All banks shall be sloped to the water line no steeper than three (3) feet horizontal to one (1) foot vertical.
- c. All banks shall be sloped from the low-water line into the pond or lake with a minimum slope of three (3) feet horizontal to one (1) foot vertical to a distance of at least twenty-five (25) feet.
- d. In no event shall the term "water-producing depth" as herein used be construed to allow stagnant or standing water to collect or remain in the excavation.
- e. The intent of this provision is to allow reclamation of the land which will result in the establishment of a lake of sufficient area and depth of water to be useful for residential or recreational purposes.

C. Soil Amendment Requirements. Soil amendments shall be provided in accordance with the specifications in Appendix C of the Surface Water Design Manual.

~~1. The duff layer and native topsoil shall be retained in an undisturbed state to the maximum extent practicable. Any duff layer or topsoil removed during grading shall be stockpiled on site in a designated, controlled area not adjacent to public resources and critical areas. The material shall be reapplied to other portions of the site where feasible.~~

~~2. Except as otherwise provided in this subsection (C)(2), areas that have been cleared and graded shall have the soil moisture holding capacity restored to that of the original undisturbed soil native to the site to the maximum extent practicable. The soil in any area that has been compacted or that has had some or all of the duff layer or underlying topsoil removed shall be amended to mitigate for lost moisture holding capacity. The topsoil layer shall be a minimum of eight inches thick, unless the applicant demonstrates that a different thickness will provide conditions equivalent to the soil moisture holding capacity native to the site. The topsoil layer shall have an organic matter content of between five percent (5%) to ten percent (10%) dry weight and a pH suitable for the proposed landscape plants. When feasible, subsoils below the topsoil layer should be scarified at least four (4) inches with some incorporation of the upper material to avoid stratified layers. Compost used to achieve the required soil organic matter content must meet the definition of "composted materials" in WAC 173-350-220. This subsection does not apply to areas that:~~

- ~~a. Are subject to a State surface mine reclamation permit; or~~
- ~~b. At project completion are covered by an impervious surface, incorporated into a drainage facility or engineered as structural fill or slope.~~

D. Best Management Practices. Clearing and grading activities at a minimum shall use the erosion and sediment control best management practices identified in Appendices C and D of the King County Surface Water Design Manual as necessary to minimize off-site impacts from the project area.

13.190.110 Land restoration.

A. Upon the exhaustion of minerals or materials or upon the permanent abandonment of the quarrying or mining operation, all nonconforming buildings, structures, apparatus or appurtenances accessory to the quarrying and mining operation shall be removed or otherwise dismantled to the satisfaction of the Director. This requirement shall not require land restoration on projects completed prior to January 1, 1971, except those covered under previously existing zoning requirements.

B. Final grades shall be such so as to encourage the uses permitted within the underlying zone classification.

C. Grading or backfilling shall be made with nonnoxious, nonflammable, noncombustible and nonputrescible solids.

D. Such graded or backfilled areas, except for roads, shall be sodded or surfaced with soil of a quality in conformance with “native vegetated landscape” specifications as identified in Appendix C of the Surface Water Design Manual, ~~at least equal to the topsoil of the land areas immediately surrounding, and to a depth of at least four (4) inches or a depth of that of the topsoil of land area immediately surrounding if less than four (4) inches.~~

E. Such topsoil as required by subsection (D) of this section shall be planted with trees, shrubs, legumes or grasses, and said flora shall be ~~so selected as to be indigenous~~ meet “native vegetated landscape” specifications as identified in Appendix C of the Surface Water Design Manual to the surrounding area.

F. Graded or backfilled areas shall be reclaimed in a manner which will not allow water to collect and permit stagnant water to remain. Suitable drainage systems approved by the Department shall be constructed or installed if natural drainage is not possible.

G. Waste or soil piles shall be leveled and the area treated as to sodding or surfacing and planting as required in subsections (D) and (E) of this section.

13.190.150 Clearing standards.

A. For clearing and grading permits issued under this chapter, the current clearing standards contained in this section and in the following regulations shall apply:

1. Environmentally sensitive areas, SMC Title 15, and its adopted administrative rules;
2. Property-specific development standards pursuant to SMC Title 15;
3. Critical drainage area designations identified by adopted administrative rule; and
4. Wildlife habitat corridors pursuant to SMC Title 15.
5. Stormwater management, including LID principles and LID BMPs, as identified in the Surface Water Design Manual

B. Within environmentally sensitive areas designated pursuant to SMC Title 15, uses shall be limited to those specified in that chapter. Within any other areas subject to clearing restrictions referenced or contained in this section, the following uses are allowed under a clearing permit:

1. Timber harvest in accordance with a timber harvest management plan and clearing permit approved by the Director. Administrative rules specifying the contents of, and the submittal requirements and approval criteria for, timber harvest management plans shall be promulgated in consultation with the City of SeaTac Department of Community and Economic Development prior to any permit approvals for timber harvest within these tracts or easements;
2. Passive recreation uses and related facilities, including pedestrian, equestrian community and bicycle trails, nature viewing areas, fishing and camping areas, and other similar uses that do not require permanent structures, if either cleared areas or areas of compacted soils, or both, associated with these uses and facilities do not exceed eight percent (8%) of the area of the tract or easement. Within wildlife habitat corridors, trail widths shall be the minimum allowed under adopted trail standards and no other recreation uses shall be permitted in the one hundred fifty (150) foot minimum width of the corridor;
3. Utilities and utility easements, including ~~surface water~~stormwater facilities, if the uses are within or adjacent to existing road or utility easements whenever possible. Within wildlife habitat corridors, existing or multiple utility uses within established easements shall be allowed within the one hundred fifty (150) foot minimum setback ~~width of~~ from the habitat corridor. Vegetated LID BMPs are allowed within the wildlife corridor buffer setback. Development of new utility corridors shall be allowed within wildlife habitat corridors only when multiple uses of existing easements are not feasible and the utility corridors are sited and developed using City-approved ~~best management practices~~BMPs to minimize disturbance; and
4. Removal of either dangerous trees or damaged trees, or both.

-Title 14

SUBDIVISIONS*

Chapters:

- 14.15 Authority and Purpose**
- 14.16 Definitions**
- 14.17 General Standards and Procedures**
- 14.18 Short Subdivision**
- 14.19 Short Subdivision – Mandatory Improvements**
- 14.20 Long Subdivision**
- 14.21 Long Subdivision – Mandatory Improvements**
- 14.22 Binding Site Plans**
- 14.23 Binding Site Plans – Mandatory Improvements**
- 14.24 Lot Mergers and Lot Line Adjustments**
- 14.25 Alterations and Vacations**
- 14.26 Common Standards**
- 14.27 Dedication and Improvement of Streets**
- 14.28 Deferral of Conditions for Approval and Site Improvements**

* Copies of all King County Code and Revised Code of Washington provisions adopted by reference in this title are available in the office of the City Clerk for use and examination by the public.

Chapter 14.16

DEFINITIONS

Sections:

14.16.002	Access, Panhandle
14.16.006	Alteration, Subdivision
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14.16.016	Binding Site Plan
14.16.018	Block (Street)
14.16.022	Block Length
14.16.026	Bond (Financial Instrument)
14.16.028	Building Footprint
14.16.030	Buffer Strip
14.16.040	Common Recreation Open Space
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14.16.054	Dedication
14.16.058	Density, Base Lot
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14.16.070	Development
14.16.074	Development Engineer
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14.16.102	Floodplain
14.16.106	Hammerhead Turnaround
14.16.110	Hearing Examiner
14.16.114	Improvements
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14.16.122	Lot
14.16.126	Lot, Separate
14.16.130	Lot Area
14.16.134	Lot Area, Net
14.16.138	Lot Line Adjustment
14.16.140	Lot Numbering
14.16.142	Lot of Record
14.16.143	<u>Low Impact Development (LID) Best Management Practices (BMP)</u>
14.16.144	Material Error
14.16.146	Merger, Lot
14.16.150	Modification, Substantial

14.16.154	Monument
14.16.156	<u>Open Space</u>
14.16.158	Ordinary High Water Mark
14.16.162	Owner
14.16.170	Plat, Preliminary
14.16.174	Plat, Final
14.16.178	Responsible Official
14.16.180	Reviewing Authority
14.16.182	Road or Street, Public
14.16.186	Road or Street, Private
14.16.194	Setback
14.16.196	Short Plat
14.16.200	<i>Repealed</i>
14.16.202	Site Plan, Graphic
14.16.206	<i>Repealed</i>
14.16.210	State Environmental Policy Act (SEPA)
14.16.216	Street Naming
14.16.218	Subdivision
14.16.222	Subdivision, Long
14.16.226	Subdivision, Short
14.16.230	Tract
14.16.232	<u>Vegetated LID BMPs</u>
14.16.234	Zoning Code

14.16.028 Building Footprint

That area of a lot, exclusive of the following, where a structure can be constructed on the lot:

- A. Access easements;
- B. Utility easements;
- C. Sensitive areas easements and buffers;
- D. That area within the drip-line of any tree ~~within a sensitive area easement; or~~
- ~~E. That area within the drip-line of any tree within a sensitive area, placed as a covenant on lot;~~
~~or~~
- FE. Required building setbacks pursuant to SMC 15.400.100 and 15.400.200.

14.16.030 Buffer Strip

A linear land area designed and established to minimize the visual, noise and other environmental impacts a given land use may have on others. A buffer strip may include, but is not limited to, preserved natural vegetation, native and drought tolerant vegetation, evergreen trees, shrubs and tree plantings, vegetated LID BMPs, or landscape berms.

14.16.040 Common Recreation-Open Space

Any Open space area, as defined in SMC 15.105, available to all residents of the subject property that is appropriate for a variety of ~~where the average slope of all areas is four percent (4%) or less with no slope greater than six percent (6%) and which is intended for passive or active recreational activities.~~

14.16.143 Low Impact Development (LID) Best Management Practices (BMP)

“Low Impact Development (LID) Best Management Practices (BMP)” means distributed stormwater management practices, integrated into a project design, that emphasize natural hydrologic processes of infiltration, filtration, storage, evaporation and transpiration, while protecting against off-site flooding and soil instability. LID BMPs include, but are not limited to, bioretention, permeable pavement, cast in place pavers, limited infiltration systems, roof downspout controls, dispersion, soil amendments, and minimal excavation foundations.

14.16.156 Open Space

A variety of lands which are created and preserved for open space purposes, including

- A. Natural areas with outstanding scenic or recreational (active or passive) value;
- B. Public access areas to creeks, rivers, lakes or Puget Sound;
- C. Lands that create corridors between natural features;
- D. Areas defined as critical areas under the Critical Areas Ordinance;
- E. Any landscaped area that exceeds the minimum adopted landscape requirements;
- F. Active outdoor recreation areas;
- G. Multi-purpose green spaces;
- H. LID BMPs, including rain gardens, bioretention, vegetated roofs with roof access, and dispersion; and/or
- I. Pedestrian and bicycle-only corridors separate from the public or private roadway system and dedicated to passive recreation, including access links in sensitive area buffers. The square footage (length times width) of pedestrian and bicycle-only corridor shall be counted as usable open space.

14.16.232 Vegetated LID BMPs

LID BMPs that utilize landscaping.

Chapter 14.17

GENERAL STANDARDS AND PROCEDURES

Sections:

14.17.010	Purpose
14.17.020	General Provisions
14.17.030	Lot Configuration and Access
14.17.040	Complete Application Required
14.17.050	Public Notice Requirements
14.17.060	General Application Review
14.17.080	Criteria for Approval of Subdivision Application
14.17.090	Filing
14.17.095	Time Limits on Preliminary Approval – Long Subdivision and Binding Site Plan
14.17.100	Variances
14.17.110	Appeals

14.17.020 General Provisions

A. Applicants for short subdivisions, long subdivisions, and binding site plans shall provide each responsible agency reasonable access to the subject property. The applicant shall provide such access so that the City may determine the status and characteristics of the land which relate to the application. Such access shall be provided beginning on the date the Director, or designee, determines the application to be complete, and terminating on the date that the City issues its final decision. The applicant's signature upon the application shall be considered written consent to such access.

B. In cases where an environmental impact statement (EIS) is required under the provisions of the State Environmental Policy Act (Chapter 43.21C RCW), the Department shall not initiate review of any subdivision until the Final EIS is completed.

C. Any subdivision within the Angle Lake shoreline jurisdiction, as defined by the City's Shoreline Master Program, shall be considered new shoreline development and shall be required to satisfy all applicable requirements of the Shoreline Master Program, the Shoreline Management Act as well as the State Environmental Policy Act.

D. All applicable conditions established under a shoreline substantial development permit shall be recorded on the face of the final plat. Shoreline approval shall be annotated on the plat, and no further shoreline review will be required for uses on the property; provided, that those uses remain consistent with the original proposal and conditions, and that no further division of the property is proposed.

E. Site planning and design shall consider stormwater management, especially the design and integration of LID BMPs, as early as possible in the project planning phase. Locate buildings away from soils that provide effective infiltration, site LID BMPs in areas with good infiltration capacity, reduce impervious surfaces, and retain native vegetation.

Chapter 14.18

SHORT SUBDIVISION

Sections:

- 14.18.010 Purpose
- 14.18.020 General Limitations
- 14.18.030 Material Errors
- 14.18.040 Changes to Proposed or Approved Short Plats
- 14.18.050 Short Subdivision Review
- 14.18.060 Preliminary Plat Format and Content Requirements
- 14.18.070 Final Short Plat Format and Content Requirements
- 14.18.080 Time Limits on Preliminary Approval

14.18.070 Final Short Plat Format and Content Requirements

A. The final plat shall serve as the primary legal record of any approved short subdivision. City staff shall conduct conclusive review of all final plats to assure compliance with all state statutes and city ordinances, regulations and other standards, and with all conditions established through the preliminary review process. The final plat shall be substantially in the form illustrated in Figure 14.18.070a.

B. The applicant shall submit one (1) complete final plat to the City for recording.

C. Final plats shall satisfy all content and format requirements specified for preliminary plats under SMC 14.18.060(B). In addition, final plats shall conform to the following:

1. Be drawn on an eighteen (18) inch by twenty-four (24) inch sheet with a two (2) inch margin on the left edge and one-half (1/2) inch margin on the other edges to an appropriate (twenty (20) or thirty (30) feet to one (1) inch) engineering scale and stamped by a professional land surveyor registered in the State of Washington.
2. Permanent black ink on mylar with a fixed halide base, or equivalent shown.
3. Final short plat name, file number and City logo in a block in the upper left hand corner of the short plat drawing.
4. Numerical scale, graphic scale and north arrow shown on drawing.
5. Section, township, and range shown on drawing.
6. Surveyor's certification, date and stamp shown on drawing.
7. Surveyor's name and address block shown on drawing.
8. All found monuments (description, type, and size) labeled and referenced to an existing County Survey and/or Survey of Record.

9. All curve information including central angle (delta), radius, tangent length, length of arc, and long cord bearing and distance clearly shown.
10. Basis of bearing shown on drawing with bearings and distances on all lot sides.
11. Existing public rights-of-way with name, width and surface type shown.
12. Existing easements shown with recording numbers.
13. Legend showing symbols for monuments found and monuments set shown.
14. A house address system shall be provided by the City for short subdivisions and the house number(s) must be clearly shown on the short plat at the time of approval for each lot.
15. The location of all significant trees to be saved on each lot, if applicable.
16. The location of the building envelope for each lot.
17. King County Department of Assessments signature block shown.
18. City of SeaTac approval signature blocks for Community and Economic Development and Department of Public Works and date.
19. King County Recorder's signature block located on the bottom or right edge of the plat.
20. The face of the short plat containing a private road easement shall bear the statement: "Warning: The City of SeaTac has no responsibility to build, improve, maintain, or otherwise service the private roads contained within, or providing service to, the property described in this plat."
21. Name of property owner and final short plat address shown.
22. Quarter section vicinity map showing section number and plat site.
23. Short plat mylar shall be suitable for microfilming with uniform contrast.
24. Five (5) paper copies submitted for review prior to the submittal of the mylar drawing.
(The applicant will be contacted for one (1) mylar copy of the final short plat, after City review is completed.)
25. The legal description of the land to be subdivided shown on the final short plat mylar the same as the title report.
26. Legal descriptions for the proposed lots and easements shown on the plat map.
27. Dedication statement (including owner's acknowledgement) and property owner signature lines with names under the signature line(s) and date.
28. Notary declaration of property owner's signature(s).
29. Datum per SMC 14.26.050.

30. All monuments have been installed prior to the recording of the final short plat and tied to section monumentation.
31. Short plat closure calculations.
32. One (1) original as-built engineering mylar drawing for all required improvements within the short subdivision with three (3) copies.
33. All lot corners staked correctly on the ground prior to recording of the final short plat.
34. Deed legal description at variance with survey identified and submitted.
35. Certification by the City of SeaTac Finance Department that all delinquent and current special assessments outstanding on property are paid in full.
36. Certification by the King County Finance Department that all property taxes have been paid. (RCW 58.08.030 – 58.08.040)
37. In the case where more than one (1) mylar page is submitted, the graphic representation of the short subdivision shall be shown on the first mylar page.

D. In addition to the above, the following additional information may be required:

1. Short plat restrictive covenants submitted to be recorded with the plat.
2. Mutual maintenance agreement for private road submitted for recording.
3. Mutual maintenance agreement for surface water drainage facilities submitted for recording.
4. Storm drainage drains and stormwater facility improvements shall be installed pursuant to Chapter 12.10 SMC.
5. One (1) year maintenance bond for streets and storm drainage to be submitted at the completion of improvements.
6. Two (2) copies of any documentation necessary to demonstrate the existence or installation of all sewer and water facilities necessary to adequately serve each approved lot and to demonstrate the intent of the applicable district or purveyor to serve the proposed plat. If a septic system on-site is proposed, two (2) copies of the approved septic system by the King County Health Department shall be submitted.
7. Two (2) copies of any documentation necessary to demonstrate that the present or planned water systems serving the property shall be able to supply adequate minimum water flow for fire fighting purposes. This documentation shall be approved by and presented in a form prescribed by the Fire Marshal.

E. Final plats shall be approved, disapproved, or returned to the applicant within thirty (30) days from the date of filing thereof, unless the applicant consents to an extension of such time period.

Chapter 14.19

SHORT SUBDIVISION – MANDATORY IMPROVEMENTS

Sections:

- 14.19.010 Private Road Width and Construction Standards
- 14.19.030 *Repealed*
- 14.19.050 Hammerhead Turnaround – Emergency Vehicles
- 14.19.060 Private Roads – Screening from Adjacent Property
- 14.19.070 Storm Drainage Improvements

14.19.010 Private Road Width and Construction Standards

In short subdivisions where more than two (2) lots will have access from a private access easement, the private access easement shall conform to, and be constructed to, the following standards:

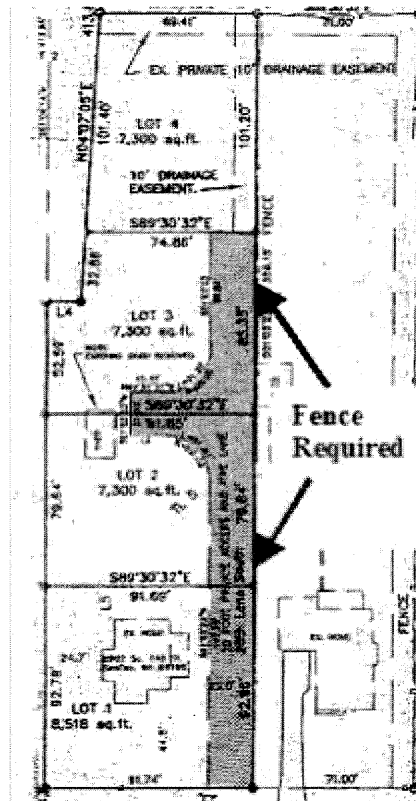
- A. The private access road shall be constructed to the standards in Chapter 11.05 SMC, Road Standards.
- B. At the request of the applicant, the width of the private access easement and the paved width of the roadway, as specified in Chapter 13.150 SMC, may be decreased subject to the approval of both Directors under the following circumstances:
 - 1. Where an existing house constricts the access easement.
 - 2. The access easement may be reduced to save trees of eight (8) inches in caliper or greater, as measured four (4) feet from their base, on the properties.
 - 3. Where roads only serve two (2) residences.
 - 4. Where fire sprinklers are installed and circumstance 6 (below) is demonstrated.
 - 35. Unique conditions on the property as determined by the Directors.
 - 46. Approval of the request does not adversely impact the health, safety, and welfare of the residents within the short subdivision and the operations of the public road, nor conflicts with any other adopted code.

14.19.060 Private Roads – Screening from Adjacent Property

In short subdivisions of three (3) or more lots, a fence or a minimum fire (5) foot wide Type I Landscaping buffer as identified in 15.445.100.A SMC, as approved by the Director, shall be installed between the private access easement and adjacent single-family lot/s along the length of the easement. Two-thirds (2/3) of the cost of the fence shall be borne by the developer of the short plat, with the adjacent property owner responsible for one-third (1/3) of the cost of the fence. The height of the fence shall conform to the requirements of Chapter 15.435 SMC. No fence shall be required under the following circumstances:

- A. If the fence will result in the need to remove existing trees or landscaping.
- B. If the adjacent property owner/s state in writing that they do not want a new fence installed.
- C. If the adjacent property owner/s do not want to pay for one-third (1/3) of the cost of the fence. Adjacent property owners shall be notified by the City by certified mail requesting a response whether or not they want to pay for the fencing.

If the adjacent property owner/s do not want to pay for one-third (1/3) of the cost of the fence, and the applicant/developer still wants to install a fence, then the cost of fence shall be borne by the applicant/developer.



14.19.070 Storm Drainage Improvements

Storm ~~drainage~~ drains and stormwater facility improvements shall be provided pursuant to SMC Title 12.

Chapter 14.20

LONG SUBDIVISION

Sections:

14.20.010	Purpose
14.20.020	SEPA/Environmental Checklist
14.20.030	Preliminary Plat Format and Content Requirements
14.20.050	Preliminary Review of Long Subdivision
14.20.055	Criteria for Review of Long Subdivisions
14.20.057	Hearing Examiner Review
14.20.060	Final Administrative Review for Long Subdivisions
14.20.070	Final City Council Review of Long Subdivision
14.20.080	Effective Period for Terms of Approval
14.20.090	Certification of Plat for Recording
14.20.100	Substantial Modification to Approved Subdivisions

14.20.055 Criteria for Review of Long Subdivisions

In addition to project evaluation required under SMC 14.17.080, the staff report shall specifically consider any and all supplementary provisions, conditions and fees required to ensure the public health, safety, and general welfare as related to:

- A. Streets shall conform in effect to the City of SeaTac Comprehensive Transportation Plan as adopted and/or to the general pattern of the highway system of SeaTac.
- B. The proposed subdivision and its ultimate use shall be in the best interests of the public welfare and the neighborhood development of the areas and the subdivider shall present evidence to this effect when requested.
- C. Adequate storm ~~drainage will~~ drains and stormwater facility improvements shall be provided in accordance with Chapter 12.10 SMC.
- D. Street trees are provided between the sidewalk and curbing within the subdivision.
- E. Sidewalks or walkways shall be required for all proposed streets including perimeter streets in business and residential subdivisions.
- F. Recreation space is provided as required pursuant to SMC 14.21.010(E).
- G. Pedestrian circulation is provided for children for access to school facilities or school bus stops.
- H. All lots conform to the minimum lot area and width requirements of the Zoning Code.
- I. Water and sewer service is available to the subdivision.

J. Variances and Exceptions. Variations and exceptions from the dimensional standards and improvement requirements, as herein set forth, may be made by the Director of Community and Economic Development in those instances where it is deemed that hardship, topography, or other factual deterrent conditions prevail, and in such manner as the Director considers necessary to maintain the intent and purpose of these regulations and requirements.

K. Bonding of improvements.

L. Subdivision layout and design.

Where appropriate, staff recommendations shall recommend conditions for approval or document any factual basis for denial.

Chapter 14.21

LONG SUBDIVISION – MANDATORY IMPROVEMENTS

Sections:

14.21.010 Mandatory Improvements

All approvals for long subdivisions, except those proposed and approved under the Small Lot Single-Family Special District Overlay, shall at a minimum be conditioned on the following mandatory improvements:

A. Sidewalks shall be required for all streets bordering and within the subject subdivision. All sidewalks shall at a minimum conform to the standards established under the SeaTac Municipal Code and SMC Title 11 applicable regulations.

B. Where any residential subdivision is located adjacent to a business, commercial or industrial zone classification, a minimum twenty (20) foot buffer shall be provided. The buffer may be a natural buffer area, vegetated LID BMPs, native and drought tolerant landscaping, berms and/or approved fences, or a combination thereof, and shall be provided prior to the issuance of building permits. The buffer shall be noted as an easement on the face of the plat and a covenant shall be placed on each lot containing the buffer stating that the buffer cannot be altered by the property owner unless otherwise approved by the Department.

C. Where any residential subdivision is located adjacent to adjacent residential property, a minimum ten (10) foot buffer shall be provided. The buffer may be a natural buffer area, vegetated LID BMPs, native and drought tolerant landscaping, berms and/or approved fences, or a combination thereof, and shall be provided prior to the issuance of building permits. The buffer shall be noted as an easement on the face of the plat and covenant shall be placed on each lot containing the buffer stating that the buffer cannot be altered by the property owner unless otherwise approved by the Department.

D. New subdivisions shall provide street trees along all public rights-of-way, including the cul-de-sac pursuant to Chapter 11.05 SMC. Street trees shall be deciduous and should be planted at a maximum of thirty (30) feet on-center. Spacing shall be determined by the Directors based on site conditions. The minimum size of the street trees should be no less than ~~two~~one and one-half (2 $\frac{1}{2}$) inches in caliper. The size of street trees shall be determined by the Directors based on site conditions. No impervious surfaces shall be allowed within the planter strip.

E. In subdivisions of ten (10) or more lots, a minimum of seven percent (7%) of the gross land area shall be reserved as common recreation open space. Active ~~Common~~ recreational open space shall not include any critical areas as defined in Chapters 15.105, ~~and~~ Critical areas shall be preserved per Chapter 15.700 SMC.

F. The specific location and design of any common recreation open space required under this title shall be determined by criteria established under the Zoning Code.

~~G. No part of common recreation open space reserved under this title shall also be used to fulfill property drainage requirements under SMC Title 12.~~

HG. Where an applicant proposes residential subdivision, he or she shall substantially improve the common recreation open space consistent with the projected maximum future occupancy of the overall site.

1. Land reserved pursuant to a residential subdivision shall be established as a private recreational tract. The ownership of that tract shall be allocated equally between all buildable lots created as a result of the subdivision. A covenant shall be placed on all lots within the residential subdivision informing the property owners of the requirement to maintain the private recreational tract.

2. The original and subsequent owners of any property or properties served by a private recreation tract established under this section shall maintain that tract consistent with SMC 14.26.060 and 14.26.070. The City shall not be responsible for the maintenance of such tracts.

I. Public streets shall be provided within the long subdivision pursuant to the standards of Chapter 11.05 SMC, Road Standards.

J. Required cul-de-sacs shall be constructed to the standards of Chapter 11.05 SMC, Road Standards.

K. ~~Storm drainage drains and stormwater facility~~ improvements shall be installed pursuant to Chapter 12.10 SMC.

Chapter 14.23

BINDING SITE PLANS – MANDATORY IMPROVEMENTS

14.23.010 Mandatory Improvements

All approvals for binding site plans shall at a minimum be conditioned on the following mandatory improvements:

A. Sidewalks shall be required for all streets bordering and within the subject binding site plan. All sidewalks shall at a minimum conform to the performance standards established under the SeaTac Municipal Code and other applicable regulations.

B. Where any residential binding site plan is located adjacent to a business, commercial or industrial zone classification, a minimum twenty (20) foot buffer shall be provided. The buffer may be a natural buffer area, vegetated LID BMPs, native and drought tolerant landscaping, berms and/or approved fences, or a combination thereof, and shall be provided prior to the issuance of building permits. The buffer shall be noted as an easement on the face of the plat and covenant shall be placed on each lot containing the buffer stating that the buffer cannot be altered by the property owner unless otherwise approved by the Director.

C. Where any residential binding site plan is located adjacent to residential property, a minimum ten (10) foot buffer shall be provided. The buffer may be a natural buffer area, vegetated LID BMPs, native and drought tolerant landscaping, berms and/or approved fences, or a combination thereof, and shall be provided prior to the issuance of building permits. The buffer shall be noted as an easement on the face of the plat and covenant shall be placed on each lot containing the buffer stating that the buffer cannot be altered by the property owner unless otherwise approved by the Director.

D. New binding site plans shall provide street trees along all public rights-of-way, including the cul-de-sac pursuant to Chapter 11.05 SMC. Street trees shall be deciduous and should be planted at a maximum of thirty (30) feet on-center. Spacing shall be determined by the Director based on site conditions. The minimum size of the street trees should be no less than ~~two~~ one and one-half ($\geq 1\frac{1}{2}$) inches in caliper. The size of street trees shall be determined by the Director based on site conditions. No impervious surfaces shall be allowed within the planter strip. Irrigation shall be provided for the street trees.

E. In binding site plans containing ten (10) or more lots, a minimum of ten percent (10%) of the gross land area shall be reserved as common ~~recreation~~ open space. Active ~~Common recreational~~ open space shall not include any critical areas as defined in Chapters 15.105 SMC. Critical areas shall be preserved per Chapter and 15.700 SMC.

F. The specific location and design of any common ~~recreation~~ open space required under this title shall be determined by criteria established under the Zoning Code.

G. ~~No part of common recreation open space reserved under this title shall also be used to fulfill property drainage requirements under the Surface Water Management Code.~~

HG. Where an applicant proposes residential binding site plan, the applicant shall substantially improve the common recreation open space consistent with the projected maximum future occupancy of the overall site.

1. Land reserved pursuant to a residential binding site plan shall be established as a private recreational tract. The ownership of that tract shall be allocated equally between all buildable lots created as a result of the subdivision.
2. The original and subsequent owners of any property or properties served by a private recreation tract established under this section shall maintain that tract consistent with SMC 14.26.070. The City shall not be responsible for the maintenance of such tracts.

HI. Where an applicant proposes a planned unit development (PUD), the City may decrease the minimum land area required for each buildable lot in direct proportion to the amount of common open ~~recreation~~-space reserved and improved for owners, tenants and/or public use.

1. The applicant may dedicate or reserve through easement up to forty percent (40%) of the net site area as common ~~recreation~~-open space, and decrease minimum lot areas to sixty percent (60%) of the minimum lot size prescribed by underlying zoning. At a minimum, ten percent (10%) common open space is required pursuant to SMC 15.215.160.
2. Any common ~~recreational~~-open space so reserved may be used to satisfy directly related conditions for permit approval; provided, that these dedications shall not satisfy, and shall be in addition to, any action otherwise required under the Surface and Storm~~W~~-water Management Code (Chapter 12.10), Chapter 15.700 SMC, and SMC Titles 13 and 15.
3. Any common ~~recreation~~-open space created under this subsection shall be reserved and improved in a manner consistent with the standards established under subsection (E) or (F) of this section.
4. With regard to any application involving this subsection, the City shall not accept fees in lieu of common ~~recreational~~-open space, unless approved by the City under SMC 15.510.560.
5. To the greatest extent possible, maximize contiguous open space by placing common open space adjacent to environmentally critical or sensitive areas as defined in Chapter 15.700 SMC.

J. Storm ~~drainage~~-drains and stormwater facility improvements shall be installed pursuant to Chapter 12.10 SMC.

Chapter 14.27

DEDICATION AND IMPROVEMENT OF STREETS

Sections:

- 14.27.010 Purpose
- 14.27.020 Street Dedication and Alignment
- 14.27.030 Private Streets
- 14.27.040 Method of Naming Streets
- 14.27.050 Street Trees

14.27.030 Private Streets

- A. Except where the applicant demonstrates that a public street cannot adequately serve a proposed lot, private streets shall not be permitted.
- B. Any private street that is permitted shall at a minimum comply with the City's Transportation Plan, stormwater management per 12.10.010 SMC, SeaTac Road Standards and International Fire Code.
- C. All private streets shall be designed to minimize impervious surface coverage, where feasible.
- ~~D~~E. Where any short subdivision or binding site plan comprises three (3) or more lots, and where any two (2) or more of those lots must be served by one (1) or more private roads, all such roads shall be identified by a sign portraying their name and indicating private ownership.
 - 1. The Public Works Department shall install each required sign.
 - 2. The owner(s) of the subject property shall pay a sum to the City for each sign. That sum shall be set forth in the City's fee schedule.
 - 3. The sign fee shall be paid in addition to any other applicable fee and shall be paid prior to the approval of the affected subdivision or binding site plan.
 - 4. The sign fee shall be deposited in the Street Maintenance Fund.

14.27.050 Street Trees

Street trees shall be required pursuant to Chapter 11.05 SMC. Street trees shall be deciduous and should be planted at a maximum of thirty (30) feet on-center. Spacing shall be determined by the Directors based on site conditions. The minimum size of the street trees should be no less than ~~two~~one and one-half ($\geq 1\frac{1}{2}$) inches in caliper. The size of street trees shall be determined by the Directors based on site conditions. No impervious surfaces shall be allowed within the planter strip.

Title 15

ZONING CODE

Division I. General Provisions

- 15.100 Authority, Purpose, Interpretation and Administration**
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- 15.110 Calculations, Measurements and Lot Designations**
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- 15.445 Landscaping and Tree Retention**
- 15.450 Mobile Refueling Operations**
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- 15.460 Performance Standards – General**
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- 15.470 Subsidiary Uses**
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- 15.505 Townhouse and Duplex Development Design Standards**
- 15.510 Multi-Family Housing Design Standards**
- 15.515 Special Design Standards for the ABC, CB-C, UH-UCR and O/CM Zones**
- 15.520 Mixed Use Development Design Standards**
- 15.525 Business Park Design Standards**
- 15.530 High Capacity Transit Facilities Design Standards**

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- 15.600 Sign Code**

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- 15.700 Environmentally Sensitive Areas**

Chapter 15.100

AUTHORITY, PURPOSE, INTERPRETATION AND ADMINISTRATION

Sections:

15.100.005	Title
15.100.010	Authority to Adopt Code
15.100.015	Purpose
15.100.020	Requirement of Code Conformity
15.100.030	Minimum Requirements
15.100.040	Development Agreements
15.100.050	Interpretation – General
15.100.060	Interpretation – Boundaries
15.100.070	Administration and Review Authority
15.100.080	Severability

15.100.020 Requirement of Code Conformity

A. No use or structure shall be established, substituted, expanded, constructed, altered, moved, maintained, or otherwise changed except in conformance with the code.

1. **Permits Required.** To ensure that code requirements are met, any action that establishes or changes a use or structure, or alters site conditions such as landscaping or parking, shall be subject to review through submittal of an application for a permit for such action in accordance with the requirements of SMC Title 16A, Development Review Code.

2. **Site Plan Review.**

a. Building permits, grading permits, and other applicable nonplanning permits requiring compliance with zoning code standards shall be reviewed through a Planning Division site plan review to ensure compliance with the requirements of this code.

b. In the event that no other permit application applies to the review of an action requiring zoning code compliance, a “site plan review” permit shall be obtained from the Department. The requirements for the site plan review permit are outlined in an application form available from the Department. The site plan review shall be a Type I permit, unless deemed by the Director to warrant Type II review with public notification.

c. Site planning and design shall consider stormwater management, especially the design and integration of LID BMPs, as early as possible in the project planning phase. Where feasible, locate buildings away from soils that provide effective infiltration; site LID BMPs in areas with good infiltration capacity; reduce impervious surfaces; and retain native vegetation.

3. **Exemptions from Permit Requirements.** Notwithstanding subsections (A)(1) and (2) of this section, the following actions are exempt from any permit requirements, although they must still meet the requirements of the code:

- a. Construction of an accessory building of less than one hundred twenty (120) square feet;
 - b. Fences of six (6) feet or less in height;
 - c. The cutting of one (1) or more trees by the owner of a single-family property on which is an existing single-family home, unless such trees are in a steep slope, wetland, or other sensitive area, or sensitive area buffer, or unless such trees are required to be retained by covenants on the property.
- B. Creation of, or changes to, lot lines shall conform with the use provisions, dimensional and other standards, and procedures of the code and SMC Title 14, Subdivisions.
- C. All land uses and development authorized by the code shall comply with all other regulations and requirements of the code or any other local, State or Federal agency that has jurisdiction over land uses and development. Where a difference exists between the code and other regulations, the more restrictive requirements shall apply.
- D. Where more than one (1) part of the code applies to the same aspect of a proposed use or development, the more restrictive requirements shall apply.

Chapter 15.105

DEFINITIONS

Sections:

15.105.010	"A" Definitions.
15.105.020	"B" Definitions.
15.105.030	"C" Definitions.
15.105.040	"D" Definitions.
15.105.050	"E" Definitions.
15.105.060	"F" Definitions.
15.105.070	"G" Definitions.
15.105.080	"H" Definitions.
15.105.090	"I" Definitions.
15.105.100	"J" Definitions.
15.105.110	"K" Definitions.
15.105.120	"L" Definitions.
15.105.130	"M" Definitions.
15.105.140	"N" Definitions.
15.105.150	"O" Definitions.
15.105.160	"P" Definitions.
15.105.170	"Q" Definitions.
15.105.180	"R" Definitions.
15.105.190	"S" Definitions.
15.105.200	"T" Definitions.
15.105.210	"U" Definitions.

- 15.105.220 "V" Definitions.
- 15.105.230 "W" Definitions.
- 15.105.240 "X" Definitions.
- 15.105.250 "Y" Definitions.
- 15.105.260 "Z" Definitions.

15.105.020 "B" Definitions.

Base Area

The total area of the horizontal cross-section of a tree as measured at four (4) feet above grade.

Batch Plant

The manufacturing of asphalt or concrete which may include the storage of related component materials.

Bay Windows

The combination of three (3) or more separate window units, attached to project from the building at various angles. The center section is normally fixed, with the end panels operable as single-hung windows, double-hung windows, casement windows or another type of operable window. A bay window may be rectangular, semi-polygonal or semi-circular, shall be a minimum of twenty-four (24) inches above grade, shall not include doors of any kind, and shall be limited to no more than one (1) story in height.

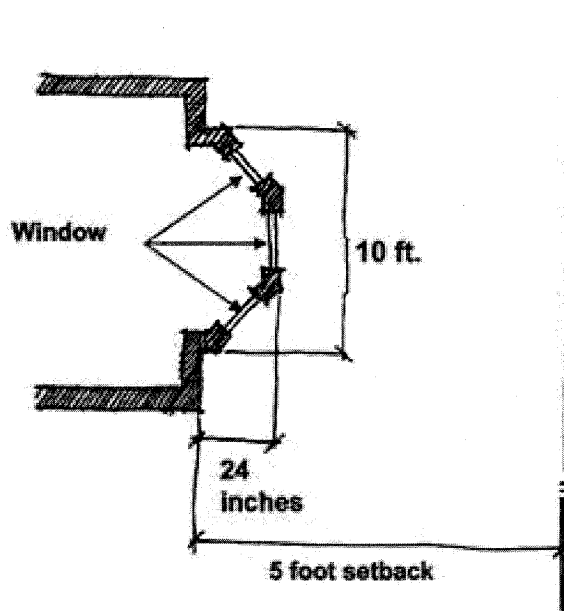


Figure: BAY WINDOWS

Beauty Salon/Personal Grooming Services

A service business operating to provide services related to hair, skin, nail and cosmetology care.

Bed and Breakfast

A dwelling unit within which bedrooms are available for paying transient guests. The number of guests is limited to no more than six (6) at any time.

Berm

A formed mound of earth that creates a visual and physical barrier between developments, roads, and/or sensitive areas.

Biomedical Product Facility

An entity, business, or establishment that is involved in the design, development, assembly and/or manufacture of products developed specifically for the diagnosis, treatment or correction of medical disorders. Products produced by a biomedical product facility include pharmaceuticals, implants or prostheses.

Book, Stationery, Video, Audio and Art Supply Store

Establishment engaged in retail sales of new books and magazines, stationery, video and art supplies.

Buffer

Any structural, earth or vegetative form that is for the purpose of minimizing visual and noise impacts. Buffers may include, but are not limited to, berms, high shrubs, dense stands of trees, trellises and fences.

Buffer Strip

A linear land area designed and established to minimize the visual, noise and other environmental impacts a given land use may have on others. A buffer strip may include, but is not limited to, preserved natural vegetation, native and drought tolerant vegetation, evergreen trees, shrubs and tree plantings, vegetated LID BMPs, or landscape berms.

Building

A structure that is designed to provide a place of business, residence or shelter to occupants. For the purposes of setback standards, it does not include minor utility structures, light poles, utility boxes, benches, signs, bus shelter, security gatehouses, ticket booths or other similar structures.

Building Code

The City of SeaTac Building Code, as set forth in Chapter 13.110 SMC, Building Code.

Building, Hardware and Garden Materials Store

Establishment engaged in the selling of lumber and other building materials, feed, lawn and garden supplies.

Butterfly/Moth Breeding

The breeding of butterflies and moths for the purpose of wholesale or retail sales. This includes the entire life cycle of butterflies and moths and accessory activities such as the manufacture of enclosed biospheres for the butterflies and moths. This definition shall only include those butterflies and moths indigenous to the Pacific Northwest, which do not have a negative impact on forest and agricultural products or on ornamental trees, shrubs and vegetation, as determined by the City and applicable Washington State agencies. The breeding of butterflies and moths not indigenous to the Pacific Northwest shall be prohibited unless otherwise approved by the City and the applicable Washington State agencies.

15.105.030 “C” Definitions.

Cargo Containers

A standardized, reusable vessel, designed without an axle or wheels, which was:

- A. Originally, specifically, or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; and/or
- B. Designed for or capable of being mounted or moved on a rail car; and/or
- C. Designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship.

When used for any purpose other than those listed in subsection (A) of this definition, a cargo container is a structure.

Cemetery

Land used or intended to be used for the burial of the human dead.

Circular Driveway

A driveway on a single lot that has two (2) access points to a public right-of-way.

City Center

A portion of the City of SeaTac Urban Center delineated as the City Center area on the City Center vehicular and pedestrian access plan (SMC 15.300.100, Circulation). Within the City Center area, design standards shall apply to all properties, except those zoned urban low (UL), aviation operations (AVO), and aviation commercial (AVC).

City Hall

A structure maintained and used as a place to transact business, legislative and administrative functions, public meetings and hearings, and other operations of a Code City as defined under RCW 35A.01.035. City Hall may include a municipal court for the purpose of providing for the administration of justice, including court offices, court rooms and facilities for processing civil and/or criminal cases and related functions.

Classification

A refined identification of uses which, either individually or as a type, possess similar characteristics or performance standards and are permitted as possessing compatible uses in a zone. A classification as the term is employed in this title includes provisions, conditions and requirements related to the permissible location of permitted uses.

Coffee Shop/Retail Food Shop

Small, resident-oriented food shops selling goods, such as baked goods, coffee, and assorted sundries. Baked goods for sale on premises, but not for wider distribution, can be prepared on site.

College/University

Institutions of higher learning authorized to confer associate degrees, baccalaureate degrees and/or postgraduate degrees, accredited by the Northwest Association of Schools and Colleges.

Commercial/Industrial Accessory Uses

A commercial/industrial accessory use shall be a use similar in type to the permitted or allowed conditional uses on the property and directly related to the permitted or allowed conditional use. In no case shall a commercial/industrial accessory use, which is neither a permitted or conditional use of the underlying zone, occupy an area that is more than twenty-five percent (25%) of the gross floor area of all buildings on the subject property.

Commercial Marine Supplies

A business that provides for retail/wholesale purchase of supplies related to commercial marine activities, not to include the retail sales of boats.

Commercial Recreation Area and Use

An area and use operated for profit, with private facilities, equipment or services for recreational purposes including swimming pools, tennis courts, playgrounds and other similar uses. The use of such an area may be limited to private membership or may be open to the public upon payment of a fee.

~~Common Recreational Open Space Usable for Many Activities~~

~~Any area available to all residents of the subject property that is appropriate for a variety of active and passive recreational activities, if that area:~~

~~A. — Is not covered by residential buildings, parking or driving areas; and~~

~~B. — Is not covered by any vegetation that impedes access; and~~

~~C. — Has an average four percent (4%) slope of all areas, with no slope that exceeds six percent (6%).~~

Community Center

A facility used for and providing recreational and/or social programs, but not including overnight shelters.

Community Residential Facility (CRF)

Publicly or privately operated residential facilities, limited to: group homes for children, for those with disabilities, or for the elderly; homes for recovering, non-using alcoholics and addicts; or shelters for domestic violence victims. Community residential facilities do not include halfway houses, overnight shelters, or transitional housing.

Compensatory Storage

New excavated storage volume equivalent to any flood storage which is eliminated by filling or grading within the floodplain. For the purpose of this definition, equivalent flood storage capacity is that which is replaced by an equal volume as measured between corresponding one (1) foot contour intervals which are hydraulically connected to the floodway.

Comprehensive Plan

The officially adopted SeaTac Comprehensive Plan, including all the components thereof adopted by reference or lawfully incorporated parts thereof. It includes, but is not limited to, components required by State law, State growth management and subdivision law as referenced in the RCW.

Conditional Use

A use which is not permitted outright in a zone classification due to the nature of impacts created by the use, but which may be authorized under specific conditions based upon decision criteria of SMC 15.115.020, Conditional Use Permit (CUP).

Major Conditional Use: Requires review and approval by the Hearing Examiner.

Minor Conditional Use: Requires review and approval by the Director.

Conference/Convention Center

An establishment developed primarily as a meeting facility; including access facilities for recreation, overnight lodging, and related activities provided for conference participants.

Conforming Building Use

An activity or use which is permitted in the zone classification in which the property on which it is established is located.

Continuing Care Retirement Community

A development that provides a mix of dwelling types, residential services and health care to people at least fifty-five (55) years of age. These communities may provide a full continuum of housing and care, from independent living to assisted living and through nursing care, in order to meet the aging person's growing need for supportive services and care.

Convalescent Center/Nursing Home

Any home, place or institution which operates or maintains facilities offering twenty-four (24) hour skilled nursing care for three (3) or more individuals who are recovering from an illness, or

receiving care for chronic conditions, mental or physical disabilities, terminal illness, or alcohol or drug detoxification. Care may include inpatient administration of medicine, preparation of special diets, bedside nursing care, and treatment by a physician or psychiatrist. Outpatient care is limited to prior patients only, and excludes any opiate substitution treatment.

Court

A facility used by any public agency, political subdivision or unit of local government of this State including but not limited to municipal corporations, special purpose districts, and local service districts, and agency of the State of Washington or of the United States or any state thereof which has responsibility for, and jurisdiction to process and provide for the handling of administration of justice, including court offices, court rooms and facilities for processing civil and/or criminal cases and related functions, for the purposes of such administration of justice functions; provided, that where such activities occur at a regular office of the public agency responsible for such functions, the provisions applicable to public agency office, as that term is defined in this code, shall control.

Courtyard

An open space area that is bounded on two (2) or more sides by the walls of adjacent buildings.

Crisis Diversion Facility (CDF)

A residential treatment facility for individuals eighteen (18) years or older that diverts individuals from jails or hospitals suffering from mental illness and/or chemical dependency. A CDF is licensed by the Washington State Department of Health and certified by the Washington State Department of Social and Health Services, provides temporary shelter, operates twenty-four/seven (24/7), and holds individuals for up to seventy-two (72) hours. One (1) crisis diversion facility may be collocated with one (1) crisis diversion interim facility.

Crisis Diversion Interim Facility (CDIF)

A residential treatment facility that provides temporary shelter, additional on-site mental illness and/or chemical dependency treatments administered by mental health care professionals, operates twenty-four/seven (24/7), and individuals may stay at the facility for up to two (2) weeks. A CDIF is licensed by the Washington State Department of Health and certified by the Washington State Department of Social and Health Services. One (1) crisis diversion interim facility may be collocated with one (1) crisis diversion facility.

Cross-Section

A visual representation of a vertical cut through a structure, a proposed fill pad or any other three (3) dimensional form.

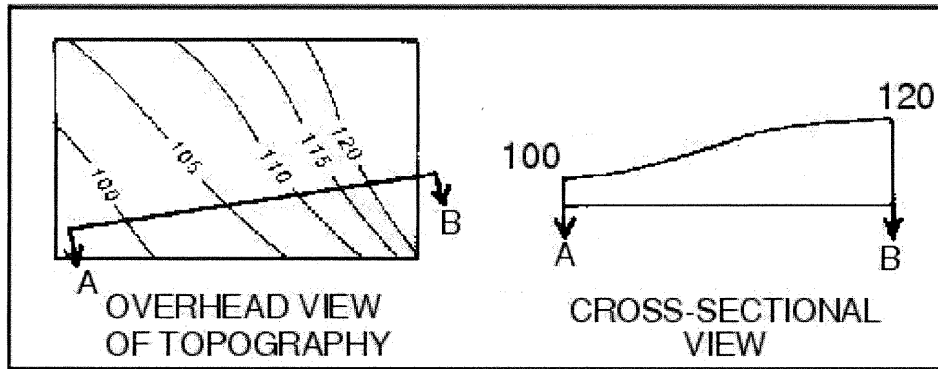


Figure: EXAMPLE OF A CROSS-SECTION

15.105.070 "G" Definitions.

General Business Service/Office

Establishment engaged in providing personal services to business establishments and citizens from an office setting, with no visible outdoor storage areas, including, but not limited to, the following uses:

- A. Financial institutions;
- B. Security and commodity brokers, dealers, exchanges and services;
- C. Insurance agents and carriers;
- D. Real estate business offices and agents;
- E. Legal services;
- F. Membership organizations;
- G. Nontesting research labs;
- H. Emergency services administration and substations.

Glare

The reflection of harsh, bright light, or the physical effect resulting from high luminance or insufficiently shielded light sources in the field of view.

Grading

Any excavation, filling, removing the duff layer or any combination of topsoils thereof.

Groundcover

Low-growing plants such as grasses, flowers, ferns, herbs, small spreading shrubs, or other types of vegetation planted so as to cover and/or stabilize the surface soils within 3 years of planting.

Group Home

See definition of “Community Residential Facility.”

15.105.090 “I” Definitions.

Impervious Surface

~~Any nonvertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof tops, swimming pools, paved or graveled roads and walkways or parking areas, but excluding landscaping and surface water retention/detention facilities.~~ A man-made or modified surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions before development; or that causes water to run off the surface in greater quantities or at an increased rate of flow compared to the flow present under natural conditions prior to development (see also "new impervious surface"). Common impervious surfaces include, but are not limited to, roof, walkways, patios, driveways, parking lots, or storage areas, areas that are paved, graveled or made of packed or oiled earthen materials or other surfaces that similarly impede the natural infiltration of surface water or stormwater.

Improved Public Roadways

Public road rights-of-way that have been improved to an all-weather surface with at least two (2) travel lanes and are maintained by the City or the State of Washington.

International Building Code (IBC)

The International Building Code and related codes as amended and adopted by the City.

15.105.120 “L” Definitions.

Landscaping Business

A business which provides services to preserve or enhance natural or reconfigured land features, ground cover, grass, sod, and other plantings, to promote naturalistic and aesthetic values, or to effect natural or improved drainage and erosion control. The business may include the arrangement of such tangible objects such as pools, walls, steps, trellises, canopies, and other nonhabitable structures, and other such features as are incidental and necessary to landscaping purposes. A landscaping business does not include the wholesale/retail sale of landscaping products including, but not limited to, trees, shrubs, plants, or any other vegetation (except those planted or installed by the business), or of any equipment that is necessary for the movement, planting, growth, and aesthetics of landscape materials.

Laundromat

A commercial establishment offering self-serve and assisted laundry facilities for public use.

Leasable Space

That area within mobile home parks designated on an approved master plan as lots for locating mobile home units with utility hook-ups.

Legal Lot

A lot created by the King County Assessor's Office in accordance with Washington State Laws and Subdivision Code provisions set forth in the Washington State RCW and City of SeaTac Subdivision Code.

Livestock

Domesticated animals, such as horses, cows, goats, sheep, swine and fowl.

Lot

A legal lot for building purposes which shall have sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have access to an improved public street, or to an approved private access.

Lot Area

The total horizontal area within the boundary lines of a lot, including access easements; however, the area contained in tracts or panhandles shall not be included in the lot area of a lot within any plat containing more than two (2) lots. In addition, the area of any easements over one (1) or more servient lots in favor of a dominant lot for the purpose of granting the owner of the dominant lot rights of personal use, possession and occupancy which are typically attributes of ownership shall not be included in the lot area of any servient lot.

Lot Coverage

That percentage of the lot area covered by all buildings including accessory buildings, uses and tent structures.

Lot Lines

The property lines that establish the boundaries of buildable lots. For information on how lot lines are designated see SMC 15.110.030, Designation of Lot Lines.

Lot, Substandard

A lot or parcel of land which has less than the required minimum area or width as established by the zone in which it is located; and provided, that such lot or parcel was of record as a legally created lot on the effective date of the Zoning Code ordinance codified by the City.

Lot Width

The distance between the two (2) established side lot lines of the lot.

Low Impact Development (LID)

A stormwater and/or land use management strategy that strives to mimic natural hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater

management practices that are integrated into a project design, while also minimizing the potential for off-site flooding and soil instability.

Low Impact Development (LID) Best Management Practice (BMP)

Distributed stormwater management practices, integrated into a project design, that emphasize natural hydrologic processes of infiltration, filtration, storage, evaporation and transpiration, while protecting against off-site flooding and soil instability. LID BMPs include, but are not limited to, bioretention, permeable pavement, cast in place pavers, limited infiltration systems, roof downspout controls, dispersion, soil amendments, and minimal excavation foundations.

15.105.140 “N” Definitions.

Native ~~Vegetation~~ Vegetated Surface

~~Vegetation comprised of plant species, other than noxious weeds, which are indigenous to King County and which reasonably could have been expected to naturally occur on the site. A surface in which the soil conditions, ground cover, and species of vegetation are like or similar to those of the original native condition for the site.~~ Noise

The intensity, duration and character of sound from any and all sources.

Nonconformance, Legal

Any legally established use, structure, or development standard which was lawfully allowed in the past, but is now not in conformance with the current code.

Nonconforming Use

Any use, structure, lot, condition, or development that does not conform to any of the provisions of the current code or that was not approved by the City through the appropriate decision-making process required under this code.

Nonprofit Organization

A noncommercial organization that does not operate to make a profit.

Noxious Weed

Any plant which is highly destructive, competitive or difficult to control by cultural or chemical practices, limited to those plants on the State Noxious Weed List contained in Chapter 16-750 WAC.

Nursing Home

See definition of “Convalescent Center/Nursing Home.”

15.105.150 “O” Definitions.

Off-Site Hazardous Waste Treatment and Storage

Hazardous waste treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facility is located.

Open Space

A variety of lands which are created and preserved for park and open space purposes, including:

- A. Publicly accessible plazas, courtyards, and pocket parks located either within the front yard setback or elsewhere on site;
- B. Active outdoor recreation areas;
- C. Multi-purpose green spaces;
- D. Pedestrian and bicycle-only corridors separate from the public or private roadway system and dedicated to passive recreation, including access links in sensitive area buffers. The square footage (length times width) of pedestrian and bicycle-only corridor shall be counted as usable open space; and/or
- E. Natural areas with outstanding scenic or recreational (active or passive) value;
- F. Public access areas to creeks, rivers, lakes or Puget Sound;
- G. Lands that define, through natural features, urban and rural areas;
- H. Lands that create corridors between natural features;
- I. Areas defined as ~~sensitive~~ critical areas under the ~~Sensitive Areas Ordinance~~ 15.700 SMC;
- J. Any landscaped area that exceeds the minimum adopted landscape requirements.
- K. Vegetated LID BMPs.

Opiate Substitution Treatment Facility

A facility designed to dispense an opiate substitute drug approved by the Federal Drug Administration for the treatment of opiate addiction.

Other Retail Uses

A retail use that is substantially similar to other listed permitted retail uses within a zone and has similar impacts relating to but not limited to: traffic, storm drainage, the generation of light and glare, emissions or pollutants, odors, or electromagnetic radiation.

Overnight Shelter

A facility providing overnight, temporary lodging, with or without meals, for homeless families or individuals and meeting the standards of Chapter 246-360 WAC.

15.105.190 "S" Definitions.

Secondhand Store

A retail establishment in which the principal portion of the articles, commodities or merchandise handled, offered for sale, or sold on the premises is not new. Secondhand stores shall not be considered as including antique stores or pawn shops.

Secure Community Transition Facility (SCTF)

An inpatient facility for Level III sex offenders civilly committed and conditionally released to a less restrictive alternative. An SCTF has twenty-four (24) hour supervision and security, and either provides or ensures the provision of sex offender treatment services.

SEPA

The State Environmental Policy Act (Chapter 43.21C RCW).

Setback

The required distance from the base of a structure, support structure, or the edge of a wireless telecommunications facility equipment shelter to the property line of the parcel on which the structure, support structure or wireless telecommunications facility equipment shelter is located.

Sexually Oriented Business

Includes any of the following types of establishments:

A. Sexually Oriented Entertainment

Any exhibition or dance of any type conducted on premises where such exhibition or dance involves the exposure to view of any portion of the breast below the top of the areola or any portion of the pubic hair, anus, cleft of the buttocks, vulva or genitals.

B. Sexually Oriented Theater

Any theater while that theater is providing entertainment through the showing of motion picture films predominantly distinguished or characterized by their emphasis on matter explicitly depicting any of the following:

1. Human genitalia in a state of sexual stimulation or arousal;
2. Acts of human masturbation, sexual intercourse or sodomy;
3. Erotic fondling, touching or display of human genitalia, pubic region, buttock or female breast.

C. Sexually Oriented Establishment

A commercial enterprise predominantly involved in the selling, renting or presenting for viewing of books, magazines, motion pictures, films, video cassettes, cable television, or other media distinguished or characterized by a predominant emphasis on matter explicitly depicting the items set forth in "sexually oriented theater."

Examples of such establishments include, but are not limited to, adult book or video stores and establishments offering panorams or peep shows.

Shared Access Point

A common point of vehicle and pedestrian access from a right-of-way, or a vehicular access easement or tract for more than one (1) lot or use.

Shoreline Master Program

The applicable City and State laws/codes related to the shoreline programs.

Significant Tree

An existing healthy tree which, when measured three (3) feet above grade, has a minimum diameter of:

- A. Eight (8) inches for evergreen trees; or
- B. Twelve (12) inches for deciduous trees (excluding poplar trees).

Site

One (1) or more contiguous legal lots used as the basis upon which the provisions and standards of this code are applied.

Small, Resident-Oriented Uses

Those commercial uses that are geared to primarily serve local residents within a one-half (1/2) mile radius of its location, do not exceed two thousand (2,000) square feet in total gross feet, and will not have any significant impacts, such as excessive traffic or noise, that would negatively impact surrounding residential properties.

Social Service Office

An office maintained and used as a place to transact business activity and operations of any agency, association, entity or organization, whether public or private, and whether a business or a nonprofit organization, which provides as a major part of its function charitable, educational, legal, medical, psychological, religious, political entity, services to the community, including but not limited to associations, fraternal organizations and public service organizations; provided, that this definition shall not include hospitals and medical offices/outpatient clinics as those terms are defined in this code.

Specialized Instruction School

A school providing specialized instruction in areas including, but not limited to, art, music, cooking, and related disciplines. A specialized instruction school is also to be distinguished from vocational-technical schools, as defined in this code.

Sponsoring Agency

A church or other organization that joins in an application with a host agency for a City temporary use permit and assumes responsibility for providing basic services and support to temporary emergency homeless encampment residents, such as hot meals, coordination of other needed donations and services, etc.

Sports Club

A profit or nonprofit club providing the following activities:

- A. The instruction of basketball, softball, baseball, cheerleading fundamentals, martial arts and other similar activities.
- B. Weight lifting.
- C. Drop-in, pick-up game sport activities.
- D. Tournaments/competitions related to the instructional activities.

Storage, Self-Service

A building or group of buildings containing separate storage spaces of varying sizes that are leased or rented as individual units.

Storm Drainage

The movement of water, due to precipitation, either surficially or underground.

Street, Private

Any easement, tract or street for ingress and egress which is not a public street. Driveways which are not part of an easement, tract or street for ingress and egress shall not be considered streets.

Street, Public

All streets, highways, freeways, avenues, lanes, alleys, courts, places, or other public ways in the City, whether improved or unimproved, held in public ownership and intended to be open as a matter of right to public vehicular and pedestrian access.

Structure

Anything which is built or constructed (above or below grade), an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, excluding benches, statuary, utility boxes/lights, light poles, minor utility apertures, planter boxes less than forty-two (42) inches in height, fences seventy-two (72) inches or under in height, and residential tent structures.

Surface Water Design Manual

The King County Surface Water Design Manual (KCSWDM), as amended by the City of SeaTac Addendum to the KCSWDM adopted in SMC 12.10.010.

15.105.220 “V” Definitions.

Vegetated LID BMPs

LID BMPs that utilize landscaping.

Vehicle, Large

Motor vehicles including motorcycles, passenger cars, trucks, and vans which have gross vehicle weights greater than sixteen thousand (16,000) pounds. In addition, "large vehicle" also includes recreational vehicles, buses, and boats, but does not include aircraft.

Vehicle Repair, Small

Vehicle repair includes fixing, incidental body or fender work, painting, upholstering, engine tune-up, major engine or transmission repair, adjusting lights or brakes, brake repair, other similar repair work and supplying and installing replacement parts of or for small vehicles.

Vehicle, Small

Motor vehicles including motorcycles, passenger cars, trucks, vans and watercraft which have gross vehicle weights of sixteen thousand pounds (16,000) or less.

Vocational/Technical Schools

Schools and institutions providing longer-term (at least one (1) year) programs leading to proficiency, certification and associate degrees in vocational programs including computers, mechanical, food and hospitality service, automotive and aircraft services, surveying, welding, photography, carpentry, agriculture, horticulture, electrical, plumbing and construction trades. Truck driving instructional schools and heavy equipment operational schools also fall within this definition.

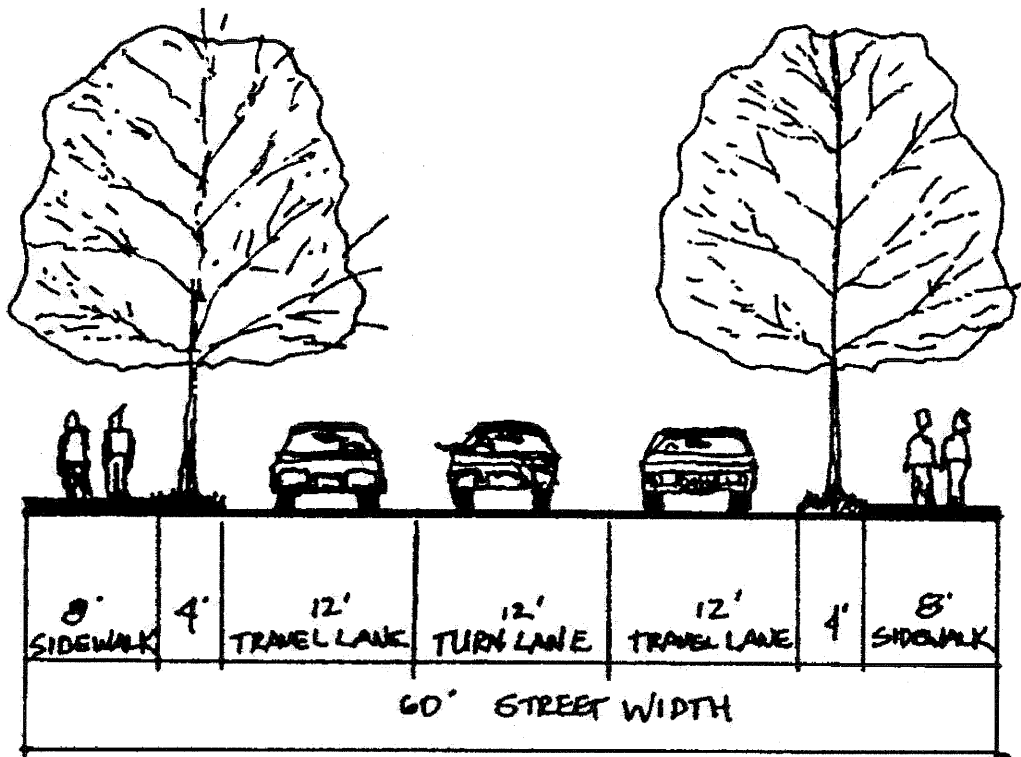
Chapter 15.300

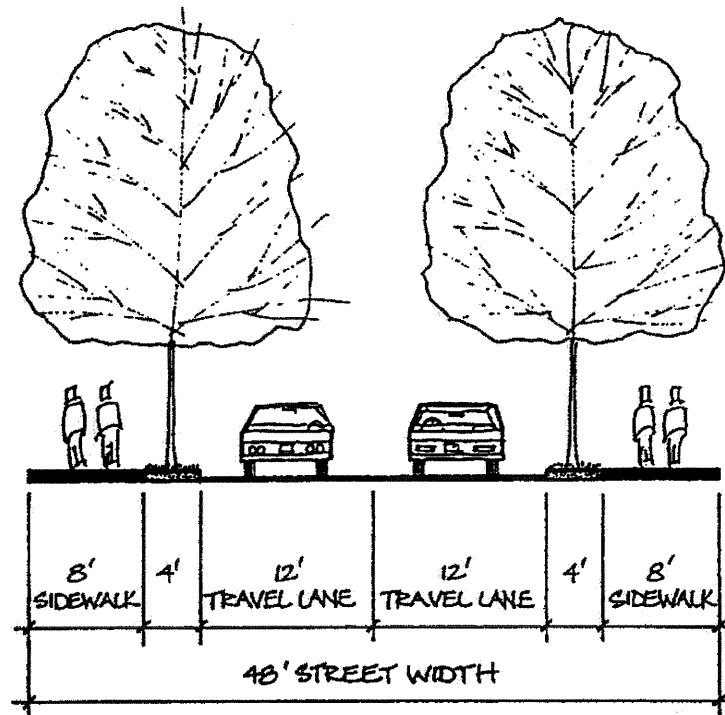
CITY CENTER OVERLAY DISTRICT

15.300.110 Vehicular Circulation Requirements

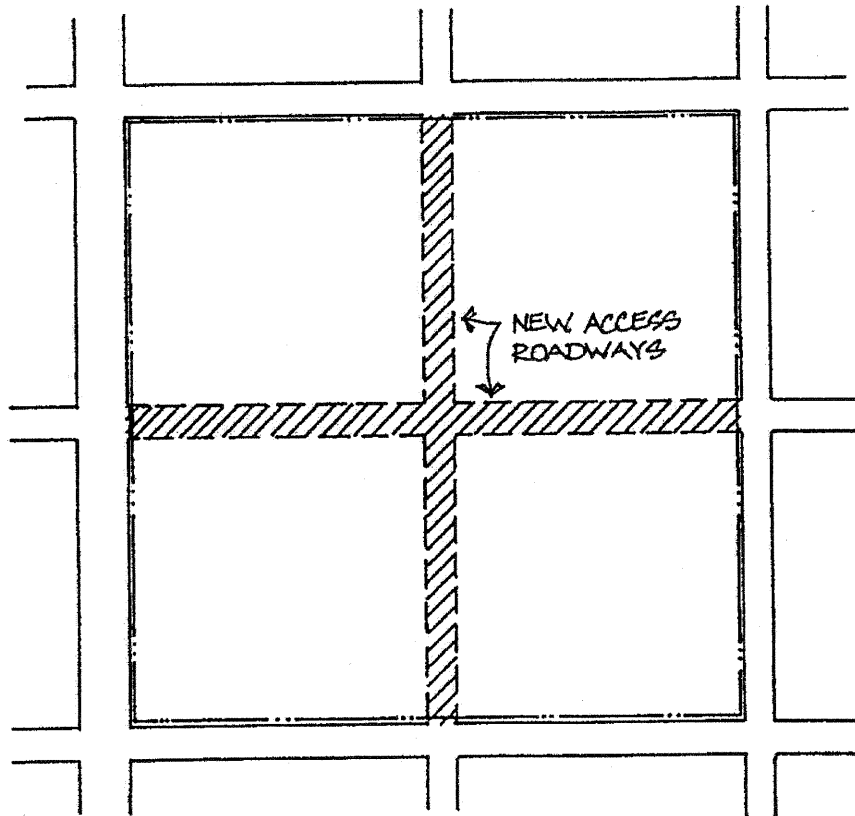
A. All new City Center Overlay District streets shall be constructed within a minimum forty-eight (48) foot wide corridor (including streetfront pedestrian zones), and shall generally conform to the adopted City Center Plan. Pedestrian and vehicular circulation within the City Center Overlay District is intended to provide for public access, safe traffic flow, and connections to established vehicular and pedestrian routes, and is not intended to be applied prescriptively. Vehicular circulation shall be as approved by both the Director and the Director of Public Works.

1. All collector streets shall be constructed within a minimum forty-eight (48) foot wide corridor (including streetfront pedestrian zones) and meet all applicable City Department of Public Works specifications road standards.
2. All minor arterials shall be a minimum of sixty (60) feet in width and meet all City Department of Public Works specifications.





B. All streets shall be designed to create blocks which are no greater than four hundred (400) feet on a side. In cases where topographic or other environmental constraints preclude the creation of a four hundred (400) foot by four hundred (400) foot block size, the four hundred (400) foot maximum block length shall apply to only two (2) sides of a block, and the maximum block length may be waived by the Director.



C. An owner or developer shall coordinate with owners of adjacent parcels and consolidate, wherever possible, vehicular circulation routes to interconnect public and/or private streets in conformance with the adopted City Center Plan. Where appropriate, circulation corridors shall extend to the boundary line of the site parcel in order to provide for future development of adjacent parcels and connections with existing public and/or private streets.

D. Dead-end streets shall be permitted only where there is no feasible connection with an adjacent public and/or private street.

E. Half-streets shall not be allowed, except as an interim circulation route as approved by both the Director and the Director of Public Works, in which the other half of the public or private street shall be developed on an adjacent parcel.

F. Public and private streets should not be enclosed. In cases where buildings are allowed to span public or private streets, the following standards shall apply:

1. The minimum ceiling height shall meet highway standards;
2. Lighting sufficient to provide a safe pedestrian environment shall be in operation at all times;
3. At the time of development, ground level retail space shall be constructed in accordance with the provisions of SMC 15.300.730, Ground Floor Uses in Mixed Use Projects, except as provided below:

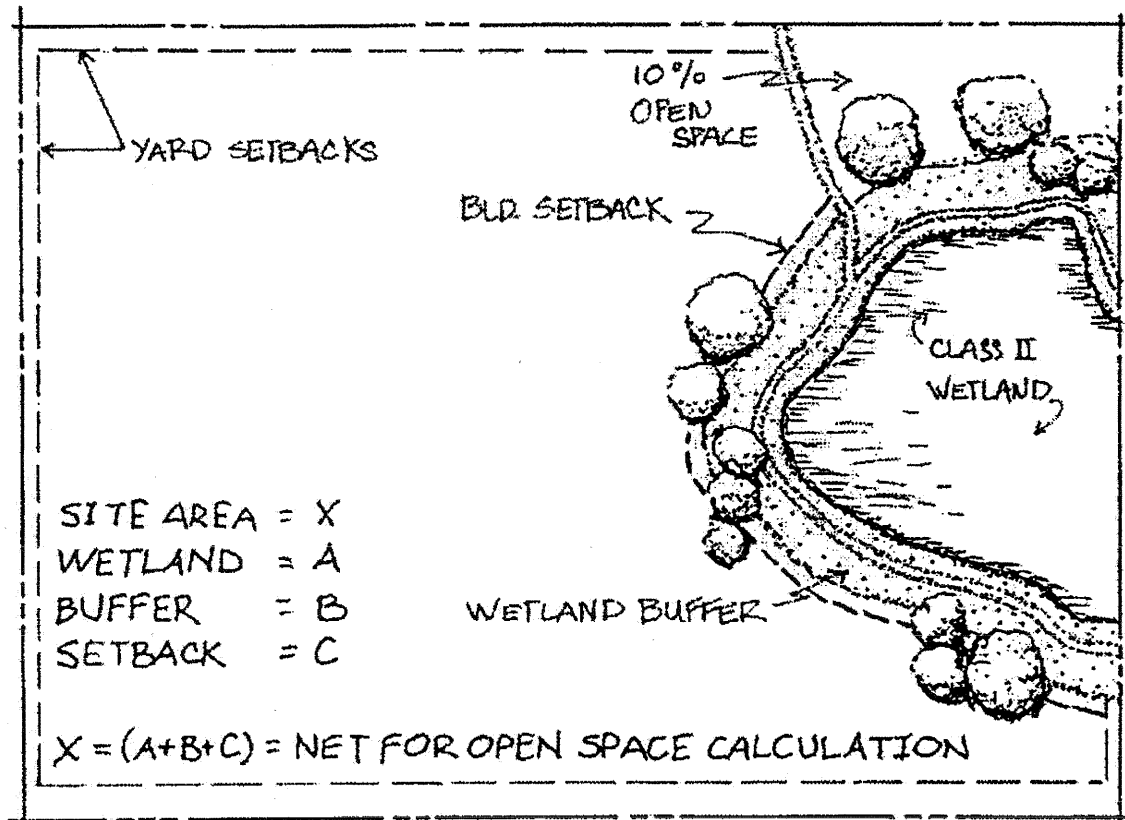
- a. Ground level retail space shall be constructed either on one (1) side of City Center Overlay District streets (collectors or minor arterials), for the full length of the enclosed area; or
 - b. Shall be constructed on both sides of the collector or minor arterial for fifty percent (50%) of the length of the enclosed area; and
 - c. Shall be served by the minimum utilities necessary for occupancy. These utilities include electricity, and sewer and water service;
4. Ground level retail space shall conform to the ground level transparency requirements specified in SMC 15.300.610(A), Ground Floor Transparency Requirements;
5. A minimum of one (1) piece of public art, approved by the Director, shall be included for every fifty (50) feet of enclosed length. Art work may include, but is not limited to the following suggestions:
- a. Artistic wall treatments such as painted murals, bas-relief murals, photographic montages, mosaics;
 - b. Artistic pavement or ceiling treatments as approved by the Director;
 - c. Neon lighting sculptures or other artistic lighting displays;
6. Ventilation systems to provide air inside the covered area that is at least as clean as ambient levels in the City Center Overlay District outside the enclosure shall be in operation at all times;
7. The interior space of the covered area shall appear in all aspects to be “pedestrian-oriented.”

15.300.310 Minimum Open Space Area Required

A. A minimum of ten percent (10%) of net site area shall be set aside as usable outdoor open space accessible to the public.

1. **Areas That Do Not Qualify as Open Space.** The following shall not be included toward meeting the minimum open space requirement:
- a. Portions of a parcel classified as wetland; storm water facility, provided, that such storm water facilities are at grade and not covered; or open water.
 - b. Required landscaping and sensitive area buffers without common access links, such as pedestrian trails.
 - c. Driveways, parking, or other auto uses.
 - d. Areas of a parcel with slopes greater than eight percent (8%) shall not qualify as usable outdoor open space, unless the area has been developed with an enhanced accessibility system of stairs, ramps, terraces, trails, seating areas, or other site improvements as approved by the Director.

- e. Parcels adjacent to Bow Lake may not count areas of open water for the purpose of calculating the open space area requirement.
- f. Wetland buffer and setback areas shall also be excluded for the purpose of calculating the open space requirement.



B. **Areas that Qualify as Open Space.** Usable open space that qualifies toward meeting the minimum open space requirement shall include one (1) or more of the following:

1. Active outdoor recreation areas;
2. Multi-purpose green spaces;
3. Publically accessible pathways that are part of a vegetated roof design accessible to the general public
4. Permeable pavement trails

5 3. Pedestrian-only corridors separate from the public or private roadway system and dedicated to passive recreation, including access links in sensitive area buffers. The square footage (length times width) of pedestrian-only corridors shall be counted as usable open space; and/or

6 4. Publicly accessible plazas, courtyards, pocket parks and decorative or permeable paving areas constructed contiguous with a new or existing sidewalk located either within the

front yard setback or elsewhere on site. Publicly accessible courtyard designs shall conform to the following standards:

- a. The courtyard dimension is a measurement of the usable open space between two (2) buildings or to a property line, and shall have a width equal to the height of the building, up to a maximum of seventy-five (75) feet, but in no case less than twenty (20) feet.
- b. If the enclosing walls of a courtyard terrace upward and back with succeeding stories, the courtyard dimension shall be measured from the lowest enclosing floor or projection.

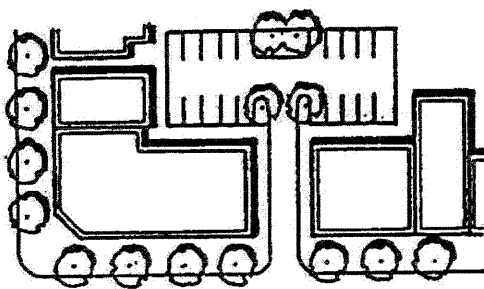
15.300.450 Surface Parking

A. **Public/Private Surface Parking as an Interim Use.** Public/private surface parking, as the main activity on a site, may only be allowed as an interim use subject to a development agreement specifying additional conditions as **needed**.

B. **Location of Surface Parking Lots.**

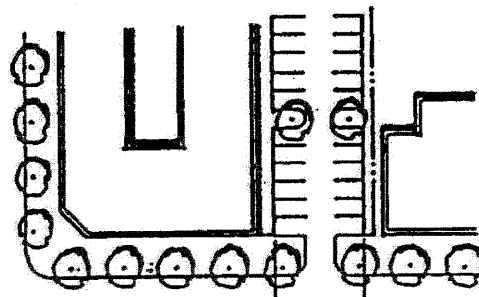
1. No parking shall be located between the building and the front property line, other than a driveway for passenger loading and off-loading only in conformance with SMC 15.300.260, Driveway Entrances, and approved by the Director. Surface parking shall be located behind a building or to the side of a building.
2. **Parking Next to Building.** Parking located next to a building and within forty (40) feet of the front property line shall not occupy more than the width of two (2) lengthwise parking stalls and one (1) travel lane, or sixty-two (62) feet, whichever is less.
3. **Parking on Corner Lots.** On corner lots, no parking shall be located between the building and either of the two (2) front property lines. If a parcel abuts more than two (2) public or private streets, no parking shall be located between the building and the front property line abutting the two (2) public and/or private streets with the highest classification.

PARKING TO REAR OF BLDG.



NO PARKING ON CORNERS

PARKING TO SIDE OF BLDG.



MAXIMUM WIDTH

C. **Pedestrian Circulation Through Parking Lots.**

1. Surface parking lots containing one hundred (100) parking spaces or more shall provide pedestrian walkways through the parking field.

2. Pedestrian Walkway Locations.

a. For parking rows perpendicular to the principal building facade, pedestrian ways shall be located between two (2) rows of parking spaces at a minimum of one (1) pedestrian way every two hundred (200) feet.

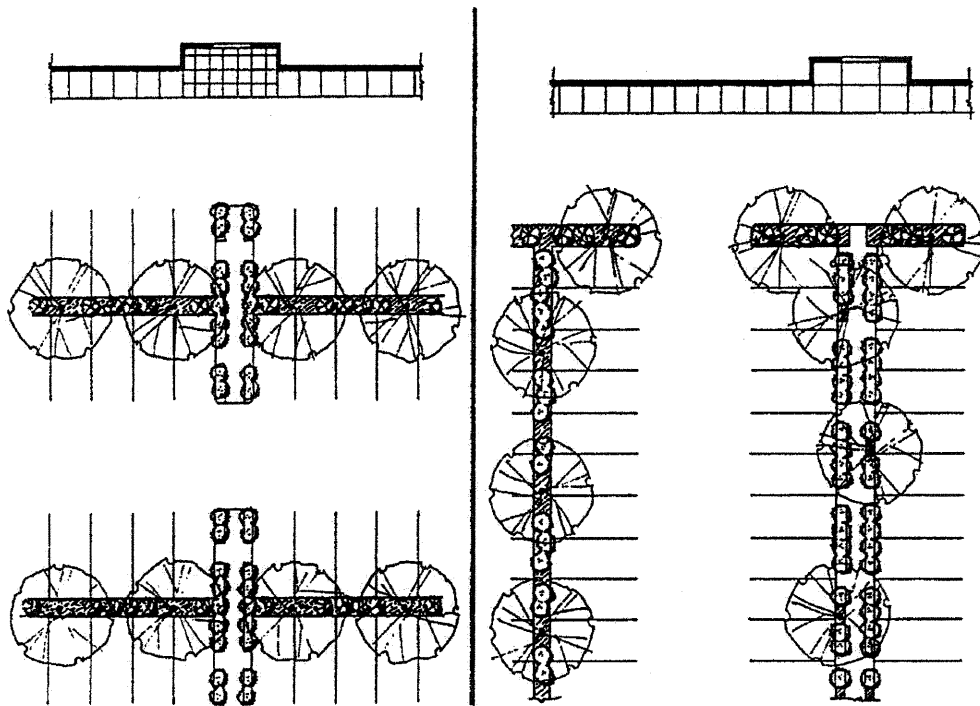
b. For parking rows parallel to the principal building facade, pedestrian ways shall be incorporated adjacent to a series of aligned landscape islands at a minimum of one (1) walkway every twenty-one (21) parking spaces. Landscape island siting and design may be modified to accommodate LID BMPs.

3. Pedestrian Walkway Design.

a. Pedestrian walkways shall be raised, and shall be a minimum of ~~eight~~ five (85) feet wide, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to nonstreetfront building entrances or existing pedestrian ways.

b. Clearly distinguish the pedestrian way network from car or transit circulation. This is particularly important in areas where these various travel modes intersect, such as at driveway entrances and in parking lots.

c. Where sidewalks or walkways cross vehicular driveways, provide a continuous raised crossing, or distinguish the crossing from the driveway surface by marking with a contrasting paving material (~~including~~ such as permeable pavement).



Parking Rows **Parallel** To The
Principal Building Facade

Parking Rows **Perpendicular** To The
Principle Building Facade

15.300.610 Street Level Design

A. Ground Floor Transparency Requirements.

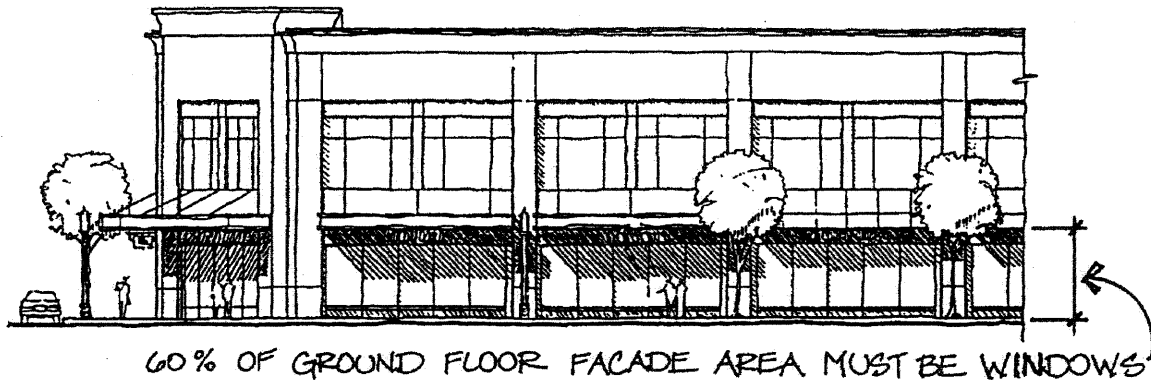
1. Windows shall be provided on the street level rather than blank walls to encourage a visual link between the business and passing pedestrians.
2. Transparency requirements shall apply to buildings with a ground floor retail/commercial or service use, as defined in SMC 15.300.730 and in the City Center Use Charts (SMC 15.300.050 through 15.300.055), including portions of buildings where ground floor uses are convertible to a retail/commercial or service use. Transparency requirements shall not apply to portions of a building with ground floor housing.

- a. Windows shall cover at least sixty percent (60%) of the public street facing ground floor building wall area.

3. Transparency Design Requirements.

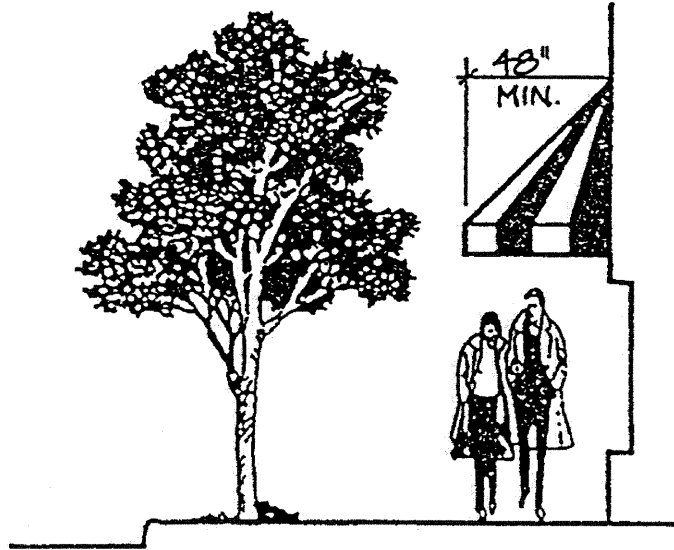
- a. Transparency requirements shall apply to that area of the ground floor building wall fronting the street up to the finished ceiling height of the first floor building space.
 - b. Windows shall begin twelve (12) to thirty (30) inches above the finished grade of the first floor building space.

- c. At the first floor building level, darkly tinted, mirrored or reflective glass shall not be used. Lightly tinted windows are allowed for nonretail ground floor uses.



B. Pedestrian Weather Protection Along Building Facades.

1. Building facades with ground floor retail/commercial or service uses shall be designed to provide for pedestrian weather protection through the use of awnings, canopies, colonnades, marquees, or building overhangs.
2. **Pedestrian Weather Protection Structure Design.**
 - a. **Length.** Pedestrian weather protection structures shall extend along at least the length of the street-facing facade with the ground floor retail/commercial or service use.
 - b. **Width.** Pedestrian weather protection structures shall extend a minimum of four (4) feet out from the building facade. The maximum horizontal projection from the surface of the building shall be eight (8) feet or seventy-five percent (75%) of the distance to the curb face, whichever is less. Pedestrian weather protection structures shall be architecturally integrated with the ground level design of the building to which they are attached.
 - c. **Height.** The minimum height of pedestrian weather protection structures shall be eight (8) feet and six (6) inches above the sidewalk surface. Maintain a horizontal consistency by aligning the bottom edge of weather protection structures with those on adjacent buildings. Where the grade is sloping, maintain the average height above grade of adjacent weather protection structures.



3. **Pedestrian Weather Protection and Building Facade Landscaping.** Building facade landscaping shall not be required under pedestrian weather protection structures along public or private street frontages. Any facade landscaping provided under pedestrian weather protection structures shall be of such width that a minimum four (4) feet of unobstructed walking area remains under the building awning, canopy, overhang, or other weather protection structure.

a. Building facade landscaping (Type V Landscaping) in front of a ground floor retail use shall be designed and maintained to avoid obscuring visibility of street-facing windows or limiting access to building entrances, ~~and shall consist of:~~

- i. ~~Evergreen shrubs spaced no more than four (4) feet apart that do not exceed a height of four (4) feet at maturity;~~
- ii. ~~Ground cover; and~~
- iii. ~~Seasonal displays of flowering annual bedding plants.~~

15.300.640 Rooflines and Equipment

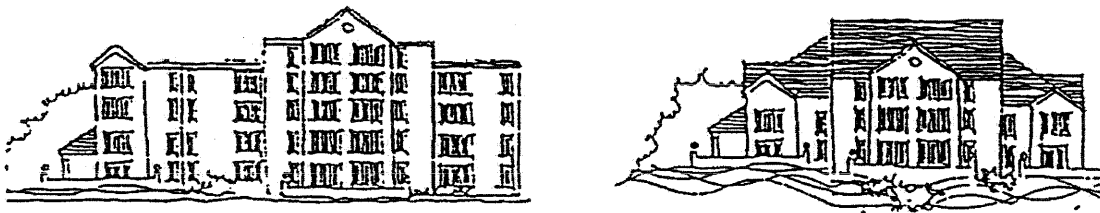
A. **Rooflines.** In order to provide a visual terminus to the tops of City Center Overlay District buildings and soften rectilinear forms, roof designs must conform to one (1) of the following options:

1. **Roofline with Architectural Focal Point.** A roofline focal point refers to a prominent rooftop feature such as a peak, tower, gable, dome, barrel vault or roofline trellis structure.
2. **Roofline Variation.** The roofline articulated through a variation or step in roof height or detail, such as:
 - a. **Projecting Cornice.** Roofline articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.

b. **Articulated Parapet.** Roofline parapets shall incorporate angled, curved or stepped detail elements.

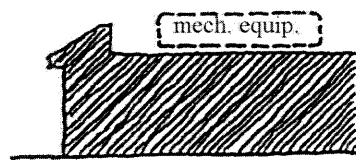
3. **Pitched Roof or Full Mansard.** A roof with angled edges, with or without a defined ridge line and extended eaves.

4. **Terraced Roof.** A roofline incorporating setbacks for balconies, roof gardens, or patios.

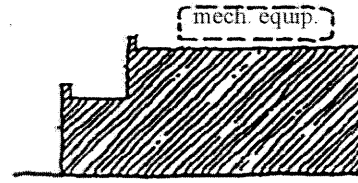


B. **Rooftop Equipment.** Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through one (1) or more of the following methods:

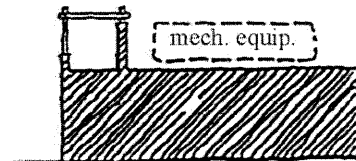
1. A concealing roofline;
2. A terraced facade;
3. A screening wall or grillwork directly surrounding the equipment;
4. Sufficient setback from the facade edge to be concealed from ground level view;
5. Vegetated roof designed in accordance with the Surface Water Design Manual and applicable building codes.



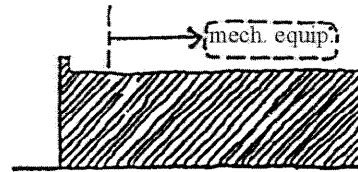
CONCEALING ROOFLINE



TERRACED FACADE



SCREENING WALL



SETBACK FROM FACADE

Chapter 15.305

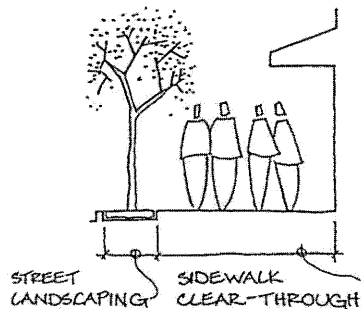
SOUTH 154TH STREET STATION AREA OVERLAY DISTRICT

15.305.250 The Layout and Width of Streetfront Pedestrian Zone

A. **Sidewalk Clear-Through Zone.** A pedestrian sidewalk clear-through zone shall be created along the public and/or private street frontage consisting of a minimum eight (8) foot wide paving area on streets using the twelve (12) foot sidewalk, and consisting of a minimum four (4) foot wide paving area on other streets. The pedestrian sidewalk clear-through zone shall be free of physical obstructions to pedestrian movement.

B. **Street Landscaping Zone.** A minimum four (4) foot wide street landscaping zone adjacent to the street curb shall be required on streets where both the twelve (12) foot and eight (8) foot sidewalks are used. The street landscaping zone shall consist of a combination of vegetated LID BMPs where feasible, trees, landscaping, light poles, and street furniture in a manner to be approved by the Director.

1. The street landscaping zone will include City-approved tree wells and grates for street trees in addition to street trees.
2. Street trees shall be deciduous shade trees capable of at least twenty-five (25) feet in height. Street trees shall be planted within the street landscaping zone along public and/or private streets and be spaced no more than thirty (30) feet apart as described in street landscaping standards in Chapter 15.445 SMC, Landscaping and Tree Retention, except where variations in tree spacing, as approved by the Director, may be considered to enhance plaza areas, emphasize building focal points or avoid visually blocking retail storefront entrances.



15.305.350 Open Space Maintenance

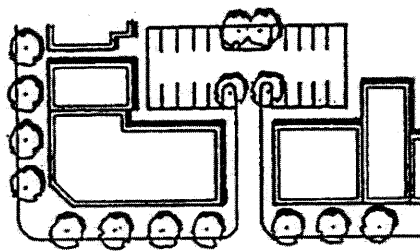
All open space improvements shall be maintained in good condition. Maintenance shall include regular watering, mowing, pruning, clearance of debris and weeds, removal and replacement of dead plants, ~~and~~ the repair and replacement of irrigation systems, and maintenance of the stormwater and LID BMPs.

15.305.450 Surface Parking

A. Location of Surface Parking Lots.

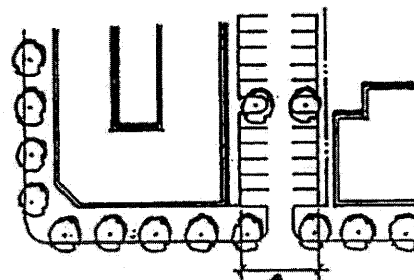
1. No parking shall be located between the building and the front property line. An exception may be made in the case of passenger loading and off-loading in the driveway of a porte-cochere in conformance with SMC 15.305.260, Driveway Entrances, and approved by the Director. Surface parking shall be located behind a building or to the side of a building.
2. **Parking Next to Building.** Parking located next to a building and within forty (40) feet of the front property line shall not occupy more than the width of one (1) lengthwise parking stall and one (1) travel lane, or thirty (30) feet, whichever is less.
3. **Parking Where Building Frontage Less than One Hundred (100) Feet.** In cases where the minimum frontage on a public or private street is less than one hundred (100) feet, no parking shall be allowed in the first twenty (20) feet of the front property line, the front facade of the new or redeveloped building shall occupy at least sixty percent (60%) of the total lot frontage and the vehicular access way may be no wider than twenty-four (24) feet.
4. **Parking on Corner Lots.** On corner lots, no parking shall be located between the building and either of the two (2) front property lines. If a parcel abuts more than two (2) public or private streets, no parking shall be located between the building and the front property line abutting the two (2) public and/or private streets with the highest classification.

PARKING TO REAR OF BLDG.



NO PARKING ON CORNERS

PARKING TO SIDE OF BLDG.



MAXIMUM WIDTH ↗

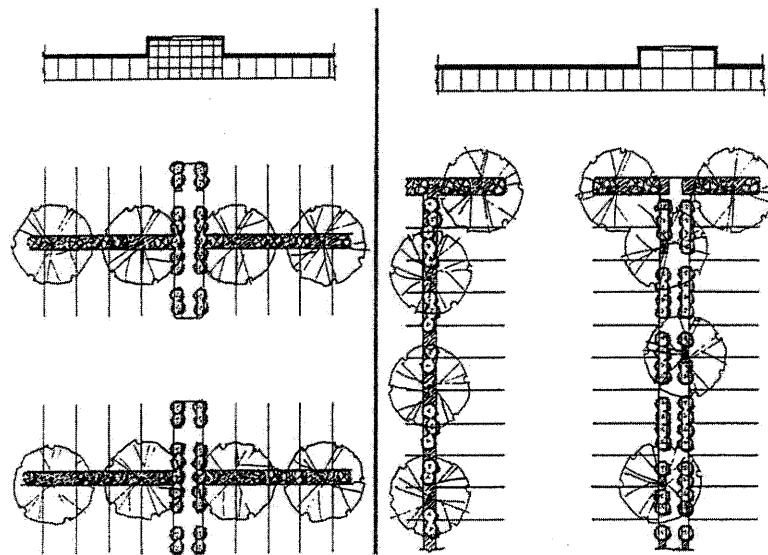
B. Pedestrian Circulation Through Parking Lots.

1. Surface parking lots containing one hundred (100) parking spaces or more shall provide pedestrian walkways through the parking field.
2. **Pedestrian Walkway Locations.**

- a. For parking rows perpendicular to the principal building facade, pedestrian ways shall be located between two (2) rows of parking spaces at a minimum of one (1) pedestrian way every two hundred (200) feet.
- b. For parking rows parallel to the principal building facade, pedestrian ways shall be incorporated adjacent to a series of aligned landscape islands at a minimum of one (1) walkway every twenty-one (21) parking spaces. Landscape island siting and design may be modified to accommodate LID BMPs.

3. Pedestrian Walkway Design.

- a. Pedestrian walkways shall be raised, and shall be a minimum of ~~eight~~ five (8 5) feet wide, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to nonstreetfront building entrances or existing pedestrian ways.
- b. Clearly distinguish the pedestrian way network from car or transit circulation. This is particularly important in areas where these various travel modes intersect, such as at driveway entrances and in parking lots.
- c. Where sidewalks or walkways cross vehicular driveways, provide a continuous raised crossing, or distinguish the crossing from the driveway surface by marking with a contrasting paving material (such as permeable pavement).



Parking Rows **Parallel** To The
Principal Building Facade

Parking Rows **Perpendicular** To The
Principle Building Facade

15.305.640 Rooflines and Equipment

- A. **Rooflines.** Rooflines shall provide a visual terminus to the tops of S. 154th Street Station Area Overlay District buildings and soften rectilinear forms.

1. Rooflines shall provide an architectural focal point. A roofline focal point refers to a prominent rooftop feature such as a peak, tower, gable, dome, barrel vault or roofline trellis structure.

2. Roof designs must conform to one (1) of the following options:

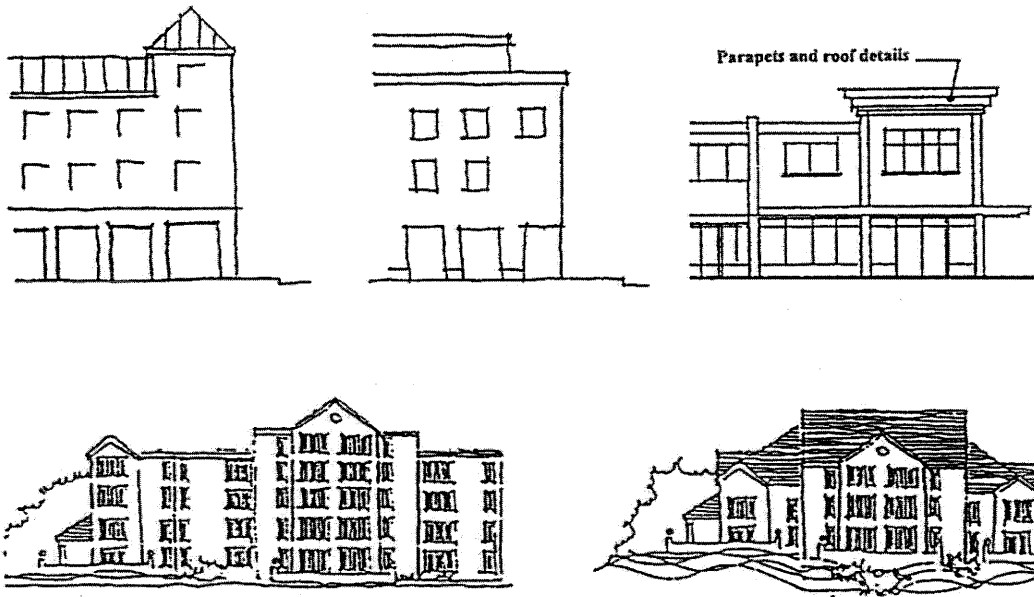
a. **Roofline Variation.** The roofline articulated through a variation or step in roof height or detail, such as:

i. **Projecting Cornice.** Roofline articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.

ii. **Articulated Parapet.** Roofline parapets shall incorporate angled, curved or stepped detail elements.

b. **Pitched Roof or Full Mansard.** A roof with angled edges, with or without a defined ridge line and extended eaves.

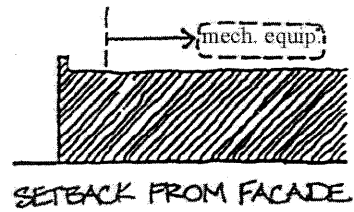
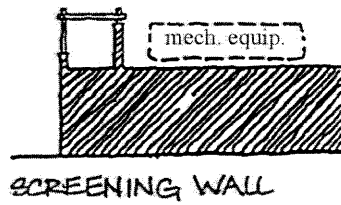
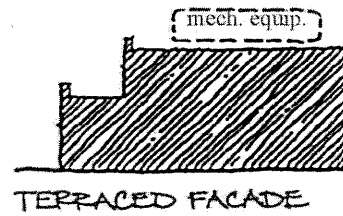
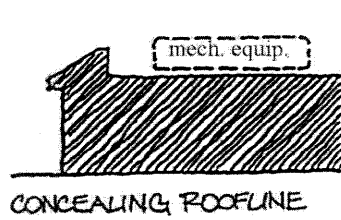
c. **Terraced Roof.** A roofline incorporating setbacks for balconies, roof gardens, or patios.



B. **Rooftop Equipment.** Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through one (1) or more of the following methods:

1. A concealing roofline;
2. A terraced facade;
3. A screening wall or grillwork directly surrounding the equipment;
4. Sufficient setback from the facade edge to be concealed from ground level view;

5. Vegetated roof designed in accordance with the Surface Water Design Manual and applicable building codes.



Chapter 15.445

LANDSCAPING AND TREE RETENTION

Sections:

- 15.445.005 Purpose
- 15.445.010 Authority and Application
- 15.445.015 Departures
- 15.445.100 General Landscaping Requirements
- 15.445.110 Types of Landscaping
- 15.445.120 General Landscape Requirements
- 15.445.130 Installation Requirements
- 15.445.140 Irrigation Requirements
- 15.445.150 Maintenance Requirements
- 15.445.160 Bonds/Security Requirements
- 15.445.170 Deferral of Landscape Improvements
- 15.445.200 Landscaping Standards
- 15.445.210 Landscaping Standards Chart
- 15.445.220 Street Frontage Landscaping
- 15.445.230 Building Facade Landscaping
- 15.445.240 Side/Rear Buffer Landscaping for Noncompatible Uses
- 15.445.250 Surface Parking Landscaping
- 15.445.260 Landscaping Adjacent to Freeway Rights-of-Way
- 15.445.270 Landscaping of Industrial Uses Adjacent to Single-Family Residential Zones
- 15.445.280 Alternative Landscape Options
- 15.445.300 Service Areas Screening and Placement: Garbage Dumpsters/Recycling Bins
- 15.445.400 Tree Retention
- 15.445.410 Retention of Significant Trees within New Short Plats and Long Subdivisions in the Single-Family Zones
- 15.445.420 Retention of Significant Trees in All Other Zones
- 15.445.430 Tree Retention – Clearing of Multi-Family, Commercial, and Industrial Zoned Lots
- 15.445.440 Minimum Number of Trees per Residential Lot – New Short Plats and Long Subdivisions
- 15.445.450 Protection of Significant Trees

15.445.010 Authority and Application

A. The provisions of this chapter shall apply to:

1. All new developments on vacant land requiring building permits; or
2. When the gross floor area (gfa) of a building/complex expands beyond twenty percent (20%) of the total existing gfa, the current landscape standards shall be applicable and integrated into the redevelopment. Within the Neighborhood Business (NB) zone, the

provisions of this chapter shall apply when the complex expands beyond forty percent (40%) of the total existing gfa; or

3. Upon the change in use of any property to public/private parking; or
4. Upon the conversion of any outdoor space of two hundred (200) square feet or greater to a business use or parking, the current landscape standards shall be integrated into that portion of the site to the greatest extent feasible.

B. The following uses are exempt from the ~~provisions~~ landscaping requirements of this chapter (Sections 15.445.100 through Section 15.445.300):

1. Single-family dwellings;
2. Residential accessory uses; and
3. Subdivisions (except as provided under SMC 15.445.260) and short subdivisions in regard to perimeter and street landscape proportions only.

C. **Landscaping Requirements and Increased Setbacks.** Where the width of a required landscape strip exceeds the normally required setback of a zone or specific use, the required setback shall be increased to accommodate the full width of the required landscaping.

1. **Exceptions.**

a. **UH-UCR, CB-C and O/CM Zones.** The street frontage landscape strip requirement shall not apply to uses in the Urban High-Urban Center Residential (UH-UCR) zoning category, Community Business in the Urban Center zoning category (CB-C), or Office/Commercial Medium (O/CM) zoning category.

b. **City Center and S. 154th Street Station Area Overlay Districts.** Within the designated City Center and S. 154th Street Station Area Overlay Districts, front yard open space as per SMC 15.300.320 and 15.305.320, shall be required in lieu of street frontage landscaping.

2. **Relocation of Required Street Frontage Landscaping.** If the normal required landscaping is reduced through this exception for all applicable zones except in the designated overlay districts, fifty percent (50%) of said landscaping shall be placed into plazas, rooftop gardens and other pedestrian amenities, and street trees shall be planted within the public right-of-way in locations and amounts to be determined by the Director.

D. When an existing building precludes installation of the total width of required landscaping, the landscaping shall be installed to the extent possible and the remaining required landscaping shall be installed elsewhere on the site to provide the best possible screening.

E. **Other Standards Applicable.** Except as specified in this section of the Zoning Code, all other relevant standards and requirements in this code shall apply.

15.445.110 Types of Landscaping

The five (5) types of landscaping are described and applied as follows:

A. Type I Landscaping.

1. Type I landscaping is a “full screen” which functions as a visual and psychological barrier. Full screening is intended generally for use adjacent to freeways and between uses with a high degree of incompatibility.
2. Type I landscaping shall consist of:
 - a. A solid wall of trees and/or a dense hedge with a mix of native and drought tolerant deciduous and evergreen trees placed to form a continuous screen within three (3) years;
 - b. At least seventy percent (70%) evergreen trees;
 - c. Evergreen trees spaced no more than fifteen (15) feet on center;
 - d. Deciduous trees spaced no more than twenty (20) feet on center;
 - e. Evergreen shrubs spaced no more than four (4) feet apart and to achieve a height of six (6) feet above the travelled way grade within three (3) years;
 - f. Native and drought tolerant groundcover; ~~and~~
 - g. Street frontage landscaping shall be located behind the sidewalk; and
 - h. Vegetated LID BMPs, consistent with the intent of this section.

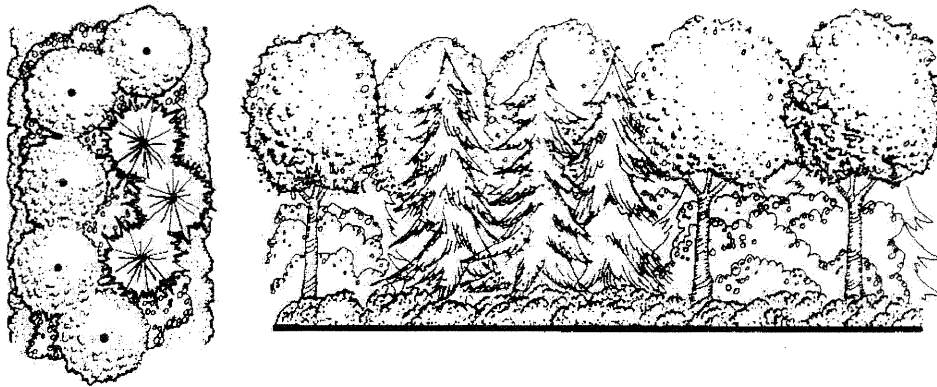


Figure: TYPE I LANDSCAPING

B. Type II Landscaping.

1. Type II landscaping is a “filtered screen” which functions as a visual separator. Filtered screening is intended for use between uses with some degree of incompatibility.
2. Type II landscaping shall consist of:
 - a. A mix of native and drought tolerant evergreen and deciduous trees and shrubs spaced to create a filtered screen within three (3) years;
 - b. At least fifty percent (50%) deciduous trees and at least thirty percent (30%) evergreen trees;

- c. Evergreen trees spaced no more than fifteen (15) feet on center;
- d. Deciduous trees spaced no more than twenty (20) feet on center;
- e. Evergreen shrubs spaced no more than five (5) feet apart and that achieve a height of six (6) feet above the travelled way grade within three (3) years;
- f. Native and drought tolerant ~~G~~groundcover; ~~and~~
- g. Street frontage landscaping shall be located behind the sidewalk; and
- h. Vegetated LID BMPs, consistent with the intent of this section.

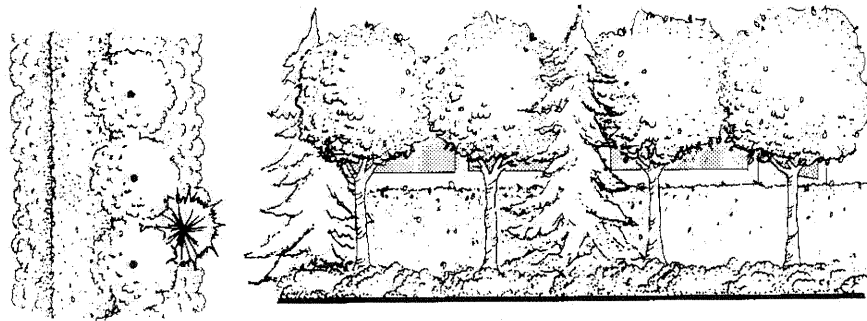


Figure: TYPE II LANDSCAPING

C. **Type III Landscaping.**

1. Type III landscaping is a “see-through buffer” which functions as a partial visual separator to soften the appearance of streets, parking areas and building elevations. See-through buffering is intended for use between streets and a land use, or between similar, compatible uses.
2. Type III landscaping shall consist of:
 - a. A mix of native and drought tolerant evergreen and deciduous trees spaced to create a continuous canopy within ten (10) years;
 - b. At least seventy percent (70%) deciduous trees;
 - c. Trees spaced no more than twenty-five (25) feet on center;
 - d. Evergreen shrubs spaced no more than four (4) feet apart that do not exceed a height of four (4) feet above the travelled way grade at maturity;
 - e. Native and drought tolerant ~~G~~groundcover;
 - f. Street frontage landscaping can be located in front or behind the sidewalk; and
 - g. Vegetated LID BMPs, consistent with the intent of this section.

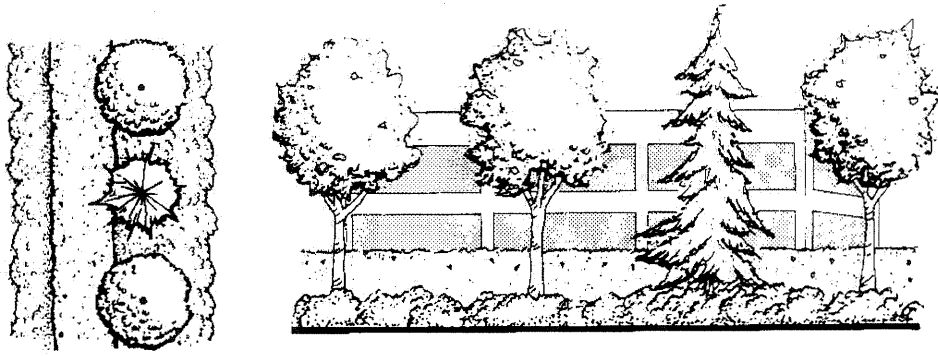


Figure: TYPE III LANDSCAPING

D. Type IV Landscaping.

1. Type IV landscaping is “parking area landscaping” which provides shade and visual relief, and maintains clear sight lines, and allows for stormwater treatment and/or flow control within parking areas.
2. Type IV landscaping shall consist of:
 - a. Canopy-type deciduous trees or broadleaf evergreen trees, native and drought tolerant evergreen shrubs and a mix of native and drought tolerant evergreen and deciduous groundcovers planted in wells or strips;
 - b. Shrubs that do not exceed a height of three (3) feet above the travelled way grade in maturity;
 - c. Plantings contained in bioretention, rain gardens, or planting wells or strips having an area of at least one hundred (100) square feet and with narrowest dimensions of at least five (5) feet in width;
 - d. Bioretention, rain gardens, or, p Planting wells or strips which each contain at least one (1) tree;
 - e. Native and drought tolerant Ggroundcover; and
 - f. Street frontage landscaping can be located in front of or behind the sidewalk.

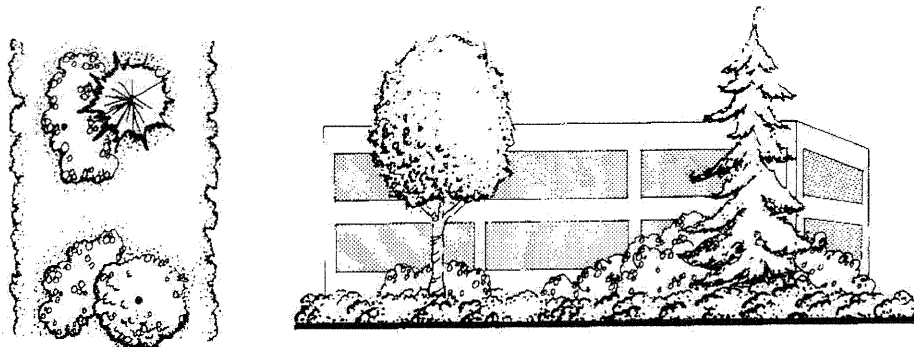


Figure: TYPE IV LANDSCAPING

E. **Type V Landscaping.**

1. Type V is small-scale building facade landscaping which provides visual interest and a buffer between buildings and sidewalks or common areas.
2. Type V landscaping shall consist of:
 - a. Native and drought tolerant s Shrubs spaced no more than five (5) feet apart; and
 - b. Native and drought tolerant g Groundcover.

15.445.140 Irrigation Requirements

All planting required for new development in multi-family, commercial, business park, and industrial zones and in long subdivisions (street trees only) shall receive sufficient water to ensure survival as follows:

A. Landscaped areas shall be installed with the following irrigation systems or water conservation methods:

1. Moisture sensor (may be required);
2. Automatic timers set for operation periods which minimize evaporation and assure adequate moisture levels;
3. Sprinkler heads (of the pop-up type) designed to provide adequate coverage for all landscaping. Other sprinkler heads may be allowed upon approval by the City;
4. Separate irrigation zones for turf and planting beds;
5. Group together plants with similar water needs;
6. Augmenting existing soils with loamy soil; and
7. Covering the area surrounding the base of plants with mulch to minimize evaporation.

B. The Director may allow an exemption from the irrigation requirements if the applicant provides:

1. Landscape areas where at least seventy percent (70%) of the existing vegetation is undisturbed;
2. Landscaping in areas where existing site conditions (i.e., high water table) assure adequate moisture to sustain growth;
3. Despite physical constraints preventing automatic irrigation, a manual scheduled method is proposed and approved.

15.445.150 Maintenance Requirements

Within the multi-family, commercial, business park, and industrial zones, the applicant shall provide the following maintenance or shall be subject to enforcement action as provided in Chapter 15.125 SMC, Code Enforcement:

- A. All required landscaped areas shall be maintained, pruned, trimmed, and watered to create an attractive appearance and a healthy growing condition.
- B. Dead, diseased, stolen, or vandalized planting shall be replaced within one (1) month as weather conditions allow.
- C. Property owners shall keep the planting area reasonably free of weeds and trash.
- B. **Landscape Islands.** At least one (1) interior landscape island for every seven (7) parking stalls shall be provided to be reasonably distributed throughout the parking lot. Landscape island siting and design may be adjusted to accommodate LID BMPs, such as bioretention.
- C. **Trees and Landscape Islands.** At least one (1) tree must be provided in each landscape island.
- D. **Curbs/Barriers.** Permanent curbs and/or barriers shall be provided to protect the plantings from vehicle overhang. Curb cuts or grates can be incorporated to allow water to enter stormwater facilities and LID BMPs.
- E. The perimeter of a parking lot shall be planted with a minimum of five (5) foot landscaping buffers with Type III landscaping. Any abutting landscaped areas can be credited toward meeting this standard.

Chapter 15.455
PARKING AND CIRCULATION

15.455.450 Off-Street Parking Construction Standards

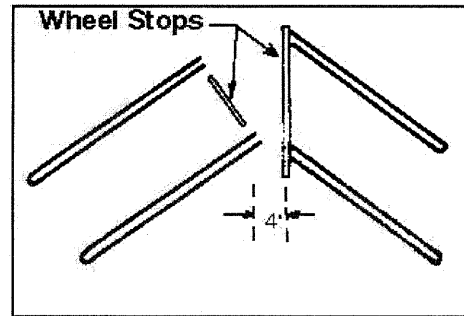
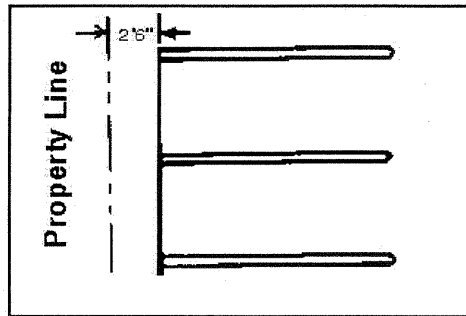
A. **Surfacing Requirements.** Off-street parking areas and all lots used for the storage of automobiles, trucks, truck trailers, shipping containers, recreational vehicles, construction equipment, farm equipment and all related equipment and/or appurtenances to such equipment, shall be paved with an all-weather surface (concrete, ~~or~~ asphalt, or permeable pavement) unless otherwise approved by the Public Works Department. Typical approved cross-section is illustrated below; contact the Department of Public Works for current standards.

Figure: MINIMUM SURFACING REQUIREMENTS FOR OFF-STREET PARKING

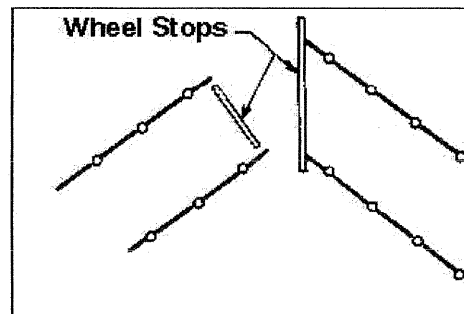
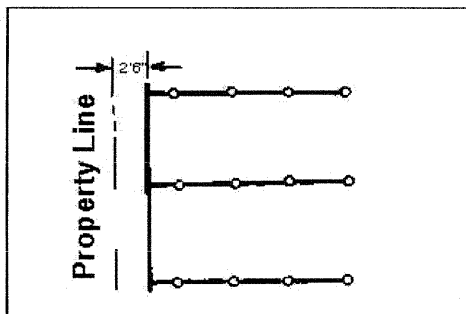
B. **Asphalt-Surfaced Parking Areas.** Asphalt-surfaced parking areas shall have parking spaces marked by surface paint lines or a suitable substitute traffic marking material in accordance with the Washington State Department of Transportation Standards.

1. **Wheel Stops.** Wheel stops are required where a parked vehicle would encroach upon adjacent property, pedestrian access, circulation areas or landscaping areas. Typically approved markings and wheel stop locations are illustrated below.
2. **Vehicle Overhangs.** A vehicle overhang may be allowed into the landscaped area; provided the area of the vehicle overhang is not counted towards required landscaping.

PAINTED HORSESHOE MARKINGS



METAL OR PLASTIC TRAFFIC MARKINGS



HANDICAP PARKING MARKINGS

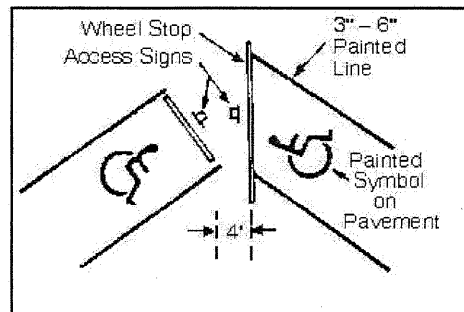
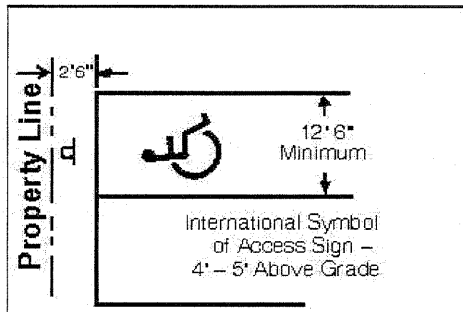


Figure: STALL MARKINGS AND WHEEL STOP LOCATIONS

15.455.500 Surface Parking Standards

All properties shall conform to the surface parking requirements in this section. Additional or superseding parking regulations may apply in the designated overlay districts, and as required elsewhere in this title.

A. Pedestrian Circulation Through Surface Parking Lots.

1. Surface parking lots containing one hundred (100) parking spaces or more, or with more than three (3) vehicular circulation lanes, shall provide pedestrian walkways through the parking lot.

2. Pedestrian Walkway Location.

a. For parking rows perpendicular to the principal building facade, pedestrian ways shall be located between two (2) rows of parking spaces at a minimum of one (1) pedestrian way every two hundred (200) feet. The pedestrian walkway(s) shall be located to provide access from the maximum number of spaces to the entrances of the building.

b. For parking rows parallel to the principal building facade, pedestrian ways shall be incorporated adjacent to a series of aligned landscape islands at a minimum of one (1) walkway every twenty-one (21) parking spaces. The pedestrian walkway shall be located to provide access from the maximum number of spaces to the entrances of the building. Landscape island siting and design may be modified to accommodate LID BMPs.

3. Pedestrian Walkway Design.

a. Pedestrian walkways shall be raised, may be covered, and shall be a minimum of three (3) feet in width, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to nonstreetfront building entrances or existing pedestrian ways.

i. **Vehicle Overhangs.** The three (3) foot width shall not include any vehicle overhangs.

ii. **Wheel Stops.** Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.

b. The pedestrian walkways shall be clearly distinguished from traffic circulation, and particularly where vehicular and pedestrian routes intersect.

c. Sidewalks or walkways which cross vehicular aisles or driveways shall be distinguished as follows (see Figure: PEDESTRIAN CIRCULATION):

i. By a continuous raised crossing; or

ii. By using contrasting paving material such as permeable pavement.

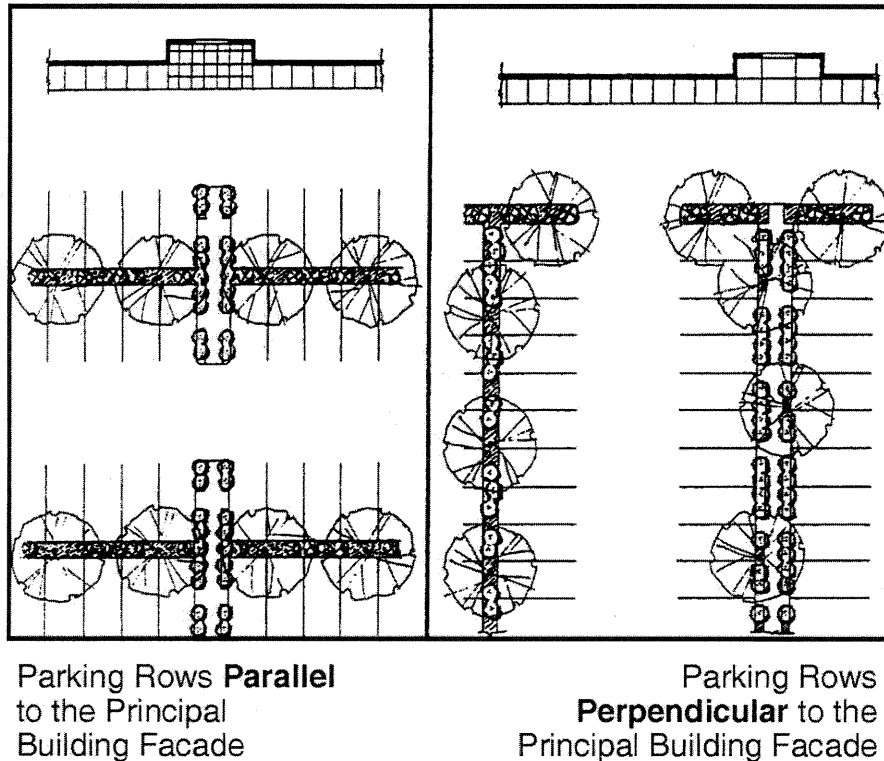


Figure: PEDESTRIAN CIRCULATION

~~4. **Raised Pedestrian Facilities Counted Toward Landscaping.** The area used for raised pedestrian circulation may be counted towards the ten percent (10%) interior parking lot landscaping as required under SMC 15.445.250.~~

§ 4. **Modifications.** The preceding standards may be modified by the Director if the proponent can demonstrate that some other form of pedestrian circulation would be suitable for the site and would provide equivalent pedestrian safety.

15.455.610 Parking Structure Design

- A. **Parking Decks.** Parking decks should be flat where feasible. At a minimum, a majority of both the ground floor and top parking decks shall be required to be flat, as opposed to continuously ramping (see Figure: PARKING DECK).
- B. **External Elevator Towers and Stairwells.** External elevator towers and stairwells shall be open to public view, or enclosed with transparent glazing.
- C. **Parking Structure Lighting.** Lighting shall meet the requirements of Chapter 17.28 SMC, Parking Structures.
- D. **Parking Structure Top Floor Wall Designs.** Parking structure top floor wall designs must conform to one (1) or more of the following options:

1. **Top Floor Wall with Architectural Focal Point.** A top floor wall focal point refers to a prominent wall edge feature such as a glazed elevator and/or stair tower, or top floor line trellis structure.

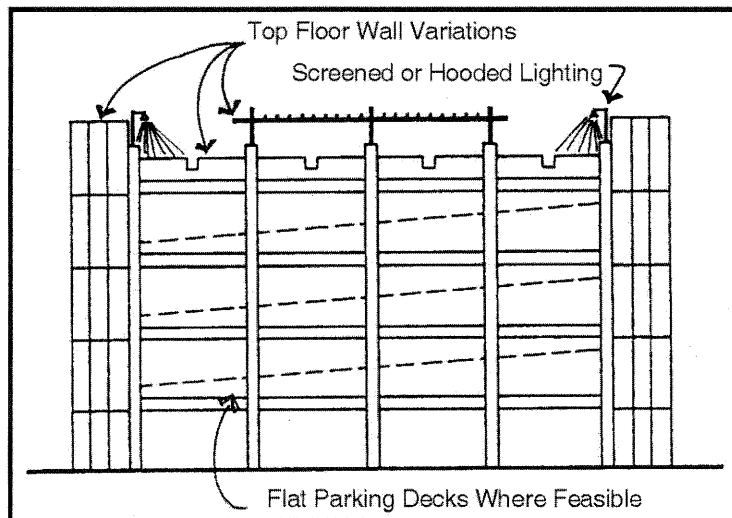


Figure: PARKING DECK

2. **Top Floor Wall Line Variation.**

- a. **Projecting Cornice.** Top floor wall line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
- b. **Articulated Parapet.** Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.

E. **Appearance.** Parking structures with building facades facing or visible from the public right-of-way (ROW) shall use one (1) or a combination of the following design features:

1. The facade shall have the appearance of an office building or hotel use.
2. Design features that would mask the building as a parking structure.

Proposed design features shall be approved by the Director.

F. **Parking Structure Character and Massing.** Parking structure facades over one hundred fifty (150) feet in length shall incorporate vertical and/or horizontal variations in setback, material or fenestration design along the length of the applicable facade, in at least one (1) or more of the following ways:

1. **Vertical Facade Changes.** Incorporation of intervals of architectural variation at least every eighty (80) feet over the length of the applicable facade (see Figure: VERTICAL FACADE CHANGES), such as:
 - a. Varying the arrangement, proportioning and/or design of garage floor openings;
 - b. Incorporating changes in architectural materials; and/or

- c. Projecting forward or recessing back portions or elements of the parking structure facade.

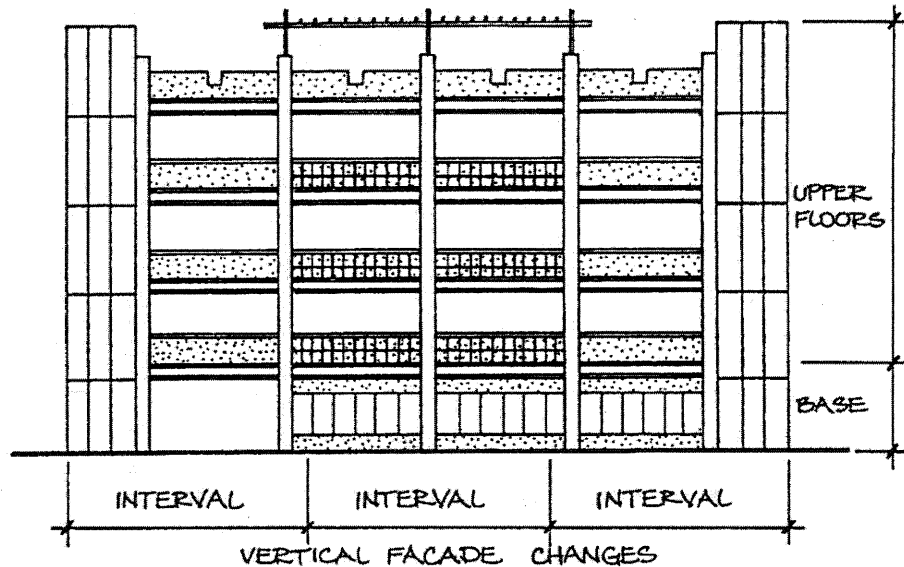


Figure: VERTICAL FACADE CHANGES

2. **Horizontal Facade Changes.** Designed differentiation of the ground floor from upper floors, such as:

- a. Stepping back the upper floors from the ground floor parking structure facade;
- b. Changing materials between the parking structure base and upper floors; and/or
- c. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.

G. **Minimizing Views Into the Parking Structure Interior.** Facades of parking structures shall be designed without continuous horizontal parking floor openings.

1. For portions of parking structures without a pedestrian level retail/commercial use, a five (5) foot wide building facade landscaping strip (Type V landscaping) is required, consisting of:

- a. ~~A mix of evergreen shrub groupings spaced no more than four (4) feet apart that do not exceed a height of six (6) feet at maturity;~~
- b. ~~Ground cover; and~~
- c. ~~Seasonal displays of flowering annual bedding plants.~~

2. Any portion of a parking structure ground floor with exposed parking areas adjacent to a public street shall minimize views into the parking structure interior through one (1) or more of the following methods which are in addition to the above facade landscaping strip:

- a. Decorative trellis work and/or screening as architectural elements on the parking structure facade, without compromising the open parking structure requirements of the Building Code (see example, Parking Structure Screening figure); and/or
- b. Glass window display cases incorporated into pedestrian walls built between two (2) structural pillars. Glass window display cases shall be at least two (2) feet deep, begin twelve (12) to thirty (30) inches above the finished grade of the sidewalk, and cover at least sixty percent (60%) of the area between two (2) pillars.

The trellis work or window display cases may be waived if the proponent can demonstrate some other method to minimize views into the parking structure. Alternate methods shall be approved by the Director.

15.455.700 Single-Family Parking

In addition to the applicable parking requirements within this chapter, the following maximum off-street parking standards shall apply within the single-family zones (UL-5,000; UL-7,200; UL-9,600; and UL-15,000). These standards shall be applicable to new and existing parking areas.

A. Definitions.

1. **Driveway.** For purposes of this section, a driveway is considered a parking surface or parking area if the driveway is used for the parking of motor vehicles.
2. **Nonconforming Circular Driveway.** For purposes of this section, a nonconforming circular driveway is “a circular driveway in which the driveway and parking surface exceed 800 square feet of surface area or more than fifty percent (50%) of the front yard, as described in SMC 15.455.700(C)(2).”

B. Approved Surfaces. All motor vehicles, trailers, boats and RVs must be parked on one (1) of the approved surfaces listed below:

1. Concrete (four (4) inch Portland cement concrete over compact native soils); or
2. Blacktop (two (2) inch asphalt concrete pavement over gravel section as described under subsection (B)(3) of this section); or
3. Two (2) inches of 5/8 minus compacted rock provided mud or other fine material do not work their way to the surface of the rock. Alternate sized minus compacted rock may be used upon approval by the City; or
4. Permeable pavement such as pervious concrete, permeable pavers, or porous asphalt designed in accordance with the Surface Water Design Manual; or
- 4 5. Any other configuration or materials, approved by the City, that maintains a durable uniform surface.

C. Off-Street Parking Surface Maximums.

1. Off-street parking surfaces outside of structures on site may cover a maximum of one thousand two hundred (1,200) square feet or ten percent (10%) of the lot surface, whichever is greater.
2. **Front Yard Maximum for Driveway/Off-Street Parking Surface.** No more than fifty percent (50%) of the front yard or eight hundred (800) square feet, whichever is smaller, can be driveway or off-street parking surface. For the purposes of this section, the front yard shall be the area between the right-of-way and the portion of the house frontage that is farthest from the right-of-way. The width of the front yard shall extend to each side property line (see Figure: MAXIMUM FOR FRONT YARD DRIVEWAY/OFF-STREET PARKING SURFACE).

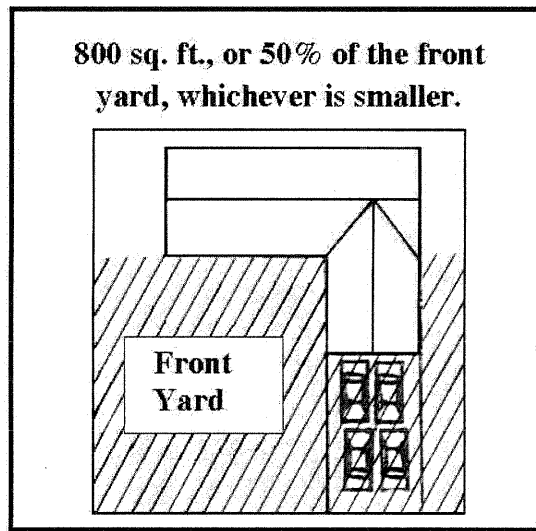


Figure: MAXIMUM FOR FRONT YARD DRIVEWAY/OFF-SITE PARKING SURFACE

- a. **Properties Facing Multiple Public Rights-of-Way.** On properties facing on two (2) or more public rights-of-way, the total off-street parking surfaces for all front yards shall not be greater than eight hundred (800) square feet. All remaining areas of the front yards not constructed as driveway or parking area shall be landscaped as provided in subsection (E)(1) of this section.
- D. Off-Street Parking and Side/Rear Yard Setbacks.** Off-street parking is allowed in the side yard setback and within five (5) feet of the rear yard property line. Screening of vehicles parked in the side yard setback, or within five (5) feet of the rear property line, shall be required if requested by the adjacent property owner(s). If screening is requested, the screening shall be Type I landscaping (SMC 15.445.110.A), a solid wood fence or made of an alternate material, as approved by the City. Fences shall conform with the maximum height requirements of Chapter 15.435 SMC, Fences.
- E. Circular Driveways.**
1. For circular driveways the minimum width of the apex of the landscape area between the front property line and circular drive shall be a minimum of five (5) feet in width,

perpendicular to the front property line. Any portion of the front yard not constructed as driveway or parking surface shall be landscaped. (See Figure: CIRCULAR DRIVEWAYS.)

2. Any new circular driveway connection to the public right-of-way shall meet the requirements of Chapter 11.10 SMC, Right-of-Way Use Code, and Chapter 11.05 SMC, Road Standards.

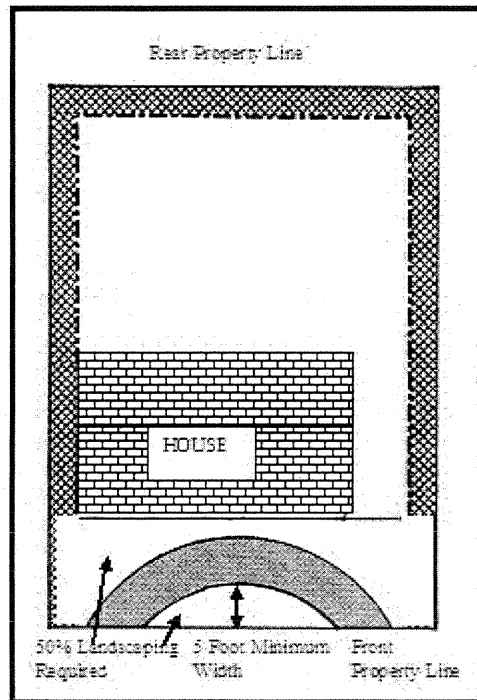


Figure: CIRCULAR DRIVEWAYS

F. Existing Nonconforming Circular Driveways.

1. **Driveway Surface Composed of Gravel.** The driveway surface of an existing nonconforming circular driveway composed of gravel may be upgraded to a higher quality surface (either asphalt, ~~or~~ concrete, or permeable pavement in accordance with subsection (B) of this section); provided, that the location and size of the circular driveway does not change and any connections to the public right-of-way conform with Chapter 11.10 SMC, Right-of-Way Use Code.

2. **Driveway Surface Composed of Sod or Grass.** The driveway surface of an existing nonconforming circular driveway composed of sod or grass shall be upgraded to a higher quality surface (gravel, asphalt or concrete), provided, that the location and size of the circular driveway does not change and any connections to the public right-of-way meet all adopted right-of-way use codes pursuant to Chapter 11.10 SMC.

G. Unique Front Yard Configurations. Other unique front yard configurations may be allowed subject to approval by the Director. The remainder of the front yard not used for parking shall be landscaped. For the purpose of this section, landscaping shall either be one (1), or a combination of, the following:

1. Grass or sod;
2. Trees;
3. Groundcover;
4. Shrubs.

H. Two-Track Driveways

Two-track driveways (or ribbon driveways) are permitted and consist of two parallel strips of approved paving materials (per SMC 15.455.700.B) with an open, unpaved space between the two paved strips that is planted with grass or other groundcover, or filled with landscaping rocks or gravel.

Chapter 15.500

SMALL LOT SINGLE-FAMILY DESIGN STANDARDS

Sections:

15.500.005	Purpose
15.500.010	Authority and Application
15.500.100	Small Lot Single-Family Standards
15.500.200	Departures from the Small Lot Single-Family Standards

15.500.100 Small Lot Single-Family Standards

Intent: Ensure architecturally appealing design with traditional residential features and adequate open space within small lot single-family development.

A. Dimensional Standards.

1. **Minimum Lot Size.** The minimum lot size within the UM and UH zones for small lot single-family development shall be three thousand (3,000) square feet.
2. **Setbacks.** Small lot single-family development shall have the following setbacks:
 - a. Minimum side setbacks of five (5) feet, minimum front setbacks of fifteen (15) feet and minimum rear setbacks of fifteen (15) feet for the main structure and five (5) feet for accessory structures.
 - b. Small lot single-family development located on a corner lot shall have minimum setbacks of fifteen (15) feet on one (1) street frontage, and ten (10) on the other frontage, with minimum five (5) foot setbacks on the other yards.
3. **Maximum Height.** The maximum height shall be thirty-five (35) feet for small lot single-family development.
4. **Design Standards.**
 - a. **Front Facades.** Front facades shall face the streetscape and include one-half (1/2) flight-up entries and front porches a minimum of sixty (60) square feet in size.
 - b. **Roofs.** Small lot single-family development shall follow the design standards for townhouses as outlined in SMC 15.505.320.
5. **Open Space.**
 - a. **Private Yards.** Small lot single-family development shall include private yards of at least two hundred (200) square feet.
 - b. **Common Open Space.** A small lot single-family development of five (5) or more units shall include common open space amenities of seventy-five (75) square feet per unit. Such amenities shall conform to SMC 15.510.510(B), Multi-Purpose Outdoor Recreation

and Open Space, and (C), Indoor Facilities and Outdoor Single-Purpose Facilities – Outside of Overlay Districts, and open space standards in SMC 15.510.520 through 15.510.560.

6. **Parking.**

- a. Off-Street Parking. Off-street parking shall be located in the rear of each home. Permeable pavement or wheel strip driveways shall be used to minimize impervious surfaces.

Chapter 15.505

TOWNHOUSE AND DUPLEX DEVELOPMENT DESIGN STANDARDS

15.505.240 Vehicular Access, Circulation and Auto Courts

Intent: Provide adequate capacity for motor vehicles while reducing their impact on the built environment by relegating parking to the rear of buildings.

- A. Vehicular access to individual townhouses and duplexes shall be via a rear alley or auto court separate from the street.
- B. The creation of dead end streets shall be permitted only where there is no feasible connection with an adjacent street.
- C. Developments with private streets, alleys, and auto courts shall be required to allow for additional access by adjacent properties when the Director determines that adjacent properties may be developed in the future and that it would be in the public interest to provide a joint access easement. A covenant shall be placed on the subject property(ies) allowing use of the access easement.
- D. Design standards for streets and alleys can be found in SMC Title 11.
- E. **Auto Courts.**
 - 1. **Length, Maximum.** One hundred fifty (150) feet.
 - a. The length is measured from the midpoint of the entrance drive as illustrated in Figure: AUTO COURT MEASUREMENTS.

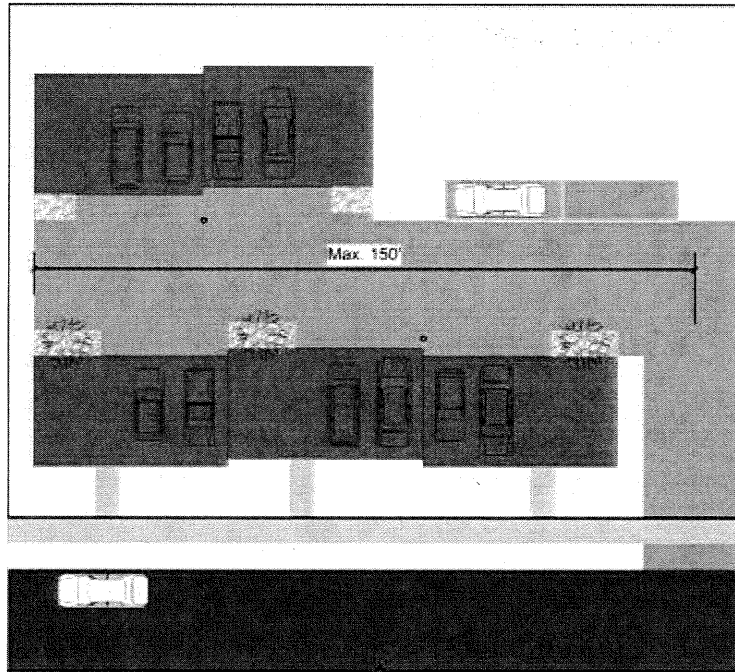


Figure: AUTO COURT MEASUREMENTS *Illustration of how the length of an auto court is measured.*

- b. The length of an auto court shall also be subject to Fire Department regulations.

2. **Traffic Calming.**

- a. Auto courts shall have at least one (1) of the traffic calming elements listed below to reduce the speed of vehicles.

- i. Trees;
- ii. Landscape islands: Minimum depth and width of five (5) feet with Type V landscaping;
- iii. Raised planters: Minimum height of three (3) feet and depth and width of two (2) feet;
- iv. Decorative bollards: Minimum height of three (3) feet; or
- v. Another element that the director determines accomplishes the intent.

- b. Traffic calming elements shall be located on both sides of the auto court and spaced no more than twenty-five (25) feet apart (on center for trees and bollards, edge-to-edge for landscaping islands and planters) in either direction. See Figure: AUTO COURT TRAFFIC CALMING ELEMENTS for an illustration.

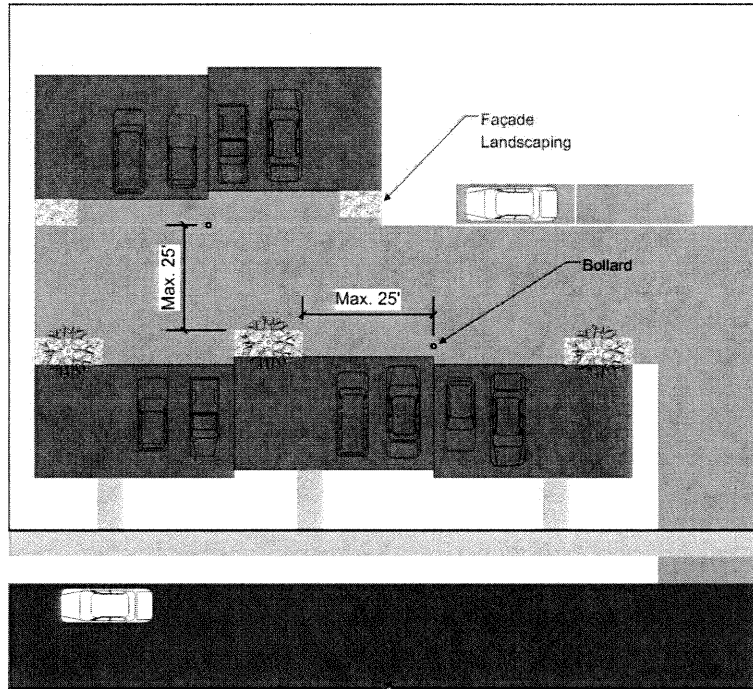
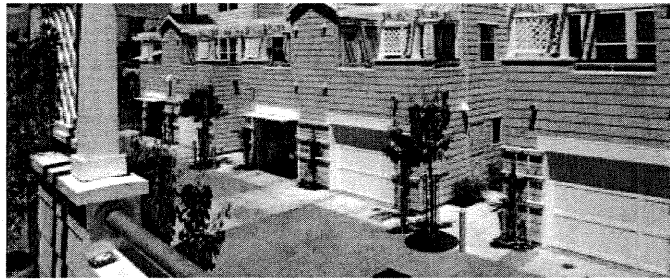


Figure: AUTO COURT TRAFFIC CALMING ELEMENTS *Location of traffic calming elements in an auto court.*

3. **Materials.** Auto courts shall be constructed with decorative concrete, paving blocks, bricks, permeable pavement, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles.

Example: Example of auto court constructed with scored and dyed concrete.



(Ord. 15-1018 § 1)

15.505.320 Character and Massing

Intent: To reduce the apparent size of buildings and create visual interest, building facades and roofs shall include architectural elements that vary the appearance of a large building mass, break up long blank walls, express the individuality of each dwelling, and enhance the character of the neighborhood.

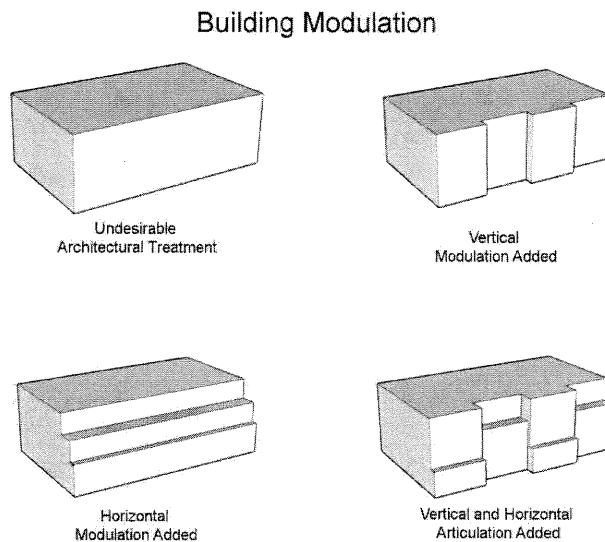
A. Architectural elements and variations shall not be restricted to a single facade. All sides of a building shall display a similar level of quality and architectural interest.

B. **Building Facades.**

1. Townhouses and duplexes shall employ one (1) of the following methods of vertical modulation:

- a. Setback variation between dwelling units.
 - i. No more than two (2) adjacent dwelling units shall have the same setback.
 - ii. The setback between units shall be at least one (1) foot.
- b. Vertical modulation within each dwelling unit. The modulation shall be a minimum of one (1) foot in depth and four (4) feet in width and the sum of these dimensions shall be no less than eight (8) feet.

Example: Examples of vertical and horizontal modulation.



2. Facades for each dwelling unit shall incorporate at least two (2) of the following architectural elements:

- a. Horizontal modulation (upper level step-backs). The modulation shall have a minimum depth of two (2) feet.
- b. Bay, bow, or garden windows.
- c. Building ornamentation such as a frieze.
- d. Another architectural element that the director determines accomplishes the intent.

3. Each dwelling shall have at least one (1) balcony, porch, patio, stoop, or deck facing a street, auto court, courtyard, or other common open space. The balcony, porch, patio, stoop, or deck shall be oriented to common areas using the following hierarchy:

- a. Street.
- b. Auto court.

c. Courtyard or other common open space.

4. **Windows.**

a. Windows shall provide relief, detail and variation on the facade through the use of significant trim and architectural styling that lends human scale to the facade.

b. Windows shall be required on facades facing streets or common areas (alleys, auto courts, open space, etc.) to allow for natural surveillance.

c. At least twenty (20) percent of the area of each floor on facades that face a street or common area shall be windows or pedestrian doors.

i. Windows used to meet this standard must allow views from the building to the street and vice versa. Windows composed of glass blocks, garage doors and doors accessing uninhabited spaces, such as utility and service areas, do not count toward meeting this requirement.

ii. The facade area for each floor is measured vertically floor-to-floor and horizontally edge-to-edge of the unit as illustrated in Figure: ILLUSTRATION OF WINDOW REQUIREMENT.

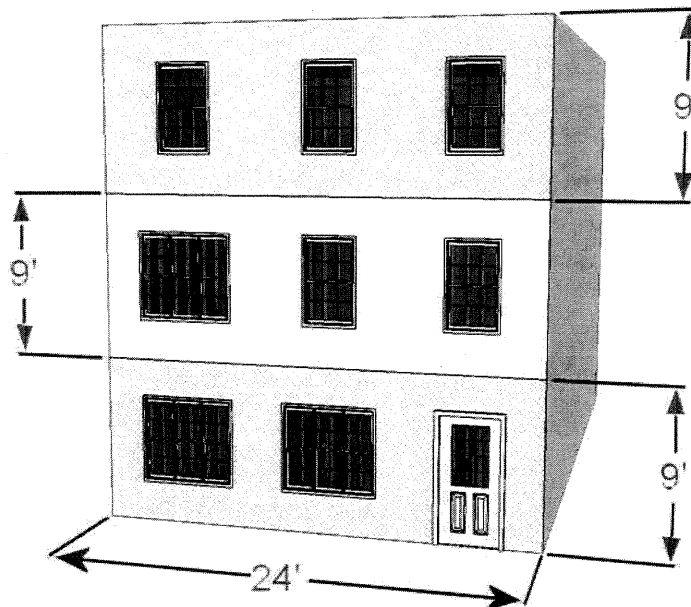


Figure: ILLUSTRATION OF WINDOW REQUIREMENT. Each floor has a facade area of 216 square feet and requires 43.2 square feet of windows. The first floor has 66 square feet of windows, meeting the minimum requirement. The second floor has 46.5 square feet of windows, meeting the requirement. The third floor has 36 square feet of windows and DOES NOT meet the requirement.

d. Windows shall be vertically oriented with a height one and one half (1-1/2) to two (2) times the width. See Figure: WINDOWS.

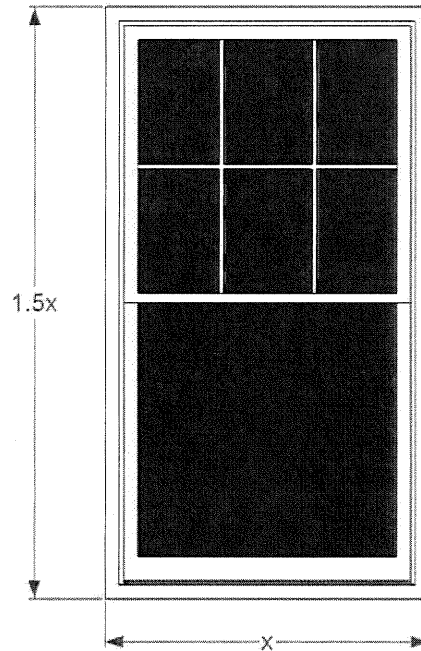


Figure: WINDOWS *Minimum vertical orientation for windows.*

- e. At least two (2) of the following requirements for windows shall be met:
 - i. Window shall be accented with a drip cap, sill, and trim. The drip cap shall be a minimum of three (3) inches in height and one (1) inch in depth; sills shall be a minimum of three (3) inches in depth. Trim shall be a minimum of two (2) inches in width and one (1) inch in depth. See Figure: WINDOWS – SILL AND TRIM for details;

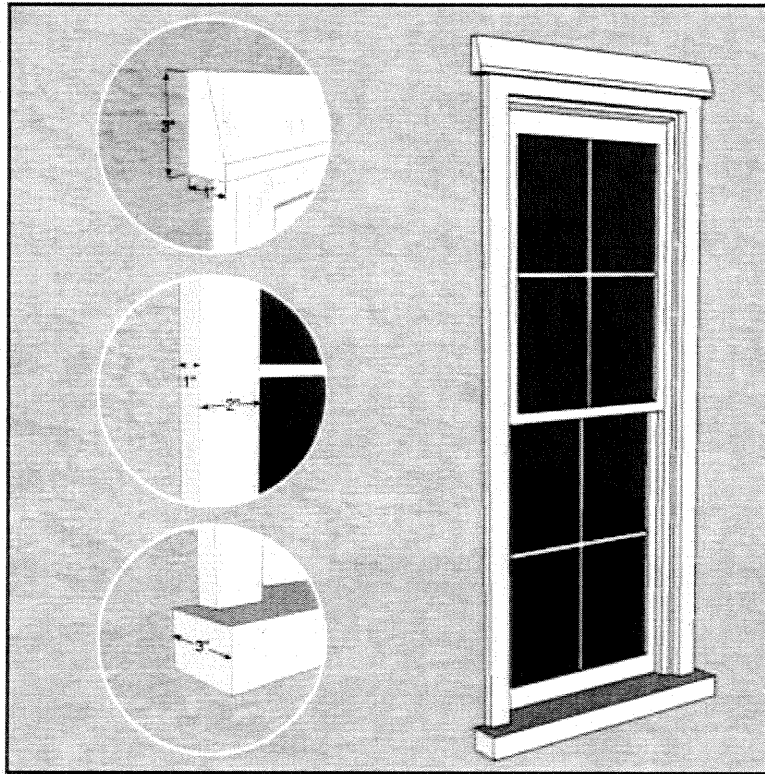


Figure: WINDOWSILL AND TRIM *Drip cap, sill, and trim details.*

- ii. Windows shall be accented through use of multiple panes;
- iii. Windows shall be accented through the use of contrasting trim color and other detailing.

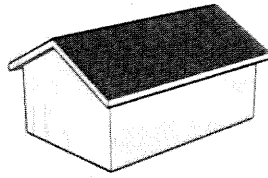
5. **Blank Walls.** “Blank walls” (building facade sections without windows or doors) greater than twenty (20) feet in length shall not be allowed along facades facing streets or common areas.

C. **Roofs.**

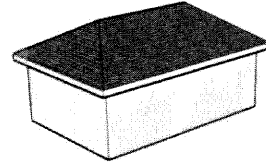
- 1. The following roof forms shall be used in townhouse and duplex developments:
 - a. Hip.
 - b. Gable.
 - c. Shed.
 - d. Mansard.

Example: Examples of permitted roof forms.

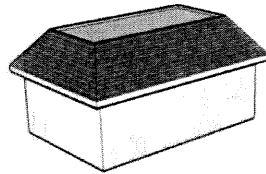
Roof Forms



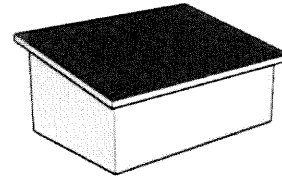
Gable



Hip



Mansard



Shed

2. Townhouse and duplex roofs shall incorporate at least one (1) of the architectural elements in Group 1 and at least two (2) of the architectural elements in Group 2:

a. **Group 1.**

- i. Vertical or horizontal changes in rooflines; and/or
- ii. Varied roof forms.

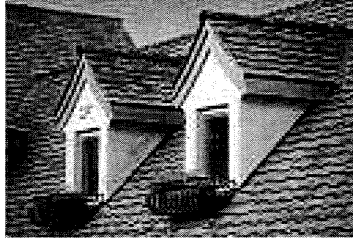
Examples: Example of vertical and horizontal changes in rooflines and variations in roof forms.



b. **Group 2.**

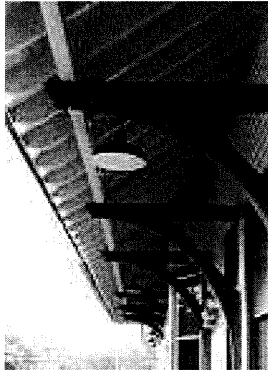
- i. Dormers;

Example: Example of dormers.



- ii. Deep roof overhangs. To qualify, the overhang shall be at least twenty-four (24) inches;

Example: Example of deep roof overhangs and brackets.



- iii. Rafter tails, brackets, corbels, or other decorative supports; and/or

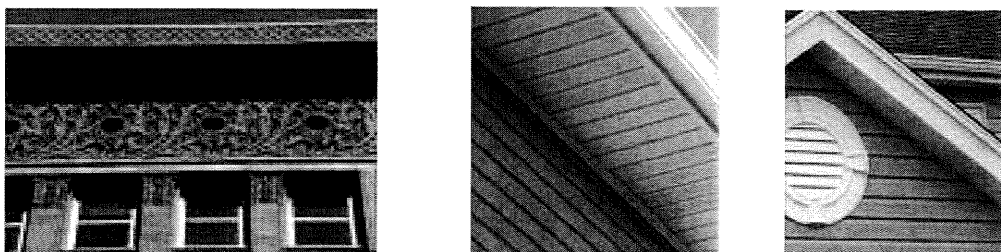
Example: Example of rafter tails.



Example: Example of corbels (which are generally thicker than brackets).



- iv. Prominent cornice, soffit, or fascia details.



Example: Examples of cornice, soffit and fascia details.

3. Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through at least one (1) of the following methods:
 - a. A concealing roofline;
 - b. A terraced facade;
 - c. A screening wall or grillwork directly surrounding the equipment; or
 - d. Sufficient setback from the facade edge to be concealed from ground-level view;
 - e. Vegetated roof designed in accordance with the Surface Water Design Manual and applicable building codes.

15.505.420 Location and Layout of Open Space and Private Amenity Space

Intent: Provide accessible, useable, safe, and maintainable recreation and open space. Open space areas should be oriented to sunlight and views, and provide attractive amenities such as paths, picnic areas, seating, active recreation facilities, and good lighting.

A. The location, layout, and proposed type of open space shall be subject to approval by the Director, and shall conform to the following:

1. **Private and Common Ground Related Open Space.**
 - a. The following shall not count toward required open space:
 - i. Areas with slopes greater than ~~four~~ five percent (4 5%) that do not have an enhanced accessibility system of ramps, stairs, terraces, trails or other site improvements.
 - ii. Required landscaping (such as facade and perimeter).
 - iii. Sensitive area buffers without common access links such as pedestrian trails.
 - iv. Driveways, parking areas, and other vehicular uses.
2. **Private Ground Related Open Space.**
 - a. Minimum Width: Ten (10) feet.

- b. The open space shall be located in the rear of the unit.
- c. The open space shall be contiguous.

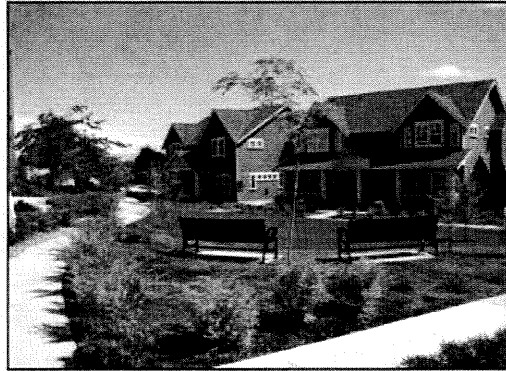


Example: Example of private ground related open space.

3. Common Ground Related Open Space.

- a. Minimum Width: Twenty (20) feet.
- b. Open space areas shall be centrally located near a majority of units, accessible and usable to residents, and visible from surrounding dwelling units.
- c. In developments greater than fifty (50) units, open space area shall be divided into several, smaller, usable areas located so as to be convenient and accessible to each building.
- d. When the total required open space area is less than three thousand (3,000) square feet, the open space shall be one (1) continuous outdoor site.
- e. If the total required area for open space is more than three thousand (3,000) square feet, the space may be divided into several usable indoor or outdoor sites, provided at least one (1) outdoor area is at least two thousand (2,000) square feet, and all others at least five hundred (500) square feet.
- f. A Type III landscaping buffer with a minimum width of five (5) feet shall separate the open space from streets, parking areas, and driveways.

Example: Example of common ground related open space.



4. Private Amenity Space.

- a. A private deck, porch, balcony, patio, or roof garden may be counted toward the requirement, provided it has a minimum depth of six (6) feet and width of ten (10) feet.
- b. A yard can be counted toward the requirement, provided it has a minimum depth of ten (10) feet and width of ten (10) feet and is not used to meet the ground related open space requirement. (Ord. 15-1018 § 1)

15.505.500 Landscaping and Screening

Purpose: The purpose of this section is to provide landscaping and screening in developments to preserve and enhance the aesthetic character of the City, to improve the quality of the built environment, and to increase compatibility between different land uses. (Ord. 15-1018 § 1)

15.505.700 Maintenance

Purpose: Ensure the maintenance of common open space, facilities, and infrastructure.

A. Provision shall be made for perpetual maintenance of all common open space and facilities, including easements, yards, sewer lines, ~~storm drains~~ stormwater facilities, driveways, buildings, parking lots, and similar features, through the establishment of a homeowners' association or other similar entity.

Chapter 15.510

MULTI-FAMILY HOUSING DESIGN STANDARDS

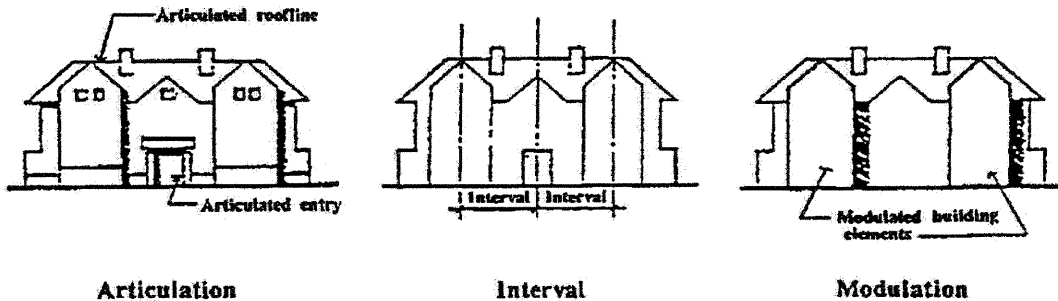
15.510.140 Location of Parking

Intent: Integrate parking into the development in a manner that maximizes accessibility and convenience, while ensuring that parking does not dominate the streetscape and site design. Parking located close to and visible from each unit contributes to a feeling of security. Effective parking designs include private, secured parking located within each unit, common underground parking areas that are well-designed, or surface parking located to be visible from units and connected by convenient pedestrian ways. Parking accessible from alleys, or located to the sides or rear of buildings, helps to ensure that parking does not dominate the site.

- A. No parking shall be located between a building and the front property line, other than a driveway for passenger loading and off-loading only in conformance with SMC 15.510.150. Surface parking shall be located behind a building or to the side of a building.
- B. Parking located next to a building and within forty (40) feet of the front property line shall not occupy more than the width of two (2) lengthwise parallel parking stalls and one (1) travel lane or ~~sixty-two (62) feet, whichever is less.~~
- C. **Corner Lots.** On corner lots, no parking shall be located between the building and either of the two (2) front property lines. If a parcel abuts more than two (2) public or private streets, no parking shall be located between the building and the front property line abutting the two (2) public and/or private streets with the highest classification.
- D. **Security/Visibility.** Parking shall either be secured or visible from surrounding units.
- E. **Large Parking Areas.** Large parking areas in multiple building developments shall be broken up into small lots related to the group of buildings served.
- F. **Parking in Rear Setback.** Parking may be located in the rear setback area when access is from an alley abutting the rear lot line. On corner lots, such parking may not extend into the portion of the setback area required as a front yard adjacent to the street.
- G. **Parking Located Below Grade.** Parking which is located below grade may be located within a required front or side setback area if situated completely below the level of the abutting sidewalk, and the required landscaping can be provided on top of the below-grade parking structure.
- H. **Tandem Parking.** Tandem parking for parking spaces serving the same dwelling unit may be used if the parking is located within the rear setback area and gains access from an abutting alley, or when one (1) of the parking spaces is located within a private garage, and the other is located in the driveway providing access to the parking space within the private garage. Except for developments in which tandem spaces are located within the rear setback area and gain access from an abutting alley, not more than fifty percent (50%) of parking spaces within a multi-family development may be placed within a tandem configuration.

15.510.220 Character and Massing

Intent: Reduce the apparent size of new buildings and create visual interest through architectural form and detailing. Architectural features and treatments shall not be restricted to a single facade. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of architectural quality and interest.



Example: Architectural terms used to describe building massing concepts.

Articulation refers to the giving of emphasis to architectural elements (such as windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.

An **interval** is the measure of articulation – the distance before architectural elements repeat.

Modulation is a measured and proportioned inflexion or setback in a building's face.

Together, articulation, modulation and their interval create a sense of scale important to residential buildings.

A. **Building facade Articulation.** Building facades shall be articulated with architectural elements that break up long blank walls, add visual interest, and enhance the character of the neighborhood.

B. **Vertical Articulation.** Vertical articulation shall occur at intervals of no more than forty (40) feet.

1. **Methods of Articulation.** Three (3) or more of the following methods of articulation shall be used such that the combination of features project a residential character:

- a. Providing a balcony, bay window, porch, patio, deck, or clearly defined entry for each interval.
- b. Providing a lighting fixture, trellis, prominent ornamental tree or other landscape feature within each interval.
- c. Providing architectural features such as setbacks, indentations, overhangs, projections, cornices, bays, canopies, or awnings.

Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width. The sum of the modulation depth and modulation width shall be no less than eight (8) feet.

d. Use of material variations such as contrasting colors, brick or metal banding, or textural changes.

e. Artwork or building ornamentation.

C. **Modulation/Articulation Variety.** A variety of modulations and articulations shall be employed. No more than four (4) consecutive uniform modulations shall be used. Buildings greater than one hundred sixty (160) feet in length shall provide a prominent central feature among the modulations.

D. **Windows.** Windows shall provide relief, detail and variation on the facade through the use of significant trim and architectural styling that lends human scale to the facade.

1. A minimum of two (2) of the following requirements for windows shall be met:

a. Window shall be accented with a drip cap, sill, and trim. The drip cap shall be a minimum of three (3) inches in height and one (1) inch in depth; sills shall be a minimum of three (3) inches in width. Trim shall be a minimum of two (2) inches in width and one (1) inch in depth;

b. Windows shall be accented through use of multiple panes;

c. Windows shall be vertically oriented with a height one and one-half (1-1/2) to two (2) times the width;

d. Windows shall be accented through the use of contrasting trim color and other detailing.

E. **Variations in Building Setback.** Front facades incorporating a variation in building setback shall include within the setback such architectural elements as covered or recessed building entries, plazas or courtyards, or seating and planting areas.

F. **Rooflines.** Rooflines shall be varied through two (2) or more of the following methods. The maximum roof length without a variation shall be forty (40) feet.

1. **Dormers.** A projection from a sloping roof that contains a window.

2. **Roofline with Architectural Focal Point.** A prominent rooftop feature such as a peak, tower, gable, dome, barrel vault or roofline trellis structure.

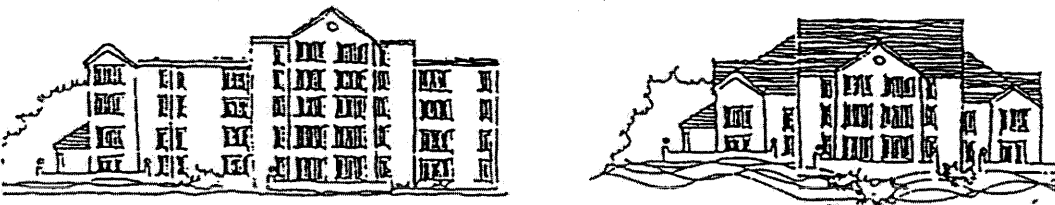
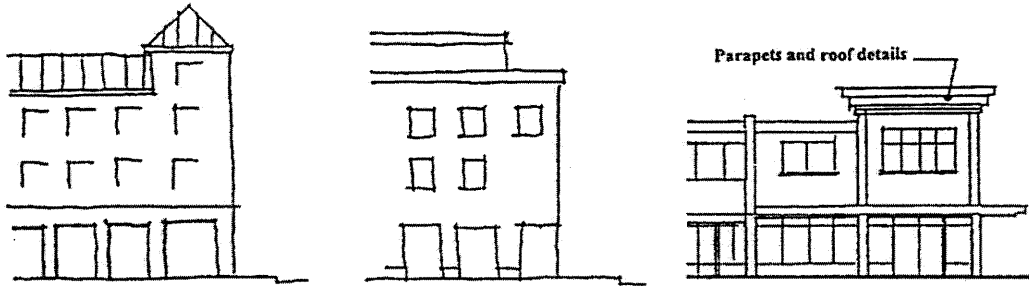
3. **Roofline Variation.** The roofline articulated through a variation or step in roof height or detail, such as:

a. **Projecting Cornice.** Roofline articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.

b. **Articulated Parapet.** Roofline parapets shall incorporate angled, curved or stepped detail elements.

4. **Pitched Roof or Full Mansard.** A roof with angled edges, with or without a defined ridgeline and extended eaves.

5. **Terraced Roof.** A roofline incorporating setbacks for balconies, roof gardens, or patios.



G. **Blank Walls.**

1. “Blank walls” (building facade sections without windows or doors) greater than twenty (20) feet in length that are visible from any right-of-way, private road, open space, sidewalk or through-block pathway shall be screened or treated as described in subsection (G)(2) of this section.

2. **Treatment of Blank Walls.** Sections of “blank walls” shall be avoided, but if necessary due to privacy or other design considerations, shall be treated in one (1) of the following manners:

a. Install vertical trellis in front of the wall with climbing vines or other plant materials over at least seventy percent (70%) of the blank wall surface that is at the ground level, and over at least thirty (30) percent of the remainder of the blank wall surface;

b. Provide a decorative masonry pattern, or other architectural feature as approved by the Director, over at least seventy percent (70%) of the blank wall surface that is at the ground level, and over at least thirty percent (30%) of the remainder of the blank wall surface; and/or

c. Employ small setbacks, projections, indentations, or intervals of material change to break up the wall’s surface.

3. In no case shall sections of blank walls forty (40) feet or more in length be allowed.

H. **Rooftop Design.** Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through one (1) or more of the following methods:

1. A concealing roofline;
2. A terraced facade;
3. A screening wall or grillwork directly surrounding the equipment; or
4. Sufficient setback from the facade edge to be concealed from ground-level view;
5. Vegetated roof designed in accordance with the Surface Water Design Manual and applicable building codes.

15.510.320 Traffic Calming

Intent: Provide for traffic calming to discourage cut-through traffic and enhance neighborhood safety.

The following measures may be required on neighborhood streets near a new development if appropriate to control traffic, providing any access restrictions are approved by the City of SeaTac Fire Department as not adversely impacting fire and life safety access:

- A. Crosswalks marked with a change in paving and pedestrian crossing lights;
- B. Chicanes (mid-block narrowing of the street to slow traffic);
- C. Traffic circles (with landscaping where feasible);
- D. A bicycle path adjacent to and in addition to other required street frontage improvements;
- E. The following additional traffic calming measures shall be required upon a petition by seventy-five percent (75%) of property owners on an affected section of street:
 1. "Curb bulbs" or "chokers" (areas of widened sidewalk and curb at street entries and with landscaping or bioretention, where feasible) to restrict turns into existing neighborhood areas.
 2. Streets restricted to one (1) way access, except for fire and life safety vehicles.

15.510.420 Design of Surface Parking Lots

Intent: Locate parking such that unsecured parking areas are visible from living units and safely illuminated. Landscaping should provide an aesthetically pleasing treatment, provide for summer shade and absorption of rainwater. Pedestrian pathways should allow for pedestrian safety from parking areas to residences where the two (2) areas are separated. Where multiple driveways are necessary, landscaping should be provided to separate and minimize the impact on the streetscape.

- A. One (1) landscape island a minimum of ~~five (5)~~ six (6) feet in width, exclusive of curbs, shall be required for each seven (7) parking spaces as specified in SMC 15.300.500(B). Landscape island siting and design may be modified to accommodate LID BMPs.
- B. Lighting levels in surface parking lots shall conform to the standards in Chapter 17.24 SMC, Parking Lot Lighting.
- C. If carport structures are provided, they shall be designed with transparent glazing to allow views from units above.
- D. Where sidewalks or walkways cross vehicular driveways, provide a continuous raised crossing, or distinguish the crossing from the driveway surface by marking with a contrasting paving material such as permeable pavement.

15.510.510 Minimum Area Required

Intent: Provide opportunities for both active recreation and outdoor areas for passive enjoyment of natural areas. Recreation and open space areas should include amenities appropriate for the ages of people likely to live in the residences and be located with regard to climate conditions and safety.

- A. Each multi-family building or complex of five (5) or more units shall provide a minimum area of recreation and open space, as follows:

- 1. **Outside of Overlay Districts.** For developments located outside the designated City Center and S. 154th Street Station Area Overlay Districts and the Interim Angle Lake Station Area:

Unit Size	Minimum Required Open Space
2 bedroom or larger	200 square feet
1 bedroom	160 square feet
Studio	120 square feet

- a. In all multi-family developments, at least fifty percent (50%) of the required recreation and open space must be usable outdoor multi-purpose space accessible by all residents as described in subsection (B) of this section.
- b. Up to fifty percent (50%) of the required recreation and open space may be composed of indoor recreational space or outdoor single-purpose recreational facilities as described in subsection (C) of this section.

- 2. **Within Overlay Districts.** For developments located within the designated City Center and S. 154th Street Station Area:

A minimum of sixty (60) square feet per unit of outdoor space. One hundred percent (100%) of such space shall be allocated for outdoor multi-purpose open space accessible by all residents as described in subsection (B) of this section.

B. Multi-Purpose Outdoor Recreation and Open Space. This requirement shall be satisfied through compliance with one (1) or more of the following elements:

1. Courtyards, plazas or multi-purpose green spaces which serve to organize the placement of buildings, as described in SMC 15.510.540;
2. Upper level common decks, patios, terraces, ~~or~~ roof gardens, or vegetated roofs;
3. The square footage length and width of publicly accessible pedestrian-only corridors dedicated to passive recreation and separate from the public street system, including access links in sensitive area buffers.

C. Indoor Facilities and Outdoor Single-Purpose Facilities – Outside of Overlay Districts. This recreation and open space allowance, for properties outside the City Center and S. 154th Street Station Area, may be met through one (1) or more of the following:

1. Tennis/sports courts;
2. Swimming pools;
3. Designated exercise areas;
4. Game rooms;
5. Lounge areas with food preparation facilities;~~or~~
6. Permeable pavement trails; or
- 6 7. Other similar facilities.

15.510.540 Courtyards and Plazas

Intent: Provide landscaped courtyard, plaza and rooftop garden areas that include adequate seating and focal landscaping.

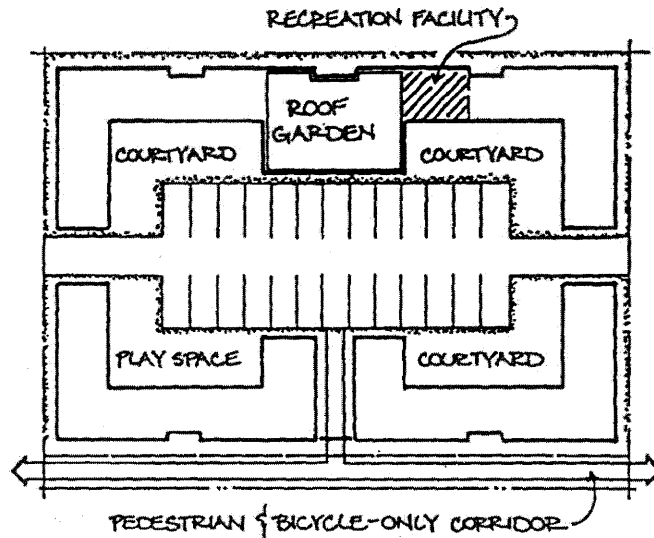
Courtyard and plaza areas complying with the following requirements may count toward required outdoor open space areas:

A. Dimensions. The courtyard/plaza dimension is a measurement of the usable open space between two (2) buildings or to a property line, with a minimum width of at least twenty (20) feet or equal to the height of the building, up to seventy-five (75) feet, as determined by the Director.

B. Publicly accessible courtyards, plazas or multi-purpose green spaces shall link the open space elements with adjacent sidewalks, pedestrian paths, and/or bikeways.

C. Courtyard/plaza areas shall include a minimum of one (1) tree for each two hundred (200) square feet of required area. The plaza/focal area shall consist of at least fifty percent (50%) decorative paving (such as permeable pavement), and include one (1) lineal foot of seating per each forty (40) square feet of required plaza area.

Example: Sample arrangement
of open space areas.



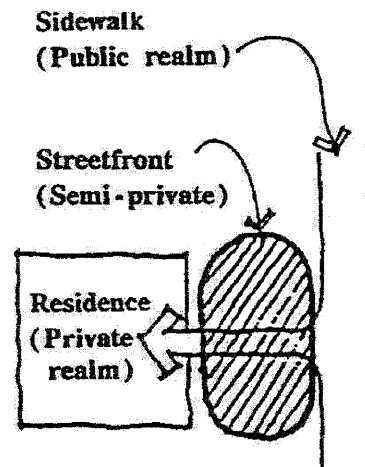
(Ord. 15-1018 § 1)

15.510.600 Landscaping

Intent: Provide buffering adjacent to noncompatible uses, enhance building facades, create pleasant outdoor spaces for relaxation, contribute to privacy, and help to define public from private space.

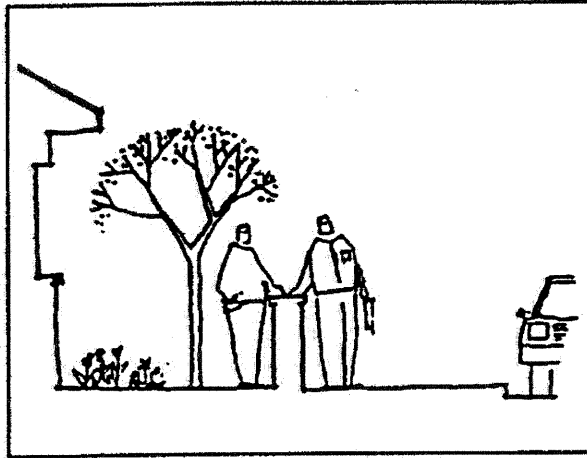
- A. Landscape buffering adjacent to noncompatible uses shall be provided as specified in SMC 15.445.210, Landscaping Standards Chart.
- B. Landscaping shall be used to soften the form of the building by screening blank walls and fences, terracing retaining walls, and use of foundation planting. Building facade landscaping shall be provided, as required by SMC 15.445.210, Landscaping Standards Chart.
- C. Create physical separation and transition from public and semi-public to semi-private and private areas on site through the use of entryways, gates and landscaping.

Example: Defining and separating public from semi-public and private space contributes to both privacy and security.



Definition and separation of public from private areas

Example: A small half-wall or fence maintains visibility while creating transition between public and private space.



D. Distinctive plantings shall be provided to define entries, seating areas, and provide accents in areas created by building modulation.

E. **Plaza/Focal Area Requirements.** At least one (1) plaza/focal area with distinctive plantings, a minimum of two hundred (200) square feet, shall be provided for each twelve (12) units.

1. Plaza/focal areas shall include a minimum of one (1) tree for each two hundred (200) square feet of required area. The plaza/focal area shall consist of at least fifty percent (50%) decorative paving (such as permeable pavement), and include one (1) lineal foot of seating per each forty (40) square feet of required plaza area.

2. Such areas may count toward the required front yard landscaping requirement; provided, that the width of the required front yard landscaping may be reduced by a maximum of twenty-five percent (25%). (For instance, in multi-family developments, the required twenty (20) feet of Type III street frontage landscaping may be reduced to no less than fifteen (15) feet of landscaping along the street frontage.)

F. **Landscaping and Sight Lines.** Landscaping shall be designed and maintained to allow sight lines through the property, except where this code requires Type I landscaping. Shrubs should be chosen and trimmed down to a maximum of three (3) feet in height; trees should be trimmed up to provide visual clearance below six (6) feet in height.

G. **Fences.** Fences more than seventy percent (70%) solid are not allowed in a front yard adjacent to the street unless the front yard is a private yard located on an arterial street. Chain link fences shall not be placed in a front yard and shall only be used elsewhere if coated or finished to prevent rust.

H. **Compatibility of Plant Materials.** New plant materials shall be positioned in a manner that is compatible with native plants.

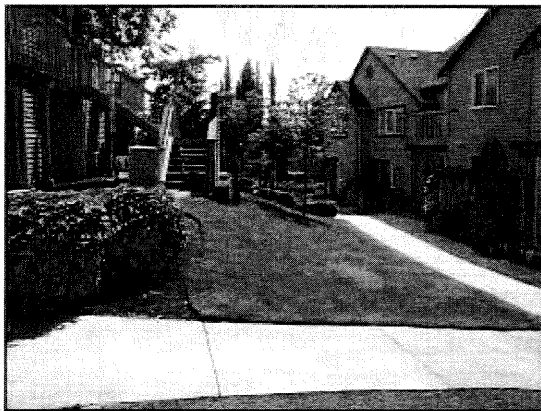
I. **Stormwater Facilities.** Locate stormwater facilities as elements of designed landscaping and pedestrian walkways so as not to without impedeimpeding pedestrian circulation.

15.510.900 Concept Illustrations

Each standard includes examples and illustrations of ways in which the intent of the design standard could be achieved. The graphic illustrations are meant to be examples, and not the only acceptable means to accomplishing the intent of the standards being illustrated. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of the design standards.

Illustration: Building Orientation with Respect to Streetscape

Building entries may be oriented to an interior courtyard if the courtyard has a prominent pedestrian entry and walkway connecting directly to the public sidewalk.



Buildings may be oriented to a cohesive system of open space and pedestrian pathways where there is a prominent pedestrian entry to the site and walkway connecting directly to the public sidewalk.

Illustration: Landscaping Design

Entryways, gates, and landscaping shall define and separate public space from

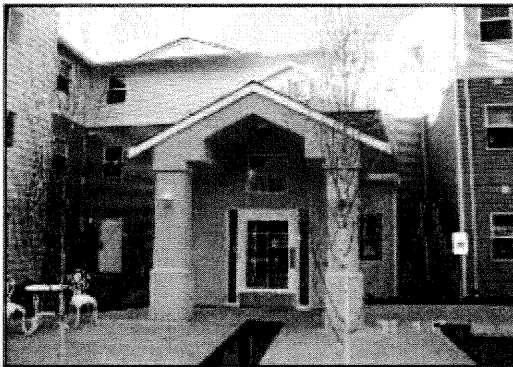


semi-public and private areas within the development.

Fences more than seventy percent (70%) solid are not allowed in a front yard adjacent to the street unless the front yard is a private yard and is located on an arterial street.



Illustration: Pedestrian Building Entries



Entries from the street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping. Entrances shall be prominent, visible from the street, and connected by a walkway to the public sidewalk.

Multi-family buildings shall utilize one-half (1/2) flight up entries off of the street where feasible.



Illustration: Character and Massing



Building facades shall be articulated at intervals of no more than forty (40) feet with architectural elements which break up long blank walls, add visual interest, and enhance the character of the neighborhood. Provide architectural features such as setbacks, indentation, overhangs, projections, cornices, bays, canopies, or awnings. Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width.



Illustration: Rooflines

Rooflines shall be varied at least every forty (40) feet through the use of dormers, stepped roofs, gables, towers, or other roof elements. These requirements do not apply to vegetated roofs.

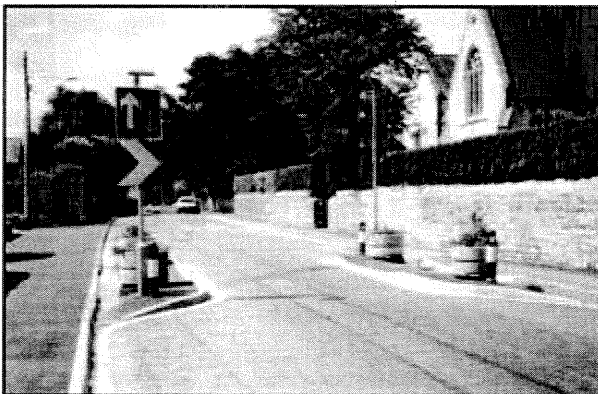


Illustration: Traffic Calming

Chicanes (mid-block narrowing of the road to slow traffic) are one (1) method that may be appropriate to enhance pedestrian safety near a new development.

Illustration: Covered and Structured Parking Facades



Shared parking at grade under a building shall be screened through decorative grilles or trellis work. The first level below grade shall be daylighted. Such openings shall be barred to prevent access and landscaped in manner that provides both screening and visibility.



Illustration: Children's Play Areas

Children's play areas shall be centrally located, visible from inside dwellings, and located away from hazardous areas like garbage dumpsters, drainage facilities, streets, woods, and parking areas.

Chapter 15.515

SPECIAL DESIGN STANDARDS FOR THE ABC, CB-C, UH-UCR AND O/CM ZONES

15.515.100 Standards Common to the ABC, CB-C, UH-UCR and O/CM Zones

The following standards apply to properties zoned aviation business center (ABC), community business in the urban center (CB-C), urban high-urban center residential (UH-UCR) and office/commercial medium (O/CM), that are located outside of the designated City Center and S. 154th Street Station Area overlay districts.

A. **Maximum Lot Coverage.** Lot coverage standards as stated in the zone standards charts (SMC 15.400.100 and 15.400.200), subject to the following restrictions:

1. Land dedicated to the City without compensation for public rights-of-way and public transit may be included in calculating total land area for the purpose of determining maximum lot coverage.

B. **Circulation.** The following circulation standards apply to all parcels in the ABC, CB-C, UH-UCR and O/CM zones, and are especially relevant to large parcels within these zones:

1. **Internal Circulation Plan.** An internal circulation plan shall be encouraged to assure smooth pedestrian and vehicular traffic flow in and between developments. Access and internal circulation shall be approved by the Public Works Department;
2. **Access Points.** Access points to surrounding arterial streets shall be designed and developed to minimize traffic congestion and potentially hazardous turning movements. Access points and street intersections should be designed in such a way as to not inhibit pedestrian activity;
3. **Pedestrian and Bicycle Pathways.** Pedestrian and bicycle pathways shall be integral features of the development. These pathways shall be designed to tie together different businesses;
 - a. **Pedestrian and Bicycle Pathways Separate from Internal Roadway.** The pedestrian and bicycle pathways shall be separate from the internal roadway system;
 - b. **Connect to Off-Site Pedestrian and Bicycle Systems.** Where possible, the pedestrian and bicycle pathways shall connect to off-site pedestrian and bicycle systems;
4. **Transit Access/Connection.** To promote public transit use, paved walkways and adequate lighting shall be provided between buildings and the nearest transit stop;
 - a. Paved, covered passenger waiting areas with good visibility shall be provided at all transit stop locations.
 - b. Development should be sited to enhance pedestrian access between buildings and transit service. Efforts shall be made to orient buildings toward transit stops and approaches rather than parking lots.

C. Open Space.

1. Adjacent developments shall link open space;
2. Landscaping required by the code, with the exception of vegetated LID BMPs, may not be counted toward the open space requirements (per SMC 15.105 and 15.300.310).

D. Parking Standards. In addition to the parking standards established under Chapter 15.455 SMC, the following parking standards shall apply:

1. Location of Parking.

- a. No parking shall be located between the building and the front property line. On corner lots, no parking shall be located between the building and either of the two (2) front property lines;
- b. If a parcel abuts more than two (2) streets, no parking shall be located between the building and the front property line abutting the two (2) streets with the highest roadway classification.

2. **Joint Use of Driveways and Parking.** The joint use of driveways and parking shall be encouraged to reduce overall parking needs. A convenient pedestrian connection must exist between the properties.

E. Building and Urban Design.

1. Buildings shall accentuate the natural topography and preserve important view corridors where appropriate;

2. Awnings.

- a. **Awning Heights.** Awnings shall be constructed at a height that does not hamper pedestrian traffic (minimum height of eight (8) feet and a maximum height of twelve (12) feet);
- b. **Awning Extensions into Sidewalk.** For buildings with less than a five (5) foot setback, awnings shall be allowed to extend two (2) feet into the sidewalk areas of fully improved street rights-of-way;

3. **Location of Utility Distribution Lines.** New utility distribution lines shall be located underground, with the exception of high voltage electrical transmission lines.

F. Sign Standards. In addition to sign standards of Chapter 15.600 SMC for commercial or multi-family residential zones, the following special sign standards shall apply:

1. **Sign Design.** All business signs shall be an integral part of and architecturally similar to the architectural design of the development, and shall be reviewed in the site plan.

G. Additional Development Conditions.

1. **Transportation Demand Management (TDM) Program.** In order to reduce the use of single-occupancy vehicles, a Transportation Demand Management (TDM) Program shall be created and established based on a transportation study's findings and/or as determined by the City Manager or designee. At a minimum, the property owner shall provide vanpool/carpool loading and parking facilities contained within the parking and circulation plan;

2. **Solid Waste Management Program.** A Solid Waste Management Program to reduce solid waste generation and to recycle waste shall be established prior to development. During site plan review, the program shall be reviewed by the Public Works Department for consistency with City policies and other regulatory requirements. The City, if requested, will provide technical assistance to the applicant in developing such a program. At a minimum, this program shall include an in-house recycling program and an on-site collection program for recyclable material;

3. **Additional Development Conditions.** Additional development conditions may be imposed as mitigating measures on developments as part of the SEPA, site plan review, and rezone process.

H. **Development Incentives – Lot Coverage Bonuses.** Upon finding that the request for lot coverage bonuses meets the purpose of the zone, the Planning Commission shall recommend to the City Council whether or not to accept the benefit option. The benefit options include the following:

1. **Park Fund.** A lot coverage bonus up to three percent (3%) may be granted upon contribution of five thousand dollars (\$5,000) per acre of land developed. For the purpose of this bonus, "per acre of land" shall be determined as total parcel area minus any portions of the property that may be constrained due to wetlands, steep slopes, etc. Land may be dedicated to the City for the purpose of parks and/or open space in lieu of payment. Payments may be phased over a five (5) year period with a ten percent (10%) surcharge on all phased payments. Proof of payment or method of payment must be approved prior to the issuance of a building permit. Funds will be administered by the Department and must be spent on projects consistent with an adopted City Parks and Recreation Plan;

2. **Child Care.** A lot coverage bonus up to five percent (5%) may be granted for development which provides child care facilities for employees. The facility shall be available to all employees of the development in conformance with the State Department of Social and Health Services requirements. A cooperatively managed child care facility established and run by employees is allowed;

3. **Art Exhibit Area.** A lot coverage bonus of one percent (1%) may be granted for each one thousand (1,000) square feet designated for an outdoor art exhibit. A minimum of two thousand (2,000) square feet for exhibiting art must be granted in order to use this option. A maximum bonus of three percent (3%) may be established upon recommendation by the Planning Commission. The art exhibit areas must be established in building and site plans that are submitted for permits. The art exhibit must be easily accessible to the general public;

4. **Transit Center.** A lot coverage bonus up to ten percent (10%) may be granted for property dedicated for a transit center. Land donated shall be transferred to and accepted by the local agency and transit operator who will be responsible for development of the transit

center site. Proof of an acceptable site must be furnished at the time of submittal of the permit applications. Land area dedicated may be included to determine the maximum lot coverage for the development;

5. **Structured Parking.** A lot coverage bonus up to five percent (5%) may be granted for projects that include a parking structure with a minimum of two hundred seventy-five (275) stalls;
6. **Mobile Home Relocation Assistance.** A lot coverage bonus up to ten percent (10%) shall be granted for redevelopment projects that provide relocation assistance to residents of mobile home parks consistent with an approved relocation plan. The City shall include any lot coverage bonus as part of an approved relocation plan.

Chapter 15.530

HIGH CAPACITY TRANSIT FACILITIES DESIGN STANDARDS

15.530.330 Pedestrian Circulation through Parking Lots

A. Pedestrian walkways shall be provided through surface parking lots containing one hundred (100) or more parking spaces. Pedestrian walkways shall be raised a minimum of three (3) inches, and shall be a minimum of ~~six (6)~~five (5) feet wide, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to HCT station platforms or existing pedestrian ways.

1. For parking rows perpendicular to HCT station loading platforms, pedestrian ways shall be located between two (2) rows of parking spaces at a minimum of one (1) pedestrian way every two hundred (200) feet.

2. For parking rows parallel to HCT station loading platforms, pedestrian ways shall be incorporated adjacent to a series of aligned landscape islands at a minimum of one (1) walkway every twenty-one (21) parking spaces. Landscape island siting and design may be modified to accommodate LID BMPs.

B. The pedestrian way network shall be clearly distinguished from vehicular or transit circulation. This is particularly important in areas where these various travel modes intersect, such as at driveway entrances. Where sidewalks or walkways cross vehicular driveways, the pedestrian crossing shall be distinguished from the driveway surface by use of a continuous raised crossing or by marking with a contrasting paving material.

Chapter 15.700 CRITICAL AREAS

15.700.040 Complete Exemptions

The following are exempt from the provisions of this chapter and any administrative rules promulgated thereunder:

A. Emergencies which threaten the public health, safety and welfare or which pose an imminent risk of damage to private and public property as long as any alteration undertaken pursuant this subsection is reported to the Department and Department of Public Works immediately, upon which the Director(s) shall either confirm that an emergency exists or determine if further permit review or mitigation is necessary;

B. Agricultural activities in existence before November 27, 1990, as follows:

1. Mowing of hay, grass or grain crops;
2. Tilling, dicing, planting, seeding, harvesting and related activities for pasture, food crops, grass seed or sod if such activities do not take place on steep slopes; and
3. Normal and routine maintenance of existing irrigation and drainage ditches not used by salmonids;

C. Public water, electric and natural gas distribution, public and private sewer collection, stormwater treatment and/or flow control facilities. ~~stormwater systems to include retention/detention ponds,~~ cable communications, telephone distribution and collection system, and related activities undertaken pursuant to City approved best management practices, as follows:

1. Normal and routine maintenance or repair of existing utility structures or rights-of-way;
2. Relocation of electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of fifty-five thousand (55,000) volts or less, only when required by a local governmental agency which approves the new location of facilities;
3. Replacement, operation, repair, modification or installation or construction in an improved City road right-of-way of all electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of fifty-five thousand (55,000) volts or less;
4. Relocation or maintenance of sanitary and storm sewer systems, public water local distribution, natural gas, cable communication or telephone distribution and collection facilities, lines, pipes, ditches, mains, equipment or appurtenances, only

when required by a local governmental agency which approves the new location of the facilities; and

5. Replacement, operation, repair, modification, installation or construction in an improved City road right-of-way of public local collection, public water distribution, natural gas, cable communication or telephone facilities, lines, pipes, mains, equipment or appurtenances;

D. Improvements, ongoing maintenance, operation, repair or replacement of public roadways and pedestrian improvements in an improved public road right-of-way in existence prior to November 27, 1990, which, at a minimum, is improved with an all-weather driving surface (with any associated shoulders);

E. Construction and improvements of unimproved public rights-of-way in existence prior to November 27, 1990;

F. Improvements, on-going maintenance, operation, repair or replacement of public roadways and pedestrian improvements in an improved public road right-of-way constructed after November 27, 1990, in conformance with this chapter which, at a minimum, is improved with an all-weather driving surface (with any associated shoulders);

G. Emergent wetlands that have been created directly as the result of poorly maintained public storm drainage systems and would have not been created if the storm drainage system had otherwise been maintained;

H. Public agency development proposals only to the extent of any construction contract awarded before November 27, 1990; provided, that any law or regulation in effect at the time of such award shall apply to the proposal.

15.700.180 Building Setbacks

Unless otherwise provided, buildings and other structures shall be set back a distance of fifteen (15) feet from the edges of all critical area buffers or from the edges of all critical areas if no buffers are required. The following may be allowed in the building setback area:

A. Landscaping (such as vegetated LID BMPs);

B. Uncovered decks;

C. Building overhangs if such overhangs do not extend more than eighteen (18) inches into the setback area; and

D. Impervious ground surfaces, such as driveways and patios; provided, that such improvements may be subject to special drainage provisions specified in City policies and rules adopted for the various critical areas. Driveways and patio areas shall be permeable pavement where feasible.

Critical area buffer requirements may be found in the development standards section for each type of critical area.

15.700.190 Erosion Hazard Areas – Development Standards and Permitted Alterations

A. Clearing on an erosion hazard area is allowed only from April 1st to September 1st, except that:

1. Up to fifteen thousand (15,000) square feet may be cleared on any lot, subject to any other requirement for vegetation retention and subject to any clearing and grading permit required by Chapter 15.445 SMC, Landscaping and Tree Retention; and
2. Timber harvest may be allowed pursuant to an approved forest practice permit issued by the Washington Department of Natural Resources or a clearing and grading permit issued by the City.

B. All development proposals on sites containing erosion hazard areas shall include a temporary erosion control plan consistent with this section and other laws and regulations prior to receiving approval.

C. All subdivisions, short subdivisions or binding site plans on sites with erosion hazard areas shall comply with the following additional requirements:

1. Except as provided in this section, existing vegetation shall be retained on all lots until building permits are approved for development on individual lots;
2. If any vegetation on the lots is damaged or removed during construction of the subdivision infrastructure, the applicant shall be required to submit a restoration plan to the City for review and approval. Following approval, the applicant shall be required to implement the plan;
3. Clearing of vegetation on lots may be allowed without a separate clearing and grading permit if the City determines that:
 - a. Such clearing is a necessary part of a large scale grading plan;
 - b. It is not feasible to perform such grading on an individual lot basis; and
 - c. Drainage from the graded area will meet current water quality standards.

~~D. Where the City determines that erosion or water quality from a development site poses a significant risk of damage to downstream receiving waters, based either on the size or characteristics of the project or proposed use, the proximity to the receiving water or the sensitivity of the receiving water or the fishes, the applicant shall be required to provide regular monitoring of surface water discharge from the site. If the project does not meet current water quality standards, the City may suspend further development work on the site until such standards are met.~~

D. The use of hazardous substances, pesticides and fertilizers in erosion hazard areas may be prohibited by the City under the applicable RCW statutes.

15.700.290 Wetlands – Permitted Alterations and Allowed Uses

Alterations to wetlands and buffers may be allowed only as follows:

A. If the City determines, based upon its review of a critical area report completed by qualified professionals, that the proposed development will protect or enhance the wildlife habitat, natural drainage or other valuable functions of the wetland and will be consistent with the purposes of this chapter.

To establish the conditions in this subsection, detailed studies may be required as part of the critical area report on habitat value, functions, hydrology, erosion, and/or water quality. Such detailed studies shall include at a minimum:

1. Specific recommendations for mitigation;
2. Existing and proposed wetland acreage;
3. Vegetative, faunal and hydrologic conditions;
4. Relationship within watershed and to existing waterbodies;
5. Soil and substrate conditions, topographic elevations;
6. Existing and proposed adjacent site conditions;
7. Required wetland buffers;
8. Property ownership; and
9. A discussion of ongoing management practices to monitor and maintain wetland functions and habitat value.

The requirements in this subsection may be modified upon written approval of the Director, if the applicant demonstrates that the requirements of this section are met or are otherwise unnecessary;

B. If a wetland is in a flood hazard area, the applicant shall notify affected communities and native tribes of proposed alterations prior to any alteration and submit evidence of such notification to the Federal Insurance Administration;

C. The introduction of any plant or wildlife which is not indigenous to the City or King County into any wetland or buffer unless authorized by a State or Federal permit or approval is prohibited;

D. Enhancement of a wetland buffer through the removal of non-native invasive plant species. Removal of invasive plant species shall be restricted to hand removal unless permits from the

appropriate regulatory agencies have been obtained for approved biological or chemical treatments. All removed plant material shall be taken away from the site and appropriately disposed of. Plants that appear on the Washington State Noxious Weed Control Board list of noxious weeds must be handled and disposed of according to a noxious weed control plan appropriate to that species. Revegetation with appropriate native species at natural densities is allowed in conjunction with removal of invasive plant species;

E. Conservation or restoration activities aimed at protecting the soil, water, vegetation, or wildlife;

F. The harvesting of wild crops (e.g., native berries) in a manner that is not injurious to natural reproduction of such crops and provided the harvesting does not require tilling of soil, planting of crops, chemical applications or alteration of the wetland by changing existing topography, water conditions or water sources;

G. Educational and scientific research activities;

H. Normal and routine maintenance and repair of any existing public or private facilities within an existing right-of-way; provided, that the maintenance or repair does not expand the footprint of the facility or right-of-way;

I. Utilities may be allowed in wetland buffers if:

1. The City determines that no practical alternative location is available; and
2. The utility corridor meets any additional requirements set forth in administrative rules including, but not limited to, requirements for installation, replacement of vegetation and maintenance;

J. Sanitary and storm sewer utility corridors may be allowed in wetland buffers only if:

1. The applicant demonstrates that sewer lines are necessary for gravity flow;
2. The corridor is not located in a wetland or buffer used by species listed as endangered or threatened by the State or Federal government or contain critical or outstanding actual habitat for those species or heron rookeries or raptor nesting trees;
3. The corridor alignment including, but not limited to, any allowed maintenance roads follows a path beyond a distance equal to seventy-five percent (75%) of the buffer width from the wetland edge;
4. Corridor construction and maintenance protects the wetland and buffer and is aligned to avoid cutting trees greater than eight (8) inches in diameter as measured four (4) feet above ground level, when possible, and pesticides, herbicides, and hazardous substances are not used;
5. An additional, contiguous and undisturbed buffer, equal in width to the proposed corridor including any allowed maintenance roads, is provided to protect the wetland;

6. The corridor is revegetated with appropriate vegetation native to the City and King County at preconstruction densities or greater immediately upon completion of construction or as soon thereafter as possible, and the sewer utility ensures that such vegetation survives;

7. Any additional corridor access for maintenance is provided, to the extent possible, at specific points rather than by a parallel road; and

8. The width of any necessary parallel road providing access for maintenance is as small as possible, but not greater than fifteen (15) feet; the road is maintained without the use of herbicides, pesticides or other hazardous substances; and the location of the road is contiguous to the utility corridor on the side away from the wetland;

K. Joint use of an approved sewer utility corridor by other utilities may be allowed;

L. The following surface water management activities and facilities may be allowed in wetland buffers only as follows:

1. Surface water discharge to a Class I or II wetland from a detention facility, presettlement pond or other surface water management activity or facility may be allowed if the discharge does not increase the rate of flow, change the plant composition in a forested wetland or decrease the water quality of the wetland;

2. A Class I or II wetland or buffer may be used for a regional retention/detention facility if:

a. A public agency and utility exception is granted pursuant to SMC 15.700.060, Exceptions;

b. Constructed in accordance with the requirements of the Surface Water Design Manual;

c. The use will not alter the rating or the factors used in rating the wetland;

d. The proposal is in compliance with the latest adopted findings of the Puget Sound Wetlands Research Project; and

e. There are no significant adverse impacts to the wetland;

3. A Class III wetland or buffer which has as its major function the storage of water may be used, expanded or reconstructed as a regional retention/detention facility if requirements of the Surface Water Design Manual are met; and

4. Vegetated LID BMPs are allowed within the outer 25 percent of the wetland buffer if:

a. Constructed in accordance with the requirements of the Surface Water Design Manual;

b. There are no significant adverse impacts to the wetland.

45. Use of a wetland buffer for a surface water management activity or facility, other than a retention/detention facility, such as an energy dissipater and associated pipes, may be allowed only if the applicant demonstrates, to the satisfaction of the City, that:

- a. No other practical alternative exists; and
- b. The functions and values of the buffer or the wetland are not adversely affected;

M. Wetlands can be used for retention/detention facilities other than for regional facilities;

N. Passive recreation facilities designed and in accordance with an approved critical area report, including:

1. Walkways and trails; provided, that those pathways are limited to minor crossings having no adverse impact on water quality. They should be generally parallel to the perimeter of the wetland, located only in the outer twenty-five percent (25%) of the wetland buffer area, and located to avoid removal of significant trees. The trail surface should not be made of impervious materials, not more than five (5) feet in width for pedestrian use only; and
2. Wildlife viewing structures;

O. A dock, pier, moorage, float or launch facility may be allowed, subject to the provisions of the Shoreline Management Act, if:

1. The existing and zoned density around the wetland is three (3) dwelling units or more;
2. At least seventy-five percent (75%) of the lots around the wetland have been built upon and no significant buffer or wetland vegetation remains on these lots; and
3. Open water is a significant component of the wetland;

P. Alterations to isolated wetlands may be allowed only as follows:

1. On sites less than twenty (20) acres in size, one (1) isolated wetland may be altered by relocating its functions into a new wetland on the site pursuant to an approved mitigation plan;
2. On sites of less than twenty (20) acres in size, up to three (3) isolated wetlands may be altered by combining their functions into one (1) or more replacement wetland on the site pursuant to an approved mitigation plan; and
3. Whenever an isolated wetland is altered pursuant to this subsection, the replacement wetland shall include enhancement for wildlife habitat;

Q. One (1) additional agricultural building or associated residence may be allowed within the wetland buffer on a grazed meadow if all hydrologic storage is replaced on the site;

R. Repair and maintenance of non-conforming uses or structures, where legally established within the buffer, provided they do not increase the degree of nonconformity;

S. Subject to a clearing and grading permit issued pursuant to Chapter 15.445 SMC, Landscaping and Tree Retention, and other City Codes, the cutting of up to one (1) cord of firewood may be permitted in buffers of five (5) acres or larger in any year if the overall function of the buffer is not adversely affected. Removal of brush may also be permitted for the purpose of enhancing tree growth if the area of removal is limited to the diameter of the tree canopy at the time of planting;

T. Wetland road crossings may be allowed if:

1. The City determines that no alternative access is practical;
2. All crossings minimize impact to the wetland and provide mitigation for unavoidable impacts through restoration, enhancement or replacement of disturbed areas;
3. Crossings do not change the overall wetland hydrology;
4. Crossings do not diminish the flood storage capacity of the wetland; and
5. All crossings are constructed during summer low water periods.

-Title 18

SHORELINE MANAGEMENT CODE

- Part I Goals**
- Part II Definitions**
- Part III General Regulations**
- Part IV Shoreline Environmental Designations**
- Part V Shoreline Provisions**
- Part VI Shoreline Modifications Provisions**
- Part VII Administration**

Part II.

DEFINITIONS

Chapters:

18.200 Definitions

18.200 Definitions

The following definitions apply to this title:

“Accessory use” or “accessory structure” means any subordinate use, structure, or building or portion of a building located on the same lot as the main use or building to which it is accessory.

“Accretion” means the growth of a beach by the addition of material transported by wind and/or water. Included are such shoreforms as barrier beaches, points, spits, and hooks.

“Act” means the Shoreline Management Act (Chapter 90.58 RCW and Chapter 173-27 WAC).

“Adjacent lands” means lands adjacent to the shorelines of the state (outside of the shoreline jurisdiction). The SMA directs local governments to develop land use controls (i.e., zoning, comprehensive planning) for such lands consistent with the policies of the SMA, related rules and the local shoreline master program (see RCW 90.58.340).

“Administrator” means the City Community and Economic Development Director or his/her designee, charged with the responsibility of administering the shoreline master program.

“Agriculture” means the cultivation of the soil, production of crops, and/or raising of livestock, including incidental preparation of these products for human use. In all cases, the use of agriculture-related terms shall be consistent with the specific meanings provided in WAC 173-26-020.

“AKART” is an acronym for “all known, available, and reasonable methods of prevention, control, and treatment” (WAC 173-201A-020). AKART shall represent the most current methodology that can be reasonably required for preventing, controlling, or abating the pollutants associated with a discharge. The concept of AKART applies to both point and nonpoint sources of pollution.

“Anadromous fish” means species, such as salmon, which are born in fresh water, spend a large part of their lives in the sea, and return to freshwater rivers and streams to procreate.

“Appurtenance” means a structure or development which is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the ordinary high water mark and also of the perimeter of any wetland. (On a statewide basis, normal appurtenances include a garage, deck, driveway, utilities, fences, installation of a septic tank and drainfield, and grading which does not exceed two hundred fifty (250) cubic yards [except to construct a conventional drainfield] and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark; see WAC 173-27-040(2)(g).)

“Aquaculture” means the commercial cultivation of fish, shellfish, and/or other aquatic animals or plants including the incidental preparation of these products for human use.

“Aquascreen” means a fiberglass screen used as a bottom barrier to limit and/or control aquatic plant growth. The screen is typically anchored to an area of the lake bottom and functions as a physical barrier to prevent plants from growing on the lake bottom.

“Archaeological” means having to do with the scientific study of material remains of past human life and activities.

“Architectural standards” means rules, regulations, or guidelines relating to the design, size, configuration or location of buildings and structures including setbacks, height, and bulk restrictions. It may include other structural design or configuration conditions required as part of a variance or conditional use permit intended to improve the compatibility between adjacent structures, activities, or uses.

“Associated wetlands” means those wetlands that are in proximity to and either influence, or are influenced by, tidal waters or a lake or stream subject to the Shoreline Management Act. Refer to WAC 173-27-030(1).

“Average grade level” means the average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure; provided, that in case of structures to be built over water, average grade level shall be the elevation of ordinary high water. Calculation of the average grade level shall be made by averaging the elevations at the center of all exterior walls of the proposed building or structure (WAC 173-27-030(3)).

“Baseline” means the existing shoreline condition, in terms of both ecological function and shoreline use, established at the time this shoreline master program is approved.

“Beach” means the zone of unconsolidated material that is moved by waves, wind and tidal currents, extending landward to the coastline.

“Beach enhancement/restoration” means the process of restoring a beach to a state more closely resembling a natural beach, using beach feeding, vegetation, drift sills and other nonintrusive means as applicable.

“Beach feeding” means landfill deposited on land or in the water to be distributed by natural water processes for the purpose of supplementing beach material.

“Benthic organisms” means organisms that live in or on the bottom of a body of water.

“Benthos” are living organisms associated with the bottom layer of aquatic systems, at the interface of the sediment (or substrate) and overlying water column. Benthos commonly refers to an assemblage of insects, worms, algae, plants and bacteria.

“Berm” means a linear mound or series of mounds of sand and/or gravel generally paralleling the water at or landward of the line of ordinary high tide. Also, a linear mound used to screen an adjacent activity, such as a parking lot, from transmitting excess noise and glare.

“Best available science” means current scientific information used in the process to designate, protect, or restore critical areas, that is derived from a valid scientific process as defined by WAC 365-195-900 through 365-195-925.

“Best Management Practice” means any schedule of activities, prohibition of practices, maintenance procedure, or structural and/or managerial practice that, when used singly or in combination, prevents or reduces the release of pollutants and other adverse impacts to surface water, stormwater and groundwater, while minimizing the potential for flooding, soil creep, and soil instability.

“Best management practices (BMPs)” are methods of improving water quality that can have a great effect when applied by numerous individuals. BMPs encompass a variety of behavioral, procedural, and structural measures that reduce the amount of contaminants in storm water runoff and in receiving waters.

Bioengineering. See “soil bioengineering.”

~~“Biofiltration system” means a storm water or other drainage treatment system that utilizes as a primary feature the ability of plant life to screen out and metabolize sediment and pollutants. Typically, biofiltration systems are designed to include grassy swales, retention ponds and other vegetative features.~~ “Bioretention” means a stormwater best management practice consisting of a shallow landscaped depression designed to temporarily store and promote infiltration of stormwater runoff. Standards for bioretention design, including soil mix, plants, storage volume and feasibility criteria, are specified in Appendix C of the Surface Water Design Manual.

“Biota” means the animals and plants that live in a particular location or region.

BMPs. See “best management practices (BMPs).”

“Boat launch or ramp” means graded slopes, slabs, pads, planks, or rails used for launching boats by means of a trailer, hand, or mechanical device.

“Boat lift” means a mechanical device that can hoist vessels out of the water for storage. These devices are usually located along a pier.

“Boat rail or railway” means a set of steel rails running from the upland area into the water upon which a cart or dolly can carry a boat to be launched.

“Boathouse” means a structure designed for storage of vessels located over water. Boathouses should not be confused with “houseboats.”

“Boating facility” means a public moorage structure or a private moorage structure serving more than four residences.

“Bog” means a wet, spongy, poorly drained area which is usually rich in very specialized plants, contains a high percentage of organic remnants and residues and frequently is associated with a spring, seepage area, or other subsurface water source. A bog sometimes represents the final stage of the natural process of eutrophication by which lakes and other bodies of water are very slowly transformed into land areas.

“Breakwater” means an off-shore structure generally built parallel to the shore that may or may not be connected to land. Its primary purpose is to protect a harbor, moorage, or navigational activity from wave and wind action by creating a still-water area along the shore. A secondary purpose is to protect the shoreline from wave-caused erosion.

“Bulkhead” means a vertical or nearly vertical erosion protection structure placed parallel to the shoreline consisting of concrete, timber, steel, rock, or other permanent material not readily subject to erosion.

“CERCLA” means Comprehensive Environmental Response, Compensation, and Liability Act (“Superfund”); 1986 amendments are known as Superfund Amendments and Reauthorization Act or SARA.

Certified Engineer/Biologist. See “professional engineer” and “professional biologist.”

“CFR” means Code of Federal Regulations.

“Chapter 90.58 RCW” means the Shoreline Management Act of 1971.

“City” means the City of SeaTac.

“Clean Water Act” means the primary federal law providing water pollution prevention and control; previously known as the federal Water Pollution Control Act. See 33 USC 1251 et seq.

“Clearing” means the destruction or removal of vegetation ground cover, shrubs and trees including, but not limited to, root material removal and/or topsoil removal.

“Commercial” means uses and facilities that are involved in wholesale or retail trade or business activities.

“Comprehensive Plan” means the document, including maps adopted by the City Council, that outlines the City’s goals and policies relating to management of growth, and prepared in accordance with Chapter 36.70A RCW. The term also includes adopted subarea plans prepared in accordance with Chapter 36.70A RCW.

“Conditional use” means a use, development, or substantial development that is classified as a conditional use or is not classified within the applicable master program. Refer to WAC 173-27-030(4).

“Conservation easement” means a legal agreement that the property owner enters into to restrict uses of the land. Such restrictions can include, but are not limited to, passive recreation uses such as trails or scientific uses and fences or other barriers to protect habitat. The easement is recorded on a property deed, runs with the land, and is legally binding on all present and future owners of the property, therefore providing permanent or long-term protection.

“Covered moorage” means boat moorage, with or without walls, that has a roof to protect the vessel.

“Cumulative impact” means the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions

regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

“CZMP” means Coastal Zone Management Plan.

“Degrade” means to scale down in desirability or salability, to impair in respect to some physical property or to reduce in structure or function.

“Development” means a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters of the state subject to Chapter 90.58 RCW at any state of water level (RCW 90.58.030(3)(d)).

“DNS” means determination of nonsignificance, under SEPA.

“Dock” means a floating moorage structure.

“Downdrift” means the direction of movement of beach materials.

“Dredge spoil” means the material removed by dredging. Same as dredge material.

“Dredging” means excavation or displacement of the bottom or shoreline of a water body. Dredging can be accomplished with mechanical or hydraulic machines. Most dredging is done to maintain channel depths or berths for navigational purposes; other dredging is for cleanup of polluted sediments.

“Dwelling unit” means a single unit providing complete, independent living facilities for one (1) or more persons, not to exceed one (1) family, and which includes permanent provisions for living, sleeping, eating, cooking and sanitation.

“Ecological functions” means the work performed or the role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline’s natural ecosystem.

“Ecology (WDOE)” means the Washington State Department of Ecology.

“Ecosystem-wide processes” means the suite of naturally occurring physical and geologic processes of erosion, transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.

“EIS” means environmental impact statement.

“Ell” means the terminal section of a pier which typically extends perpendicular to the pier walkway. These sections can be either on fixed piles or floating docks and are typically wider than the pier walkway.

“Emergency” means an unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow full compliance

with the master program. Emergency construction is construed narrowly as that which is necessary to protect property from the elements (RCW 90.58.030(3)(e)(iii) and WAC 173-27-040(2)(d)).

“Endangered Species Act (ESA)” means a federal law intended to protect any fish or wildlife species that is threatened with extinction throughout all or a significant portion of its range.

“Enhancement” means alteration of an existing resource to improve or increase its characteristics and processes without degrading other existing functions. Enhancements are to be distinguished from resource creation or restoration projects.

“Environmental impacts” means the effects or consequences of actions on the natural and built environments. Environmental impacts include effects upon the elements of the environment listed in the State Environmental Policy Act (SEPA). Refer to WAC 197-11-600 and 197-11-444.

Environmentally Sensitive Areas Ordinance 03-1037, SeaTac. This ordinance (codified in Chapter 15.700 SMC) provides the goals, policies, and implementing regulations for protecting the designated critical areas of SeaTac. The ordinance addresses environmentally sensitive area development controls; measures important for protecting and preserving these resources; preventing or mitigating cumulative adverse environmental impacts to critical areas; and serves to alert the public to the development limitations of critical areas.

“Environments (shoreline environment)” means designations given specific shoreline areas based on the existing development pattern, the biophysical capabilities and limitations, and the goals and aspirations of local citizenry, as part of a master program.

“Erosion” means the wearing away of land by the action of natural forces.

“Excavated moorage slip” means a boat mooring location that is manmade in that it requires dredging or excavation of excess sediment to afford access. Such slips may often involve dredging of the lake bottom waterward of the OHWM, or may include excavating a segment of the existing shoreline to enable moorage of a boat.

“Excavation” is the artificial movement of earth materials.

Exemption. Certain specific developments are exempt from the definition of “substantial development” and are therefore exempt from the substantial development permit process of the SMA. An activity that is exempt from the substantial development provisions of the SMA must still be carried out in compliance with policies and standards of the Act and the local master program. Conditional use and/or variance permits may also still be required even though the activity does not need a substantial development permit (WAC 172-27-040). For a complete list of exemptions, see Part VII of this title.

“Fair market value” of a development is the open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials (WAC 173-27-030(8)).

“Fill” means the addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetland, or on shorelands in a manner that raises the elevation or creates dry land.

“Finger pier” means a narrow extension to a fixed-pile pier, usually extending perpendicular to the pier walkway along with an ell to form an enclosed area for boat moorage.

“Float” means a floating structure that is moored, anchored, or otherwise secured in the water offshore and that may be associated with a fixed-pile pier, or may be a stand-alone structure, such as platforms used for swimming and diving.

“Floating dock” means a fixed structure floating upon a water body for the majority of its length and connected to shore.

“Floating home” means a structure designed and operated substantially as a permanently based overwater residence. Floating homes are not vessels and lack adequate self-propulsion and steering equipment to operate as a vessel. They are typically served by permanent utilities and semi-permanent anchorage/moorage facilities.

“Floodplain” is synonymous with one hundred (100) year floodplain. The land area susceptible to being inundated by stream-derived waters with a one (1) percent chance of being equaled or exceeded in any given year. The limits of this area are based on flood regulation ordinance maps or a reasonable method that meets the objectives of the SMA (WAC 173-22-030(2)).

“Floodway” means the area, as identified in a master program, that either: (1) has been established in federal emergency management agency flood insurance rate maps or floodway maps; or (2) consists of those portions of the area of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually. Regardless of the method used to identify the floodway, the floodway shall not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

“Geotechnical report” or “geotechnical analysis” means a scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise about the regional and local shoreline geology and processes.

“Grading” means the physical manipulation of the earth’s surface and/or drainage pattern in preparation for an intended use or activity.

“Grassy swale” means a vegetated drainage channel that is designed to remove various pollutants from storm water runoff through ~~biofiltration~~filtration.

“Groin” means a barrier-type structure extending from, and usually perpendicular to, the backshore into a water body. Its purpose is to protect a shoreline and adjacent upland by influencing the movement of water and/or deposition of materials. This is accomplished by building or preserving an accretion beach on its updrift side by trapping littoral drift. A groin is relatively narrow in width but varies greatly in length. A groin is sometimes built in a series as a system and may be permeable or impermeable, high or low, and fixed or adjustable.

“Habitat” means the place or type of site where a plant or animal naturally or normally lives and grows.

“Hearing Examiner” means the Hearing Examiner of the City of SeaTac.

“Height” means the distance measured from the average grade level to the highest point of a structure; provided, that television antennas, chimneys and similar appurtenances shall not be used in calculating height, except where it obstructs the view of a substantial number of residences on areas adjoining such shorelines; provided further, that temporary construction equipment is excluded in this calculation (WAC 173-27-030(9)).

“Heliport” means any landing area or other facility owned and operated, and which is designed, used or intended to be used by private aircraft for landing or taking off of aircraft, including all associated or necessary buildings and open spaces.

“Hoist” means a device used for lifting or lowering a load by means of a drum or lift-wheel around which rope or chain wraps. It may be manually operated, electrically or pneumatically driven and may use chain, fiber or wire rope as its lifting medium.

“Houseboat” means a vessel principally used as an overwater residence. Houseboats are licensed and designed for use as a mobile structure with detachable utilities or facilities, anchoring and the presence of adequate self-propulsion and steering equipment to operate as a vessel. Principal use as an overwater residence means occupancy in a single location, for a period exceeding two months in any one (1) calendar year. This definition includes liveaboard vessels.

“HPA” means hydraulic project approval. The permit issued by the Washington State Department of Fish and Wildlife pursuant to the State Hydraulic Code, RCW 75.20.100 through 75.20.140.

“Hydric soils” means, generally, soils which are, or have had a history of being, wet long enough to periodically produce anaerobic conditions, thereby influencing the growth of plants (WAC 173-22-030(5)).

“Hydrophytes” means those plants capable of growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content (WAC 173-22-030(5)).

“Impervious surface” ~~means any nonvertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof~~

~~tops, swimming pools, paved or graveled roads and walkways or parking areas, but excluding landscaping and surface water retention/detention facilities.~~ means a man-made or modified surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions before development; or that causes water to run off the surface in greater quantities or at an increased rate of flow compared to the flow present under natural conditions prior to development (see also “new impervious surface”). Common impervious surfaces include, but are not limited to, roof, walkways, patios, driveways, parking lots, or storage areas, areas that are paved, graveled, or made of packed or oiled earthen materials or other surfaces that similarly impede the natural infiltration of surface water or stormwater.

“In-kind replacement” means to replace wetlands, habitat, biota or other organisms with substitute flora or fauna whose characteristics closely match those destroyed, displaced or degraded by an activity.

“Interested party,” synonymous with “party of record,” means all persons, agencies or organizations who have submitted written comments in response to a notice of application; made oral comments in a formal public hearing conducted on the application; or notified local government of their desire to receive a copy of the final decision on a permit and who have provided an address for delivery of such notice by mail (WAC 173-27-030(12)).

“Lacustrine” (also “lacustrian”) means of, on, or pertaining to lakes.

“Lake” means a body of standing water in a depression of land or expanded part of a river, including reservoirs, of twenty (20) acres or greater in total area. A lake is bounded by the ordinary high water mark or, where a stream enters a lake, the extension of the elevation of the lake’s ordinary high water mark within the stream (RCW 90.58.030(1)(d); WAC 173-20-030; WAC 173-22-030(4)).

“Landfill” means the creation of, or addition to, a dry upland area (landward of the OHWM) by the addition of rock, soil, gravels and earth or other material. Does not include solid or hazardous waste.

“Landscaping” means vegetation ground cover including shrubs, trees, flower beds, grass, ~~ivy~~ and other similar plants and including tree bark and other materials which aid vegetative growth and maintenance and shall not include plant species on the County or State noxious weed lists.

Launching Rail. See “boat launch or ramp” and “boat rail or railway.”

Launching Ramp. See “boat launch or ramp” and “boat rail or railway.”

“Littoral” means living on, or occurring on, the shore.

“Littoral drift” means the mud, sand, or gravel material moved parallel to the shoreline in the nearshore zone by waves and currents.

“Low Impact Development (LID)” means a stormwater and/or land use management strategy that strives to mimic –natural hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design, while also minimizing the potential for off-site flooding and soil instability.

“Low Impact Development (LID) Best Management Practices (BMP)” means distributed stormwater management practices, integrated into a project design, that emphasize natural hydrologic processes of infiltration, filtration, storage, evaporation and transpiration, while protecting against off-site flooding and soil instability. LID BMPs include, but are not limited to, bioretention, permeable pavement, cast in place pavers, limited infiltration systems, roof downspout controls, dispersion, soil amendments, and minimal excavation foundations.

“Low Impact Development (LID) Principles” means land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff. utilize infiltration and native vegetation to minimize stormwater runoff, while protecting against remote area flooding and soil instability.

“Mitigation” or “mitigation sequencing” means the process of avoiding, reducing, or compensating for the environmental impact(s) of a proposal. See WAC 173-26-020(30) and 197-11-768. “Mitigation” or “mitigation sequencing” means the following sequence of steps listed in order of priority, with subsection (1) of this definition being top priority:

1. Avoiding the impact altogether by not taking a certain action or parts of an action;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations;
5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and
6. Monitoring the impact and the compensation projects and taking appropriate corrective measures.

“Moorage” means any device or structure used to secure a vessel for temporary anchorage, but which is not attached to the vessel (such as a pier or buoy).

“Moorage piles” means structural members that are driven into the lake bed to serve as a stationary moorage point. They are typically used for moorage of small boats in the absence of, or instead of, a dock or pier. In some cases, moorage piles may be associated with a dock or pier.

“Mooring buoy” means a floating object anchored to the bottom of a water body that provides tie up capabilities for vessels.

“Multi-family dwelling (or residence)” means a building containing two (2) or more dwelling units, including but not limited to duplexes, apartments and condominiums.

Native Plants. These are plants that occur naturally, and that distribute and reproduce without aid. Native plants in western Washington are those that existed prior to intensive settlement that began in the 1850s.

“Natural riparian habitat corridor” means the streamside environment designed and maintained primarily for fisheries and wildlife habitat, water quality improvements and secondarily for flood control works.

“NEPA” means National Environmental Policy Act. NEPA requires federal agencies to consider environmental factors when making decisions, especially for development proposals of a significant scale. As part of the NEPA process, EISs are prepared and public comment is solicited.

“NFIP” means National Flood Insurance Program.

“NOAA” means National Oceanic and Atmospheric Administration.

“Nonconforming use or development” means a shoreline use or structure which was lawfully constructed or established prior to the effective date of the applicable SMA/SMP provision, and which no longer conforms to the applicable shoreline provisions (WAC 173-27-080).

“Normal maintenance” means those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition (WAC 173-27-040(2)(b)). See also “normal repair.”

“Normal protective bulkhead” includes those structural and nonstructural developments installed at or near, and parallel to, the ordinary high water mark for the sole purpose of protecting an existing single-family residence and appurtenant structures from loss or damage by erosion. A normal protective bulkhead is not exempt if constructed for the purpose of creating dry land (WAC 173-27-040(2)(c)).

“Normal repair” means to restore a development to a state comparable to its original condition within a reasonable period after decay or partial destruction except where repair involves total replacement which is not common practice or causes substantial adverse effects to the shoreline resource or environment (WAC 173-27-040(2)(b)). See also “normal maintenance.”

“Off-site replacement” means to replace wetlands or other shoreline environmental resources away from the site on which a resource has been impacted by a regulated activity.

“Oil separator” means specialized catch basins that are designed to trap oil and other materials lighter than water in the basin while allowing the water to escape through the drainage system. Commonly employed in parking lots and streets.

“On-site replacement” means to replace wetlands or other shoreline environmental resources at or adjacent to the site on which a resource has been impacted by a regulated activity.

“Ordinary high water mark (OHWM)” means that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the

abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department; provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the line of mean high water. See RCW 90.58.030(2)(b) and WAC 173-22-030(11).

“Overwater structure” means any device or structure projecting over the ordinary high water mark, including, but not limited to, piers, docks, floats, and moorage.

“Permeable pavement” means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.

“Permit” (or “shoreline permit”) means any substantial development, variance or conditional use permit, or revision, or any combination thereof, authorized by the Act. Refer to WAC 173-27-030(13).

“Pier” means a fixed, pile-supported moorage structure.

“Practicable alternative” means an alternative that is available and capable of being carried out after taking into consideration short-term and long-term cost, options of project scale and phasing, existing technology and logistics in light of overall project purposes.

“Priority habitat” means a habitat type with unique or significant value to one (1) or more species. An area classified and mapped as priority habitat must have one (1) or more of the following attributes:

1. Comparatively high fish or wildlife density;
2. Comparatively high fish or wildlife species diversity;
3. Fish spawning habitat;
4. Important wildlife habitat;
5. Important fish or wildlife seasonal range;
6. Important fish or wildlife movement corridor;
7. Rearing and foraging habitat;
8. Important marine mammal haul-out;
9. Refugia habitat;
10. Limited availability;
11. High vulnerability to habitat alteration;
12. Unique or dependent species; or

13. Shellfish bed.

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows). A priority habitat may also be described by a successional stage (such as old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, snags) of key value to fish and wildlife. A priority habitat may contain priority and/or non-priority fish and wildlife.

“Priority species” means species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed below.

1. Criterion 1. State-listed or state proposed species. State-listed species are those native fish and wildlife species legally designated as endangered (WAC 232-12-014), threatened (WAC 232-12-011), or sensitive (WAC 232-12-011). State proposed species are those fish and wildlife species that will be reviewed by the Department of Fish and Wildlife (POL-M-6001) for possible listing as endangered, threatened, or sensitive according to the process and criteria defined in WAC 232-12-297.

2. Criterion 2. Vulnerable aggregations. Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine mammal congregations.

3. Criterion 3. Species of recreational, commercial, and/or tribal importance. Native and nonnative fish, shellfish, and wildlife species of recreational or commercial importance and recognized species used for tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation.

4. Criterion 4. Species listed under the federal Endangered Species Act as either proposed, threatened, or endangered.

“Professional biologist” means a specialist with education and training in the area of natural sciences concerned with the plants and animal life of a region.

“Professional engineer” means a person who, by reason of his or her special knowledge of the mathematical and physical sciences and the principles and methods of engineering analysis and design, acquired by professional education and practical experience, is qualified to practice engineering and is licensed by the state of Washington or another state.

“Properly functioning conditions (PFC)” means conditions that create and sustain natural habitat-affecting processes over the full range of environmental variation, and that support productivity at a viable population level of PTE species. PFC indicates a level of performance for a subset of the more broadly defined “ecological functions,” reflecting what is necessary for the recovery of PTE species.

“Proposed, threatened, and endangered (PTE) species” means those native species that are proposed to be listed or are listed in rule by the Washington State Department of Fish and Wildlife

as threatened or endangered, or that are proposed to be listed as threatened or endangered or that are listed as threatened or endangered under the federal Endangered Species Act.

“Public access” is the ability of the general public to reach, touch, and enjoy the water’s edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. Refer to WAC 173-26-221(4).

“Public interest” means the interest shared by the citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected such as an effect on public property or on health, safety, or general welfare resulting from a use or development (WAC 173-27-030(14)).

“Public use” means to be made available daily to the general public on a first-come, first-served basis, and may not be leased to private parties on any more than a day use basis. Refer to WAC 332-30-106.

“Rain garden” means a shallow landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.

“RCW” means Revised Code of Washington.

“Recreational facilities” means facilities such as parks, trails, and pathways, whether public, private or commercial, that provide a means for relaxation, play, or amusement. For the purposes of this master program, recreational facilities are divided into two (2) categories:

1. Water-dependent (i.e., moorage facilities, fishing piers, recreational floats); and
2. Non-water-dependent (i.e., sports fields, golf courses, and RV camping).

“Recreational float” means a floating structure that is moored, anchored, or otherwise secured in the water off-shore and that is generally used for recreational purposes such as swimming and diving.

“Residential development” means development which is primarily devoted to or designed for use as a dwelling(s). Residential development includes single-family development, multi-family development and the creation of new residential lots through land division.

“Restore,” “restoration” or “ecological restoration” means the reestablishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures including, but not limited to, revegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre-European settlement conditions.

“Riparian” means of, on, or pertaining to the banks of a river, stream or lake.

“Riprap” means a layer, facing, or protective mound of stones placed to prevent erosion, scour, or sloughing of a structure or embankment; also, the stone so used.

“Rotovating” means an aquatic vegetation harvesting technique that uses rototilling technology to uproot and remove plants.

“Runoff” means water that is not absorbed into the soil but rather flows along the ground surface following the topography.

“Sediment” means the fine-grained material deposited by water or wind.

SEPA. See “State Environmental Policy Act.”

SEPA Checklist. A checklist is required of some projects under SEPA to identify the probable significant adverse impacts on the quality of the environment. The checklist will also help to reduce or avoid impacts from a proposal, and help the responsible governmental agency decide whether a full environmental impact statement (EIS) is required (WAC 197-11-960).

“Setback” means a required open space, specified in shoreline master programs, measured horizontally upland from and perpendicular to the ordinary high water mark.

“Shorelands” or “shoreland areas” means those lands extending landward for two hundred (200) feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward two hundred (200) feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of the Shoreline Management Act. Shorelands in the City of SeaTac are limited to those areas within two hundred (200) feet of the ordinary high water mark of Angle Lake and any associated wetlands.

“Shoreline administrator” means the City of SeaTac Community and Economic Development Director or his/her designee, charged with the responsibility of administering the shoreline master program.

“Shoreline environment designations” means the categories of shorelines established by local shoreline master programs in order to provide a uniform basis for applying policies and use regulations within distinctively different shoreline areas. See WAC 173-26-211.

“Shoreline jurisdiction” means the term describing all of the geographic areas covered by the SMA, related rules and the applicable master program. Also, such areas within a specified local government’s authority under the SMA. In the City of SeaTac, shoreline jurisdiction includes Angle Lake, those areas within two hundred (200) feet of the ordinary high water mark of Angle Lake and any associated wetlands. See definitions of “shorelines,” “shorelines of the state,” “shorelines of statewide significance,” “shorelands,” and “wetlands.”

“Shoreline Management Act (SMA)” means Chapter 90.58 RCW, as amended. Washington’s Shoreline Management Act was passed by the Legislature in 1971 and adopted by the public in a 1972 referendum. The goal of the SMA is to prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines.

“Shoreline master program (SMP)” means the comprehensive use plan and related use regulations which are used by local governments to administer and enforce the permit system for shoreline

management. Master programs must be developed in accordance with the policies of the SMA, be approved and adopted by the state, and be consistent with the rules (WACs) adopted by Ecology.

“Shoreline modification” means those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element such as a dike, breakwater, pier, weir, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, or application of chemicals.

“Shoreline permit” means a substantial development, conditional use, revision, or variance permit or any combination thereof (WAC 173-27-030(13)).

“Shoreline stabilization” means actions taken to address erosion impacts to property and dwellings, businesses, or structures caused by natural processes, such as current, flood, tides, wind or wave action. These actions include structural and nonstructural methods.

“Shorelines” means all of the water areas of the state, including reservoirs and their associated uplands, together with the lands underlying them, except those areas excluded under RCW 90.58.030(2)(d).

“Shorelines Hearings Board” means a state-level quasi-judicial body, created by the SMA, which hears appeals by any aggrieved party on the issuance of a shoreline permit, enforcement penalty and appeals by local government. See RCW 90.58.170 and 90.58.180.

“Shorelines of statewide significance” means a select category of shorelines of the state, defined in RCW 90.58.030(2)(e), where special preservationist policies apply and where greater planning authority is granted by the SMA. Permit review must acknowledge the use priorities for these areas established by the SMA. See RCW 90.58.020.

“Shorelines of the state” means “shorelines” and “shorelines of statewide significance.”

“Should” means that the particular action is required unless there is a demonstrated, compelling reason, based on policy of the Shoreline Management Act and this master program, against taking the action.

“Sign” means a board or other display containing words and/or symbols used to identify or advertise a place of business or to convey information. Excluded from this definition are signs required by law and the flags of national and state governments.

“Single-family residence” means a detached dwelling designed for and occupied by one (1) family including those structures and developments within a contiguous ownership which are normal appurtenances (WAC 173-27-040(2)(g)).

SMA. See “Shoreline Management Act.”

SMP. See “shoreline master program.”

“Soil bioengineering” means an applied science that combines structure, biological and ecological concepts to construct living structures that stabilize the soil to control erosion, sedimentation and flooding using live plant materials as a main structural component.

“Solid waste” means all garbage, rubbish, trash, refuse, debris, scrap, waste materials and discarded materials of all types whatsoever, whether the sources be residential or commercial, exclusive of hazardous wastes, and including any and all source-separated recyclable materials and yard waste.

State Environmental Policy Act (SEPA). SEPA requires state agencies, local governments and other lead agencies to consider environmental factors when making most types of permit decisions, especially for development proposals of a significant scale. As part of the SEPA process, EISs may be required to be prepared and public comments solicited.

“Stream” means a naturally occurring body of periodic or continuously flowing water where: (1) the mean annual flow is greater than twenty (20) cubic feet per second and (2) the water is contained within a channel (WAC 173-22-030(8)).

“Structure” means a permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above or below the surface of the ground or water, except for vessels (WAC 173-27-030(15)).

“Substantial development” means any development of which the total cost or fair market value exceeds five thousand seven hundred and eighteen dollars (\$5,718), or any development which materially interferes with the normal public use of the water or shorelines of the state. The dollar threshold established in this definition must be adjusted for inflation by the office of financial management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period. “Consumer price index” means, for any calendar year, that year’s annual average consumer price index, Seattle, Washington area, for urban wage earners and clerical workers, all items, compiled by the Bureau of Labor and Statistics, United States Department of Labor. The office of financial management must calculate the new dollar threshold and transmit it to the office of the code reviser for publication in the Washington State Register at least one (1) month before the new dollar threshold is to take effect (RCW 90.58.030(3)(e)). For purposes of determining whether or not a permit is required, the total cost or fair market value shall be based on the value of development that is occurring on shorelines of the state as defined in RCW 90.58.030(2)(c). The total cost or fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials. A list of activities and developments that shall not be considered substantial development is provided in Chapter 18.705(D) SMC. (WAC 173-27-040(2).)

“Surface Water Design Manual” means the King County Surface Water Design Manual (KCSWDM), as amended by the City of SeaTac Addendum to the KCSWDM adopted in SMC 12.10.010.

“Terrestrial” means of or relating to land as distinct from air or water.

“Upland” is generally described as the dry land area above and landward of the ordinary high water mark.

“Utilities” means services and facilities that produce, transmit, store, process or dispose of electric power, gas, water, storm water, sewage and communications.

“Utilities, accessory” means utilities comprised of small-scale distribution and collection facilities connected directly to development within the shoreline area. Examples include local power, telephone, cable, gas, water, sewer and storm water service lines.

“Utilities, primary” means utilities comprised of trunk lines or mains that serve neighborhoods, areas and cities. Examples include solid waste handling and disposal sites, water transmission lines, sewage treatment facilities and mains, power generating or transmission facilities, gas storage and transmission facilities and storm water mains and regional facilities.

“Variance” means a means to grant relief from the specific bulk, dimensional or performance standards specified in the applicable master program, but not a means to vary a shoreline use. Variance permits must be specifically approved, approved with conditions, or denied by Ecology (see WAC 173-27-170).

“Vegetated LID BMPs” means LID BMPs that utilize landscaping.

“WAC” means Washington Administrative Code.

“Water-dependent use” means a use or a portion of a use which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. Examples of water-dependent uses may include moorage structures (including those associated with residential properties), ship cargo terminal loading areas, ferry and passenger terminals, barge loading facilities, ship building and dry docking, marinas, aquaculture, float plane facilities and sewer outfalls.

“Water-enjoyment use” means a recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public’s ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.

“Water-oriented use” refers to any combination of water-dependent, water-related, and/or water-enjoyment uses and serves as an all-encompassing definition for priority uses under the SMA. “Non-water-oriented” serves to describe those uses which have little or no relationship to the shoreline and are not considered priority uses under the SMA. Examples include professional offices, automobile sales or repair shops, mini-storage facilities, multi-family residential development, department stores and gas stations.

“Water quality” means the physical characteristics of water within the shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. Where used in this chapter, the term “water quantity” refers only to development and uses regulated under this chapter and affecting water quantity, such as impermeable surfaces and storm water handling practices. Water quantity, for purposes of this chapter, does not mean the withdrawal of ground water or diversion of surface water pursuant to RCW 90.03.250 through 90.03.340.

“Water-related use” means a use or a portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because:

1. Of a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or
2. The use provides a necessary service supportive of the water-dependent commercial activities and the proximity of the use to its customers makes its services less expensive and/or more convenient. Examples include manufacturers of ship parts large enough that transportation becomes a significant factor in the products’ cost, professional services serving primarily water-dependent activities and storage of water-transported foods. Examples of water-related uses may include warehousing of goods transported by water, seafood processing plants, hydroelectric generating plants, gravel storage when transported by barge, oil refineries where transport is by tanker and log storage.

“Watershed restoration plan” means a plan developed or sponsored by the Department of Fish and Wildlife, the Department of Ecology, and/or the Department of Transportation acting within or pursuant to its authority, a city, a county or a conservation district that provides a general program and implementation measures or actions for the preservation, restoration, re-creation, or enhancement of the natural resources, character, and ecology of a stream, stream segment, drainage area, or watershed for which agency and public review has been conducted pursuant to Chapter 43.21C RCW, the State Environmental Policy Act.

“Wetlands” or “wetland areas” means areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands.

“Zoning” means to designate by ordinance, including maps, areas of land reserved and regulated for specific land uses.

Part III.

GENERAL REGULATIONS

Chapters:

- 18.300 Archaeological and Historic
- 18.305 Environmental Impacts
- 18.310 Public Access and Recreation
- 18.315 Vegetation Conservation (Clearing and Grading)
- 18.320 Water Quality, Storm Water, and Nonpoint Pollution

18.305 Environmental Impacts

A. All shoreline uses and developments shall be located, designed, constructed and mitigated to result in no net loss of ecological functions necessary to sustain shoreline natural processes.

B. Where required, mitigation measures shall be applied in the following sequence of steps listed in order of priority:

1. Avoiding the impact altogether by not taking a certain action or parts of an action;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations;
5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and
6. Monitoring the impact and the compensation projects and taking appropriate corrective measures.

C. Solid waste, liquid waste, and untreated effluent shall not be allowed to enter any bodies of water or to be discharged onto the land.

D. The direct release of oil and hazardous materials or chemicals onto the land or into water is prohibited. Equipment for the transportation, storage, handling or application of such materials shall be maintained in a safe and leak-proof condition. If there is evidence of leakage, the further use of such equipment shall be suspended until the deficiency has been satisfactorily corrected.

E. All shoreline uses and activities shall utilize best management practices (BMPs) to minimize any increase in surface runoff and to control, treat and release surface water runoff so that receiving water quality and shore properties and features are not adversely affected. Low impact development (LID) BMPs, such as bioretention and permeable pavement shall be utilized where

~~feasible to strive to mimic pre-development hydrologic processes. Physical control measures include, but are not limited to, catch basins, settling ponds, oil/water separators, filtration systems, grassy swales, interceptor drains and landscaped buffers. All types of BMPs require regular maintenance to continue to function as intended. BMPs, including LID BMPs, are identified in the Surface Water Design Manual City's adopted storm water manual.~~

F. All shoreline developments and uses shall utilize effective erosion control methods during both construction and operation. Erosion and sediment controls (ESC) shall be applied as specified by the temporary ESC measures and performance criteria and implementation requirements in Appendix C and D of the Surface Water Design Manual.

G. All shoreline developments shall be located, constructed and operated so as not to be a hazard to public health and safety.

H. Land clearing, grading, filling and alteration of natural drainage features and land forms shall be limited to the minimum necessary for development. These activities shall avoid maintenance problems and adverse impacts to adjacent properties or shoreline features, result in no net loss of shoreline ecological functions, and minimize adverse impacts on native vegetation and soils to the extent practicable. When required by the Public Works Director, surface drainage systems or substantial earth modifications shall be designed by a civil engineer registered to practice in the state of Washington. The Director, or designee, may also require additional studies prepared by a qualified soils specialist. ~~These designs shall seek to prevent maintenance problems, avoid adverse impacts to adjacent properties or shoreline features, and result in no net loss of shoreline ecological functions.~~

I. All shoreline uses and activities shall be located and designed to prevent or minimize the need for shoreline protection structures (bulkheading, riprap, etc.) and stabilization, landfills, groins, jetties, or substantial site regrades.

J. Identified significant short-term, long-term, or cumulative adverse environmental impacts lacking appropriate mitigation that is likely to achieve no net loss of ecological functions necessary to sustain shoreline processes shall be sufficient reason for permit denial.

18.310 Public Access and Recreation

A. Public access shall be required for all shoreline development and uses, except for single-family residences or residential projects containing less than four (4) dwelling units.

B. Public access requirements shall be applied as follows:

1. A shoreline development or use that does not provide public access may be authorized, provided it is demonstrated by the applicant and determined by the City that one (1) or more of the following provisions apply.

a. Unavoidable health or safety hazards to the public exist which cannot be prevented by any practical means;

b. Inherent security requirements of the proposed development or use cannot be satisfied through the application of alternative design features or other solutions;

- c. The cost of providing the access, easement, or an alternative amenity is unreasonably disproportionate to the total long-term cost of the proposed development;
- d. Unacceptable environmental harm will result from the public access which cannot be mitigated; or
- e. Significant undue and unavoidable conflict between the proposed access and adjacent uses would occur and cannot be mitigated.

C. Provided further, that the applicant has first demonstrated and the City has determined that all reasonable alternatives have been exhausted, including but not limited to:

1. Regulating access by such means as limiting hours of use to daylight hours.
2. Designing separation of uses and activities with such means as fences, terracing, hedges, and native and drought tolerant landscaping, and vegetated LID BMPs.
3. Providing access that is physically separated from the proposal, such as a nearby street end, an off-site viewpoint, or a trail system.

D. Where the above conditions cannot be met, a payment in lieu of providing public access shall be required in accordance with state law.

E. Developments, uses, and activities shall be designed and operated to avoid blocking, reducing, or adversely interfering with the public's visual or physical access to the water and the shorelines. In providing visual access to the shoreline, natural vegetation shall not be excessively removed either by clearing or by topping.

F. Public access sites shall be connected directly to the nearest public street through a parcel boundary, tract, or easement.

G. Public access sites shall be made barrier-free for the physically disabled where feasible.

H. Required public access sites shall be fully developed and available for public use at the time of occupancy or use of the development or activity.

I. Public access easements and permit conditions shall be recorded on the deed where applicable or on the face of a plat, if applicable, or short plat as a condition running in perpetuity with the land.

J. Recording with the King County Recorder's Office shall occur at the time of permit approval (RCW 58.17.110, relating to subdivision approval).

K. The standard state-approved logo and other approved signs that indicate the public's right of access and hour of access shall be constructed, installed, and maintained by the applicant in conspicuous locations at public access sites. Alternatively, where public access is prohibited, property owners may install signs indicating this, subject to size and location restrictions in a required permit.

L. Future actions by the applicant or other parties shall not diminish the usefulness or value of the public access site.

M. Physical public access shall be designed to prevent significant impacts to sensitive natural systems.

N. The City shall require the use of environmentally friendly materials, LID principles, and LID BMPs technology in such things as building materials, paved surfaces, porous pavement, etc., when developing public access to the shoreline.

O. Where public access is to be provided by a trail, the following requirements shall apply:

1. The trail shall be no greater than ten (10) feet in total improved width, which may include one (1) foot gravel shoulders. Not including landscaping, no more than eight (8) feet of improved surface is preferable in most cases.
2. ~~Pervious-Permeable pavement or other LID BMPs~~ should be used for public access within the shoreline management area unless it is identified as infeasible pursuant to the Surface Water Design Manual ~~the Shoreline Administrator determines that such use is not in the public interest because of safety, durability, aesthetic or functionality concerns.~~
3. Where feasible, the trail shall be placed at least fifty (50) feet from the ordinary high water mark.
4. Landscaping should be native and drought tolerant or site appropriate.
5. Other specific conditions described in a trail or parks plan.

P. ~~Whenever financially feasible and practical, the~~ The City shall require the use of building materials and technologies whose production and use result in reduced environmental impacts when developing public access to the shoreline. PorousPermeable pavements or other LID BMPs shall be used unless the applicant demonstrates it is identified as infeasible pursuant to the Surface Water Design Manual to the satisfaction of the Shoreline Administrator that such materials would restrict accessibility, pose a safety hazard or are not sufficiently durable

18.320 Water Quality, Storm Water, and Nonpoint Pollution

A. All shoreline development, both during and after construction, shall minimize impacts related to surface runoff through control, treatment and release of surface water runoff such that there is no net loss of receiving water quality in the shoreline environment. Control measures include but are not limited to dikes, runoff-intercepting ditches, catch basins, settling wet ponds, sedimentation ponds, oil/water separators, filtration systems, grassy swales, planted buffers, and fugitive dust controls. Erosion and sediment controls shall be applied as specified by the temporary ESC measures and performance criteria and implementation requirements in Appendix C and D or the Surface Water Design Manual.

B. Shoreline development and uses shall adhere to all required setbacks, buffers and standards for storm water ~~storage basins~~ BMP design and maintenance as identified in the Surface Water Design Manual.

C. All shoreline development shall comply with the applicable requirements of the City's adopted Surface Water Design Manual and all applicable City storm water regulations.

D. All shoreline development shall implement applicable low impact development techniques to the maximum extent feasible, pursuant to the standards contained in the adopted Surface Water Design Manual and the Low Impact Development Technical Guidance Manual for Puget Sound or successor.

Part IV.

SHORELINE ENVIRONMENTAL DESIGNATIONS

Chapters:

- 18.400 Shoreline Dimensional Standards Summary Table
- 18.405 High Intensity
- 18.410 Medium Intensity
- 18.415 Shoreline Residential
- 18.420 Urban Conservancy
- 18.425 Aquatic Environment
- 18.430 Flexible Shoreline Setback Regulations

18.400 Shoreline Dimensional Standards Summary Table

Table 1 – Shoreline Dimensional Standards

SHORELINE STANDARD	HIGH INTENSITY	MEDIUM INTENSITY	SHORELINE RESIDENTIAL	URBAN CONSERVANCY	AQUATIC ⁴
Maximum Height	55 ft. ¹	55 ft. ¹	30 ft. (55 ft. ¹ in areas zoned UH-900 and 40 feet in areas zoned UM-3,600)	35 ft.	N/A ⁶
Shoreline Setback²	65 ft. (standard) may be reduced to 50 ft. (minimum) with enhancement from SMC 18.430, Table 2	N/A ³	65 ft. (standard) may be reduced to 50 ft. (minimum) with enhancement from SMC 18.430, Table 2	100 ft. (standard) may be reduced to 65 ft. (minimum) with enhancement from SMC 18.430, Table 2 ⁵	N/A ⁶
Maximum Impervious Surface Coverage	50%	40%	40%	10%	N/A ⁶
Minimum Lot Frontage and Width	100 ft.	100 ft.	50 ft.	100 ft.	N/A ⁶

SHORELINE STANDARD	HIGH INTENSITY	MEDIUM INTENSITY	SHORELINE RESIDENTIAL	URBAN CONSERVANCY	AQUATIC⁴
Minimum Lot Size and Lot Density	900 sq. ft. per unit (except 3,000 sq. ft. for single family)	900 sq. ft. per unit (except 3,000 sq. ft. for single family)	7,200 sq. ft. (except 900 sq. ft. per unit in UH-900 and 3,600 sq. ft. per unit in UM-3,600)	No further subdivision is allowed	N/A ⁶

1. Development shall also be subject to the height limits established by the underlying zoning, but in no case shall the height exceed fifty-five (55) feet above average grade level. The height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. A height of more than thirty-five (35) feet can only be achieved if the applicant prepares a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties.

2. The standard setback applies unless the applicant implements voluntary enhancements as described in the following regulations and in Table 2, Shoreline Setback Reduction Mechanisms. The setback may be reduced by the Shoreline Administrator to the minimum setback indicated in Table 1. Please see zoning regulations for interior lot setbacks and other requirements that apply to specific zones.

3. The Medium Intensity environment is a parallel environment located a minimum of one hundred (100) feet from the OHWM of Angle Lake, therefore no shoreline setback applies.

4. Land-based standards do not apply in the Aquatic designation. Height of all structures shall be the minimum necessary for the proposed water-dependent use.

5. No reduction is allowed from the one hundred (100) foot minimum shoreline setback on the former Hughes property, where the Urban Conservancy environment is parallel with the Medium Intensity environment and more restrictive requirements are necessary to protect comparatively high ecological function.

6. Not Applicable. Standard is generally not applicable in the Aquatic environment because only water-dependent structures and development, such as docks, are allowed.

18.405 High Intensity

A. Shoreline Use. The following uses are prohibited in the Shoreline High Intensity environment:

1. Aquaculture.
2. Dry cleaners.
3. Mobile refueling operations.
4. Forest practices.

5. Manufacturing.
6. Mining.
7. Parking as a primary use.
8. Solid waste disposal or transfer sites (excluding storage of recyclable materials).

B. Height Limit. Except in those cases when the height requirements of the underlying zones are more restrictive, no new or expanded building or structure shall have a height of thirty-five (35) feet to a maximum height of fifty-five (55) feet above average grade level, except the height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. The maximum height of fifty-five (55) feet can only be achieved if the applicant prepares a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties; otherwise, the maximum height of thirty-five (35) feet shall apply.

C. Setbacks.

1. Unless otherwise specified herein, permanent structures shall be set back from the ordinary high water mark as indicated in Chapter 18.400 SMC, Table 1 – Shoreline Dimensional Standards, and the related development regulations in Chapter 15.400 SMC, Dimensional Standards and Regulations. Setbacks are measured landward, on a horizontal plane perpendicular to the shoreline.

- a. Permanent and temporary structures and all new development not identified in subsection (C)(1)(b) of this chapter shall be set back from the ordinary high water mark as indicated in Chapter 18.400 SMC, Table 1 – Shoreline Dimensional Standards and the related development regulations in Chapter 15.400 SMC, Dimensional Standards and Regulations. Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.

- b. Development associated with water-dependent uses, public and private access to the water and ecological restoration is not required to meet the minimum setback. However, where such development is approved within the minimum setback, the placement of structures and hard surfaces shall be limited to the minimum necessary for the feasible operation of the use.

2. All development shall comply with the standards for interior setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code (SMC) for the zone in which the development occurs. In the event of a conflict between a provision in the SMP and a provision in the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.

D. Lot Width and Frontage. The minimum required width of a lot and lake frontage in the High Intensity environment shall be one hundred (100) feet.

E. Impervious Coverage. The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have a maximum fifty percent (50%)

impervious surface coverage within the shoreline area, unless a variance is approved. ~~The City will encourage practices that further~~ LID should be the commonly used approach to minimize impervious surfaces and storm water runoff where feasible pursuant to the Surface Water Design Manual, including use of best available technologies.

18.410 Medium Intensity

A. Shoreline Use. The following uses are prohibited in the Medium Intensity environment:

1. Aquaculture.
2. Commercial uses as a primary use (small, resident-oriented commercial uses that are part of a mixed-use project may be permitted).
3. Dry cleaners.
4. Mobile refueling operations.
5. Forest practices.
6. Manufacturing uses.
7. Mining.
8. Parking as a primary use.
9. Solid waste disposal or transfer sites (excluding storage of recyclable materials).

B. Height Limit. Except in those cases when the height requirements of the underlying zones are more restrictive, no new or expanded building or structure shall have a height of thirty-five (35) feet to a maximum height of fifty-five (55) feet above average grade level, except the height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. The maximum height of fifty-five (55) feet can only be achieved if the applicant prepares a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties; otherwise, the maximum height of thirty-five (35) feet shall apply.

C. Setbacks. All development shall comply with the standards for setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code (SMC) for the zone in which the development occurs. In the event of a conflict between a provision in the SMP and a provision in the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.

D. Lot Width. The minimum required lot width in the Medium Intensity environment shall be one hundred (100) feet.

E. Impervious Coverage. The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have no more than forty percent (40%) impervious surface coverage within the shoreline area, unless a variance is approved. ~~The City will encourage practices that further~~ LID should be the commonly used approach to minimize

impervious surfaces and storm water runoff where feasible pursuant to the Surface Water Design Manual, including use of best available technologies.

18.415 Shoreline Residential

A. Shoreline Use. The following are prohibited in the Shoreline Residential environment:

1. Aquaculture.
2. Commercial uses as a primary use (commercial uses that are incidental to the primary residential use and are compatible with the residential character of the neighborhood, such as home occupations, may be permitted).
3. Forest practices.
4. Manufacturing uses.
5. Mining.
6. Parking as a primary use.
7. Non-water-oriented recreational facilities as a primary use (recreational facilities as an accessory use and multi-use trails may be permitted upon approval of a conditional use permit; minor trails are permitted).
8. Solid waste disposal or transfer sites (excluding storage of recyclable materials).

B. Height Limit. New or expanded buildings or structures shall not exceed a height of thirty (30) feet above average grade level for single-family development. Multi-family development shall be regulated by the underlying zoning but in no case shall the height exceed fifty-five (55) feet above average grade level (unless as specified under Chapter 15.400 SMC, Dimensional Standards and Regulations). The height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. The maximum height of fifty-five (55) feet can only be achieved if the applicant prepares a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties; otherwise, the maximum height limit of thirty-five (35) feet shall apply.

C. Setbacks.

1. Unless otherwise specified herein, permanent structures and non-water related accessory structures shall be set back from ordinary high water mark as indicated in Chapter 18.400 SMC, Table 1, and the related development regulations for residential development. Setbacks are measured landward, on a horizontal plane perpendicular to the shoreline.

a. Permanent and temporary structures shall be set back from the ordinary high water mark as indicated in Chapter 18.500 SMC, Table 3, and the related development regulations for residential development in Chapter 18.550 SMC. Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.

b. Development associated with water-dependent uses, shoreline access and ecological restoration is not required to meet the minimum setback. However, where such

development is approved within the minimum setback, the placement of structures and hard surfaces shall be limited to the minimum necessary for the feasible operation of the use.

2. All development shall comply with the standards for interior setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code (SMC) for the zone in which the development occurs. In the event of a conflict between a provision in the SMP and a provision in the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.

D. Lot Width. The minimum required lot width and lake frontage in the Shoreline Residential environment shall be fifty (50) feet.

E. Impervious Coverage. The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have no more than forty percent (40%) impervious surface coverage, unless a variance is approved. ~~The City will encourage practices that further LID should be the commonly used approach to minimize impervious surfaces and storm water runoff where feasible pursuant to the Surface Water Design Manual, including use of best available technologies.~~

18.420 Urban Conservancy

A. Shoreline Use.

1. Land uses that are permitted in the Urban Conservancy shoreline environment include:

- a. Water-oriented recreation.
- b. Non-water-oriented recreation as an accessory use.
- c. Minor trails.
- d. Scientific, historical, cultural and educational uses.
- e. Restoration activities.
- f. Utilities (accessory).

2. The following may be permitted as conditional uses in the Urban Conservancy environment:

- a. Boating facilities.
- b. Ancillary commercial development.
- c. Parking as an accessory use.
- d. Multi-use trails.
- e. Transportation facilities.
- f. Utilities (primary).

3. All new uses and developments permitted or allowed as conditional uses in the Urban Conservancy environment must be compatible with conserving, protecting and restoring ecological conditions of the shoreline.

4. The following uses are prohibited in the Urban Conservancy environment:

- a. Aquaculture.
- b. Commercial uses (primary).
- c. Non-water-oriented recreational facilities (primary).
- d. Forest practices.
- e. Manufacturing.
- f. Mining.
- g. Residential development.
- h. Roads, utilities and parking areas that can be located outside of the shoreline area.

5. New uses and developments must demonstrate consistency with the Urban Conservancy management policies.

B. Height Limit. Except in those cases when the height requirements of the underlying zones are more restrictive, no new or expanded building or structure shall exceed a height of thirty (30) feet above average grade level, except the height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances.

C. Setbacks.

1. Permanent and temporary structures and all other non-water-related development shall be set back from the ordinary high water mark as indicated in Chapter 18.400 SMC, Table 1, and the related development regulations for recreation in Chapter 18.545 SMC. Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.

2. All development shall comply with the standards for interior setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code (SMC) for the zone in which the development occurs. In the event of a conflict between a provision in this SMP and a provision in another part of the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.

3. Developments associated with an ecological restoration or interpretation, water-dependent uses and public access are not required to meet the minimum setback. However, where such development can be approved within the minimum setback, the placement of structures and hard surfaces shall be limited to the minimum necessary for the successful operation of the use. In no case shall parking be allowed within the minimum setback without a shoreline variance that reduces the setback to allow parking outside of the reduced setback.

D. Lot Width. The minimum required lot width and lake frontage in the Urban Conservancy environment shall be one hundred (100) feet.

E. Impervious Coverage. The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have no more than ten percent (10%) impervious surface coverage, unless a variance is approved. ~~The City will encourage practices that further LID should be the commonly used approach to minimize impervious surfaces and storm water runoff where feasible pursuant to the Surface Water Design Manual, including use of best available technologies.~~

18.430 Flexible Shoreline Setback Regulations

A. The following shoreline setback reduction standards apply to all development in the shoreline jurisdiction, including redevelopment, outside of the Hughes property in the Urban Conservancy environment. Shoreline setbacks may be reduced by the following standards identified in Table 2:

Table 2 – Shoreline Setback Reduction Mechanisms

REDUCTION MECHANISM		REDUCTION ALLOWANCE
Water-Related Actions		
1	Removal of an existing bulkhead covering at least seventy-five percent (75%) of the shoreline frontage which is located at, below, or within five (5) feet landward of the shoreline's ordinary high water mark (OHWM) and subsequent restoration of the shoreline to a natural or semi-natural state, including restoration of topography, beach/substrate composition and stabilization of disturbed soils with native vegetation.	15 feet
2	Removal of an existing bulkhead covering at least twenty-five percent (25%) of the shoreline frontage which is located at, below, or within five (5) feet landward of the shoreline's OHWM and subsequent restoration of the shoreline to a natural or semi-natural state, including restoration of topography, beach/substrate composition and stabilization of disturbed soils with	10 feet

REDUCTION MECHANISM		REDUCTION ALLOWANCE
	native vegetation.	
3	<p>Preservation of existing trees and native vegetation and restoration of native vegetation, as necessary in at least seventy-five percent (75%) of the reduced (i.e., that portion remaining after reductions are applied) setback area. The remaining twenty-five percent (25%) of the setback area can be comprised of existing non-invasive, non-native vegetation. Up to ten (10) feet of frontage may be used for improved shoreline access, provided access areas are located to avoid areas of greater sensitivity and habitat value. (Note: this incentive cannot be used by any properties that currently have substantial multi-layered native vegetation in seventy-five percent (75%) of the setback area. The reduction would only be granted if ecological functions would be improved relative to the existing condition.)</p>	15 feet
4	<p>Preservation of existing natural shoreline conditions (e.g., no bulkhead or other unnatural shoreline features such as upland impervious surfaces or other structural alterations allowed) within ten (10) feet of the OHWM, including preservation of existing native vegetation.</p>	10 feet
5	<p>Preservation of existing trees and native vegetation and restoration of native vegetation in at least twenty-five percent (25%) of the reduced setback area. Up to ten (10) feet of frontage may be used for improved shoreline access, provided access areas are located to avoid</p>	5 feet

REDUCTION MECHANISM		REDUCTION ALLOWANCE
	areas of greater sensitivity and habitat value. (Note: this incentive cannot be used by any properties that currently have substantial multi-layered native vegetation in twenty-five percent (25%) of the setback area. The reduction would only be granted if ecological functions would be improved relative to the existing condition.)	
Upland-Related Actions		
6	Installation of bio filtration/infiltration <u>BMPs-mechanisms</u> such as rain gardens, <u>bioretention</u> , roof downspout <u>controls</u> , <u>dispersion</u> , bioswales, created and/or enhanced wetlands, <u>other</u> infiltration facilities, <u>infiltration</u> ponds or other approved low impact development <u>BMPs-techniques</u> that treat the majority of surface water runoff from a site and meet or exceed adopted storm water requirements. (Note: storm water ponds serving more than one (1) property should be located outside of the shoreline jurisdiction if possible.)	10 feet
7	Installation of a “ green <u>vegetated</u> ” roof in accordance with the standards <u>Surface Water Design Manual</u> and applicable building <u>codes of the LEED Green Building Rating System</u> .	10 feet
8	Installation of pervious-material <u>permeable pavement</u> for driveway, sidewalk, parking, or <u>street surfaces</u> or road construction .	5 feet
9	Limiting total impervious surface, e.g., pathways or patios for water access and enjoyment, in the	5 feet

REDUCTION MECHANISM		REDUCTION ALLOWANCE
	reduced setback area to less than five percent (5%), provided the applicant complies with all other development requirements	
10	Preserving or restoring at least twenty percent (20%) of the total lot area outside of the setback area as native vegetation. No more than twenty percent (20%) of the total lot area can be lawn.	5 feet

B. A sixty-five (65) foot standard setback shall be established from the ordinary high water mark for all lots, except that a one hundred (100) foot standard setback shall be established from the ordinary high water mark on lots within the Urban Conservancy designation.

C. On all properties other than Urban Conservancy, the standard setback may be reduced down to a minimum of fifty (50) feet, when setback reduction impacts are mitigated using a combination of the mitigation options provided in Table 2 to achieve an equal or greater protection of lake ecological functions. At least one (1) water-related action must be undertaken in order to achieve the full setback reduction allowed. A maximum of fifteen (15) feet in cumulative setback reduction may be achieved under upland-related actions.

D. No setback reduction is allowed on the Hughes property in order to protect the relatively high level of ecological function. At Angle Lake Park, the one hundred (100) foot setback may be reduced to a minimum of sixty-five (65) feet, when setback reduction impacts are mitigated using a combination of the mitigation options provided in Table 2 to achieve an equal or greater protection of lake ecological functions. At least one (1) water-related action must be undertaken in order to achieve the full setback reduction allowed. A maximum of fifteen (15) feet in cumulative setback reduction may be achieved under upland-related actions.

E. All property owners who obtain approval for a reduction in the setback must record the final approved setback and corresponding conditions in a notice on title, and provide a copy of the notice on title to the Shoreline Administrator.

F. All property owners who obtain approval for a reduction in the setback must prepare, and agree to adhere to, a shoreline vegetation management plan, in accordance with SMC 15.700.140, prepared by a qualified professional and approved by the Shoreline Administrator that includes appropriate limitations on the use of fertilizer, herbicides and pesticides as needed to protect lake water quality. This plan shall be added to a notice on title, and a copy of the notice on title provided to the Shoreline Administrator.

G. Restoration of native vegetation as discussed below shall consist of a mixture of trees, shrubs and groundcover and be designed to improve habitat functions. Restoration of native vegetation may include vegetated LID BMPs. Preparation of a revegetation plan shall be

completed by a qualified professional and include a monitoring and maintenance program that shall, at a minimum, include the following:

1. The goals and objectives for the mitigation plan;
2. The criteria for assessing the mitigation;
3. A monitoring plan that includes annual progress reports submitted to the Shoreline Administrator and that lasts for a period sufficient to establish that performance standards have been met as determined by the Shoreline Administrator, but no less than five (5) years; and
4. A contingency plan.

H. Whenever the Shoreline Administrator determines that monitoring has established a significant adverse deviation from predicted impacts, or that mitigation or maintenance measures have failed, the applicant or the property owner shall be required to institute correction action, which shall also be subject to further monitoring as provided in this chapter.

I. The Shoreline Administrator may require a performance bond(s) or other security in an amount sufficient to guarantee that all required mitigation measures will be completed in a manner that complies with conditions of approval and to guarantee satisfactory workmanship and materials for a period not to exceed five (5) years. The Shoreline Administrator shall establish the conditions of the bond or other security according to the nature of the proposed mitigation, maintenance or monitoring and the likelihood and expense of correcting mitigation or maintenance failures.

J. All costs associated with the mitigation/monitoring and planning, including City expenses, shall be the responsibility of the applicant.

K. Any further reduction of shoreline setbacks beyond the minimum listed in this chapter shall require a shoreline variance. Provisions for granting a shoreline variance are found in Chapter 18.725 SMC.

Part V.

SHORELINE PROVISIONS

Chapters:

- 18.500 Shoreline Uses Summary Table
- 18.505 Agriculture
- 18.510 Aquaculture
- 18.515 Boating Facilities
- 18.520 Commercial Development
- 18.525 Forest Practices
- 18.530 Manufacturing
- 18.535 Mining
- 18.540 Parking
- 18.545 Recreational Development
- 18.550 Residential Development
- 18.555 Signs
- 18.560 Transportation Facilities
- 18.565 Utilities (Primary)
- 18.570 Utilities (Accessory)

18.515 Boating Facilities

- A. New boating facilities shall not significantly impact the rights of navigation on the waters of the state.
- B. Boating facilities shall not be located where their development would reduce the quantity or quality of critical aquatic habitat or where significant ecological impacts would occur.
- C. Public launch ramps shall, where feasible, be located only on stable shorelines where water depths are adequate to eliminate or minimize the need for dredging, filling, beach enhancement or other maintenance activities.
- D. It is the applicant's responsibility to comply with all state agency policies and regulations, including all applicable health, safety and welfare requirements associated with the primary use or accessory use.
- E. The traffic generated by such a facility must be safely and conveniently handled by the streets serving the proposed facility.
- F. No live-aboards or floating homes are allowed.
- G. The facility must be limited to day moorage only.
- H. Covered moorage is prohibited.
- I. Public access shall be required, pursuant to the public access regulations contained in Chapter 18.310 SMC, Public Access and Recreation.

J. The perimeter of parking, dry moorage, and other storage areas shall be landscaped with native or drought tolerant landscaping or vegetated LID BMPs to provide a visual and noise buffer between adjoining dissimilar uses or scenic areas.

K. The facility must have provisions available for cleanup of accidental spills of contaminants.

18.540 Parking

A. Parking as a primary use is prohibited in the shoreline jurisdiction.

B. Parking in shoreline areas must directly serve a permitted shoreline use.

C. Parking facilities shall provide adequate provisions, including LID BMPs, to control surface storm water runoff to prevent it from contaminating water bodies.

D. Parking facilities serving individual buildings on the shoreline shall be located landward from the principal building being served, except when the parking facility is within or beneath the structure and adequately screened with native and drought tolerant landscaping or vegetated LID BMPs or in cases when an alternate orientation would have less adverse impact on the shoreline.

E. Exterior parking facilities shall be designed and landscaped with native and drought tolerant landscaping or vegetated LID BMPs to minimize adverse impacts upon adjacent shoreline and abutting properties. Exterior parking facilities for nonresidential uses shall be landscaped with native and drought tolerant landscaping-vegetation in such a manner that plantings provide an effective “full-screen” within three (3) years of project completion when viewed from adjacent areas within the shoreline jurisdiction.

F. New and reconstructed parking areas within the ~~Urban Conservancy~~-shoreline environment shall utilize low impact development (LID) ~~techniques as appropriate where feasible and as described based on design criteria in pursuant to the Surface Water Design Manual-most recent edition of the Low Impact Development Manual: Technical Guidance for Puget Sound.~~

18.545 Recreational Development

A. All structures associated with a recreational use, water-dependent structures, such as docks and boardwalks, and appurtenances that provide access to the water for that use shall maintain a standard setback of sixty-five (65) feet (or one hundred (100) feet in the Urban Conservancy environment) from the OHWM. This setback may be reduced down to fifty (50) feet (or sixty five (65) feet in the Urban Conservancy environment) with enhancement from SMC 18.430, Table 2. However, existing structures may be replaced in their current location and configuration to the extent allowed by state and federal agencies with jurisdiction. Any further setback reduction shall require approval of a shoreline variance application.

B. Private and public recreation areas shall protect existing native vegetation in the shoreline area and restore vegetation impacted by development activities. Recreational use and development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial. The

City may request necessary studies by qualified professionals to determine compliance with this standard.

C. Water-dependent or water-related activities such as swimming, boating, and fishing, and activities that benefit from waterfront scenery such as picnicking, hiking and bicycling shall be emphasized in planning public and private (excluding residential) noncommercial recreation sites in the shoreline corridor.

D. All recreational developments shall make adequate provisions for:

1. Nonmotorized and pedestrian access;
2. The prevention of trespass onto adjacent properties, including but not limited to landscaping and fencing;
3. Protection and restoration of environmentally sensitive areas and shoreline processes and functions;
4. Signs indicating the public's right of access to shoreline areas, installed and maintained in conspicuous locations at the point of access and the entrance; and
5. Buffering of such development from adjacent private property or natural area with native and drought tolerant landscaping or vegetated LID BMPs.

E. In approving shoreline recreational developments, the City shall ensure that the development will maintain, enhance or restore desirable shoreline features.

F. Swimming areas shall be separated from boat launch areas.

G. The construction of swimming facilities, piers, moorages, floats and launching facilities waterward of the OHWM shall be governed by the regulations relating to overwater structure construction in Part VI, Shoreline Modifications Provisions, of this SMP.

H. Public boat launching facilities may be developed, provided the traffic generated by such a facility can be safely and conveniently handled by the streets serving the proposed facility.

I. Fragile and unique shoreline areas with valuable ecological functions, such as wildlife habitats, shall be used only for nonintensive recreation activities that do not involve the construction of structures.

J. Recreation developments such as golf courses and playfields that require periodic use of fertilizers, pesticides or other chemicals, or that support high-intensity activities as a primary use, such as sporting events, shall be located outside of the shoreline jurisdiction.

K. Proposals for new or expanded recreational development shall include provisions for public access to the shoreline.

L. A new or expanded shoreline recreational development or use that does not provide public access may be authorized, provided it is demonstrated by the applicant and determined by the City that one (1) or more of the following provisions apply.

1. Unavoidable health or safety hazards to the public exist which cannot be prevented by any practical means;
2. Inherent security requirements of the proposed development or use cannot be satisfied through the application of alternative design features or other solutions;
3. The cost of providing the access, easement, or an alternative amenity is unreasonably disproportionate to the total long-term cost of the proposed development;
4. Unacceptable environmental harm such as damage to fish spawning areas will result from the public access which cannot be mitigated; or
5. Significant undue and unavoidable conflict between the proposed access and adjacent uses would occur and cannot be mitigated.
6. Provided further, that the applicant has first demonstrated and the City of SeaTac has determined that all reasonable alternatives have been exhausted, including but not limited to:
 - a. Regulating access by such means as limiting hours of use to daylight hours.
 - b. Designing separation of uses and activities, with such means as fences, terracing, hedges, ~~and native and drought tolerant~~ landscaping, and vegetated LID BMPs.
 - c. Providing access that is physically separated from the proposal, such as an off-site viewpoint, or a trail system.

M. When none of the requirements of subsection (L) of this chapter can be met, the City shall, as a condition of granting a permit, require the applicant to make an in-lieu of payment in accordance with state law.

18.550 Residential Development

- A. Residential development is permitted in the High Intensity, Medium Intensity, and Shoreline Residential environments subject to the policies and regulations for the specific shoreline environment (see Chapter 18.400 SMC, Table 1, Shoreline Dimensional Standards Summary Table, the standards of the underlying zoning regulations and the general regulations in Part III, General Regulations, of this title).
- B. Structures or other development accessory to residential uses are permitted in the shoreline jurisdiction, if allowed under all other applicable standards in this SMP and subject to the provisions of the City's zoning code.
- C. All additions to residential structures must comply with all standards in this SMP, including required shoreline setbacks established in Chapter 18.400 SMC, Table 1, Shoreline Dimensional Standards Summary Table.
- D. Residential structures that are intentionally modified, replaced, repaired or enlarged are subject to the requirements in Chapter 18.735 SMC, Nonconforming Use and Development Standards. These standards include, but are not limited to, compliance with all standards in this SMP for new and existing structures or portions of structures, including required shoreline

setbacks established in Chapter 18.400 SMC, Table 1, Shoreline Dimensional Standards Summary Table, when proposed development exceeds fifty percent (50%) of the fair market replacement cost of existing development.

E. Residential structures that are intentionally modified, replaced or repaired following a catastrophic loss are subject to the requirements in Chapter 18.735 SMC, Nonconforming Use and Development Standards. These standards include, but are not limited to, compliance with all standards in this SMP for new and existing structures or portions of structures, including required shoreline setbacks established in Chapter 18.400 SMC, Table 1, Shoreline Dimensional Standards, when proposed development exceeds seventy-five percent (75%) of the fair market replacement cost of existing development.

F. Accessory uses and appurtenant structures not specifically addressed in the SMP shall be subject to the same regulations as primary residences.

G. In order to maintain visual access to the waterfront, fences within the required setback from the OHWM shall be:

1. No more than four (4) feet high when separating two (2) residential lots and no more than six (6) feet high when separating a residential lot from a park or commercial use; and
2. May not extend beyond the OHWM.

H. To protect views and vistas, maximum height limits have been established for each shoreline environment as indicated in Chapter 18.400 SMC, Table 1, Shoreline Dimensional Standards Summary Table. In addition to the restrictions stated therein, development over thirty-five (35) feet shall require a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties.

I. The storm water runoff for all new or redevelopment shall include LID BMPs where feasible pursuant to the expanded pavements or other impervious surfaces shall be directed to infiltration systems and other low impact development techniques shall be incorporated into new development as feasible, in accordance with the City's adopted Surface Water Design Manual and the Low Impact Development Technical Guidance Manual for Puget Sound.

J. Residential development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial. The City may request necessary studies by qualified professionals to determine compliance with this standard.

18.560 Transportation Facilities

A. New road construction in the shoreline jurisdiction shall be minimized and allowed only when related to and necessary for the support of permitted shoreline activities.

B. Transportation facility development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial.

C. Expansion of existing roadways within the shoreline jurisdiction shall be allowed only when the proponent demonstrates that:

1. No alternative route is feasible;
2. The roadway is constructed and maintained to cause the least possible adverse impact on the land and water environment; and
3. The roadway is found to be in the public interest.

D. Transportation and primary utility facilities shall be required to make joint use of rights-of-way, and to consolidate crossings of water bodies to minimize adverse impacts to the shoreline.

E. Developers of roads must be able to demonstrate that efforts have been made to coordinate with existing land use plans including the shoreline master program and the City's Comprehensive Plan.

F. All debris and other waste materials from roadway construction shall be disposed of in such a way as to prevent their entry into any water body.

G. Road designs must provide safe pedestrian and nonmotorized vehicular crossings where public access to shorelines is intended.

H. Streets within the shoreline jurisdiction shall be designed with the minimum pavement area required. Gravel and more innovative materials shall be used where feasible for pathways and road shoulders to minimize the amount of ~~impermeable~~ impervious surfaces and help to maintain a more natural appearance.

I. The City shall give preference to mechanical means for roadside brush control on roads in the shoreline jurisdiction rather than the use of herbicides.

18.565 Utilities (Primary)

A. Primary utilities shall be located outside of SMA jurisdiction unless no other feasible option exists.

B. Primary utilities shall be located landward of the ordinary high water mark unless such location is not feasible or would result in potentially greater environmental impacts.

C. Primary utility facilities shall avoid disturbance of unique and fragile areas, as well as wildlife spawning, nesting and rearing areas. Utility facility development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial.

D. Utility development shall, through coordination with local government agencies, provide for compatible, multiple use of sites and rights-of-way. Such uses include shoreline access points, trail systems and other forms of recreation and transportation, providing such uses will not unduly interfere with utility operations, endanger public health and safety or create a significant and disproportionate liability for the owner.

- E. Utility lines shall utilize existing rights-of-way, shared trenches, corridors and/or bridge crossings whenever possible and shall avoid duplication and construction of new corridors in all shoreline areas.
- F. Proposals for new corridors or water crossings must fully substantiate the infeasibility of existing routes.
- G. Solid waste disposal sites and facilities are prohibited in the shoreline environment.
- H. Where major facilities must be placed in a shoreline area, the location and design shall be chosen so as not to destroy or obstruct scenic views.
- I. Primary utility development shall provide screening of facilities from water bodies and adjacent properties. Screening, including native and drought tolerant landscaping or vegetated LID BMPs and fencing, shall be designed to constitute a dense "full screen."
- J. Clearing of vegetation for the installation or maintenance of utilities shall be kept to a minimum and upon project completion any disturbed areas shall be restored to their pre-project condition.
- K. The City shall hold public meetings prior to the issuance of a substantial development permit for a major primary utility project in accordance with the administrative procedures outlined in Part VII, Administration, to allow for the greatest amount of public input to help guide utility-related decisions.

18.570 Utilities (Accessory)

- A. Utility developments shall, through coordination with local government agencies, provide for compatible, multiple use of sites and rights-of-way. Such uses include shoreline access points, trail systems, and other forms of recreation and transportation, providing such uses will not unduly interfere with utility operations, or endanger public health and safety.
- B. In shoreline areas, accessory utilities shall be placed underground and in shared trenches unless demonstrated to be infeasible. Further, such lines shall utilize existing rights-of-way and existing corridors whenever possible.
- C. Utility facilities shall be located and designed to avoid destruction of, or damage to, important wildlife areas, and other unique and fragile areas. Utility facility development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial.
- D. Clearing for the installation or maintenance of utilities shall be kept to a minimum, and upon project completion, any disturbed area shall be restored, to the greatest extent feasible, to pre-project conditions, including replanting with native species, or other species as approved by the City, and maintenance care. If the previous condition is identified as being undesirable for shoreline function, then landscaping and other improvements shall be undertaken.
- E. The location and construction of outfalls shall comply with all appropriate federal, state, county and city regulations.

F. The City of SeaTac shall maintain, enhance and restore public natural drainage systems to protect water quality, reduce flooding, reduce public costs and prevent associated environmental degradation for no net loss of shoreline ecological functions.

G. New utility lines including electricity, communications, and fuel lines shall be located underground and in shared trenches unless demonstrated to be infeasible. Existing above ground lines shall be moved underground when properties are redeveloped or in conjunction with major system upgrades or replacements, in accordance with Chapter 11.20 SMC.

H. Utility development shall include public access to the shoreline, trail systems, and other forms of recreation, providing such uses will not unduly interfere with utility operations, endanger the public health, safety, and welfare, or create a significant and disproportionate liability for the owner.

I. Proposals for new utility corridors shall fully substantiate the infeasibility of existing routes.

Part VI.

SHORELINE MODIFICATIONS PROVISIONS

Chapters:

- 18.600 Shoreline Modifications Summary Table
- 18.605 General Shoreline Stabilization
- 18.610 Shoreline Stabilization – Design Requirements
- 18.615 Beach Enhancement
- 18.620 Soil Bioengineering
- 18.625 Breakwaters
- 18.630 Bulkheads
- 18.635 Dredging
- 18.640 Fill
- 18.645 Overwater Structures – Piers, Floats and Buoys

18.620 Soil Bioengineering

- A. All soil bioengineering projects shall use native plant materials appropriate to the specific area including trees, shrubs, and groundcovers, unless demonstrated infeasible for the particular site.
- B. Unless environmentally sensitive area regulations apply, all cleared areas shall be replanted with native vegetation immediately following construction and irrigated (if necessary) to ensure that within three (3) years all vegetation is one hundred percent (100%) re-established to achieve no net loss of ecological functions of the shoreline area. Areas that fail to adequately reestablish vegetation shall be replanted with approved plant materials until such time as the plantings are viable. Additional performance standards may be established by the Shoreline Administrator in administrative rules.
- C. Bank stabilization in the form of a vegetated buffer zone shall be maintained (e.g., weeding, watering, dead plant replacement) for a minimum of three (3) years. The buffer zone shall exclude activities that could disturb the site. Where determined necessary by the Shoreline Administrator, fencing may be required to ensure protection of buffer plantings.
- D. All construction and planting activities shall be scheduled to minimize impacts to water quality and fish and wildlife aquatic and upland habitat, and to optimize survival of new vegetation.

ORDINANCE NO 16-1023

AN ORDINANCE of the City Council of the City of SeaTac, Washington, setting the 2017 property tax levy, and establishing the amount to be levied by taxation in 2017 on the assessed valuation of the property of the City.

WHEREAS, the City Council of the City of SeaTac has considered its budget for calendar year 2017 as part of its 2017-2018 Biennial Budget review and modification process; and

WHEREAS, RCW 84.52 requires that, upon fixing of the amount of property taxes to be levied, the City Clerk shall certify the same to the Clerk of the King County Council; and

WHEREAS, RCW 84.55 as amended in 1997 by Referendum 47, requires a statement of any increased tax in terms of both dollar amount and percentage change from the previous year; and

WHEREAS, the King County Assessor, has submitted an estimated assessed valuation of all taxable property situated within the boundaries of the City equal to a rounded \$5.1 billion; and

WHEREAS, the SeaTac City Council, after reviewing and duly considering all relevant evidence and testimony presented, determined that the City of SeaTac requires a regular levy in the amount of \$14,892,800, the estimated amount based on King County Assessor estimates [$\$2.902/1000 * \5.1 Billion AV] plus any increase for the amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the City and in its best interest;

WHEREAS, as required by State laws, a public hearing on the City's property tax levy authorization was properly noticed and held on November 22nd, 2016;

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

SECTION 1. Estimated Amount to be Collected by Ad Valorem Taxation.

The amount of revenue to be collected by the City in the fiscal year 2017 by taxation on the assessed valuation of all taxable property situated within the boundaries of the City is estimated to be the sum of \$14,892,800.

SECTION 2. Increase in Property Tax Revenue From the Previous Year.


The 2017 regular levy amount includes increases from (1) new construction and improvements to property, (2) increase in the value of state-assessed property, and (3) amounts authorized by law as a result of any annexations that have occurred, as well as applicable refunds (\$10,652) already made. There is an increase authorized using the allowable Implicit Price Deflator limit factor for 2017; effectively setting the RCW 84.55.0101 limit factor at 100.95% for 2017 (or a 0.95% increase in the limit factor).

SECTION 3. Effective Date.

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

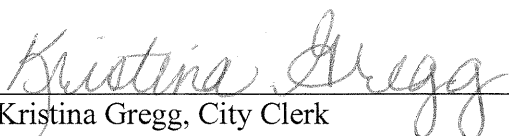
ADOPTED this 22nd day of November, 2016, and signed in authentication thereof on this 22nd day of November, 2016.

CITY OF SEATAC



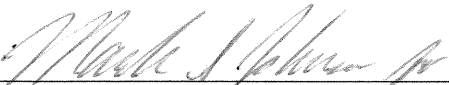
Michael J. Siefkes, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante-Bartolo, City Attorney

[Effective Date: 12/2/16]

[2017 Ad Valorem Property Tax Levy]

ORDINANCE NO. 10-1024

AN ORDINANCE of the City Council of the City of SeaTac,
Washington, adopting the City's 2017-2018 Biennial Budget.

WHEREAS, the City Council has considered the various department budget requests at a series of public meetings, has heard and made adjustments to the Preliminary Budget as presented by the City Manager; and

WHEARAS, the City Council has reviewed and accepted the corrections presented on the Errata sheet and those corrections have been incorporated into the Preliminary Budget; and

WHEREAS, the City budget set forth anticipated revenues and expenditures for the forthcoming years; and

WHEREAS, the City Council has published notification in advance of a public hearing and held a public hearing on November 22, 2016 at the regular City Council meeting to provide an opportunity for public input; and

WHEREAS, State Law, Chapter 35A.34 RCW requires the adoption of a budget prior to beginning of the next fiscal year;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,

WASHINGTON, DO ORDAIN as follows:

Section 1. The 2017-2018 Biennial Budget for the City of SeaTac, covering the period from January 1, 2017, through December 31, 2018, is hereby adopted with a total 2018 ending fund balance in the amount of \$55.8 million for all budgeted funds. The City's 2017-2018 biennial budget is attached as Exhibit A, and includes budgeted revenues and expenditures for the 2017-2018 biennium in the amounts and for the purposes shown separately and in the aggregate totals for all such funds as displayed.

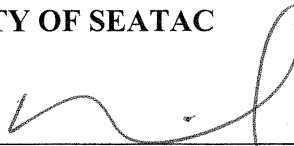
Section 2. The 2017-2022 Capital Improvement Plan (CIP), which is attached as Exhibit B, is incorporated as part of the City's 2017-2018 Biennial Budget. The first two years of the CIP were reviewed as part of the setting of the City's 2017-2018 Biennial Budget, and the revenues and expenditures for the 2017-2018 biennium are incorporated in Exhibit A.

Section 3. The 2017-2018 Salary Schedule, which is attached as Exhibit C, is incorporated as part of the City's 2017-2018 Biennial Budget.

Section 4. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 22nd day of November, 2016, and signed in authentication thereof on this 22nd day of November, 2016.

CITY OF SEATAC




Michael J. Siefkes, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to form:



Mary E. Mirante Bartolo, City Attorney

[Effective Date: 12/2/16]

[2017-2018 Biennial Budget Ordinance]

CITY OF SEATAC, WASHINGTON
2017-2018 BIENNIAL BUDGET: EXHIBIT A

DRAFT as of 10/24/2016 - Subject to change

2017-2018 BIENNIAL BUDGET (EXPENDITURES + ENDING BALANCES) = \$185,579,779				
FUND	BEGINNING BALANCE 2017-2018	REVENUES & OTHER SOURCES 2017-2018	EXPENDITURE APPROPRIATION 2017-2018	ENDING BALANCE 2017-2018
001 General Fund	\$ 16,317,380	\$ 72,375,345	\$ 71,213,801	\$ 17,478,924
102 Street Fund	10,796,551	17,548,369	14,260,112	14,084,808
105 Port ILA	2,287,241	5,000	45,470	2,246,771
106 Transit Planning	184,315	-	184,315	-
107 Hotel/Motel Tax	7,496,913	2,996,200	2,334,334	8,158,779
108 Building Management	2,848,028	2,460,680	1,475,303	3,833,405
110 Facility Repair & Replacement	276,879	-	276,879	-
111 Des Moines Creek Basin ILA	1,552,638	664,000	651,616	1,565,022
206 2009 LTGO Bond Fund	12,458	689,200	689,200	12,458
207 SCORE Bond Servicing	259,592	419,459	419,459	259,592
301 Municipal Capital Improvements	6,098,774	3,789,699	7,708,109	2,180,364
306 Municipal Facilities CIP	1,362,345	5,200	157,495	1,210,050
307 Transportation CIP	1,343,189	19,296,100	19,973,747	665,542
308 Light Rail Station Areas CIP	1,870,320	5,000	1,750,000	125,320
403 SWM Utility	3,764,601	6,080,964	5,359,407	4,486,158
404 Solid Waste & Environmental	-	550,200	545,096	5,104
501 Equipment Rental	976,882	1,246,257	1,428,164	794,975
TOTAL BIENNIAL BUDGET	\$ 57,448,106	\$ 128,131,673	\$ 128,472,507	\$ 57,107,272

2017 BUDGET PORTION FOR MANAGEMENT PURPOSES

	FY 2017	FY 2017	FY 2017	FY 2017
001 General Fund	\$ 16,317,380	\$ 36,109,478	\$ 35,152,404	\$ 17,274,454
102 Street Fund	10,796,551	8,698,585	6,422,959	13,072,177
105 Port ILA	2,287,241	2,500	22,735	2,267,006
106 Transit Planning	184,315	-	184,315	-
107 Hotel/Motel Tax	7,496,913	1,471,700	1,161,887	7,806,726
108 Building Management	2,848,028	1,421,660	729,086	3,540,602
110 Facility Repair & Replacement	276,879	-	276,879	-
111 Des Moines Creek Basin ILA	1,552,638	332,000	315,808	1,568,830
206 2009 LTGO Bond Fund	12,458	346,000	346,000	12,458
207 SCORE Bond Servicing	259,592	210,359	210,359	259,592
301 Municipal Capital Improvements	6,098,774	2,145,599	3,911,285	4,333,088
306 Municipal Facilities CIP	1,362,345	2,600	157,495	1,207,450
307 Transportation CIP	1,343,189	12,230,500	11,859,541	1,714,148
308 Light Rail Station Areas CIP	1,870,320	2,500	1,250,000	622,820
403 SWM Utility	3,764,601	2,992,515	2,622,365	4,134,751
404 Solid Waste & Environmental	-	275,100	271,079	4,021
501 Equipment Rental	976,882	570,601	830,490	716,993
TOTAL BUDGET	\$ 57,448,106	\$ 66,811,697	\$ 65,724,687	\$ 58,535,116

2018 BUDGET PORTION FOR MANAGEMENT PURPOSES

	FY 2018	FY 2018	FY 2018	FY 2018
001 General Fund	\$ 17,274,454	\$ 36,265,867	\$ 36,061,397	\$ 17,478,924
102 Street Fund	13,072,177	8,849,784	7,837,153	14,084,808
105 Port ILA	2,267,006	2,500	22,735	2,246,771
106 Transit Planning	-	-	-	-
107 Hotel/Motel Tax	7,806,726	1,524,500	1,172,447	8,158,779
108 Building Management	3,540,602	1,039,020	746,217	3,833,405
110 Facility Repair & Replacement	-	-	-	-
111 Des Moines Creek Basin ILA	1,568,830	332,000	335,808	1,565,022
206 2009 LTGO Bond Fund	12,458	343,200	343,200	12,458
207 SCORE Bond Servicing	259,592	209,099	209,099	259,592
301 Municipal Capital Improvements	4,333,088	1,644,100	3,796,824	2,180,364
306 Municipal Facilities CIP	1,207,450	2,600	-	1,210,050
307 Transportation CIP	1,714,148	7,065,600	8,114,206	665,542
308 Light Rail Station Areas CIP	622,820	2,500	500,000	125,320
403 SWM Utility	4,134,751	3,088,449	2,737,042	4,486,158
404 Solid Waste & Environmental	4,021	275,100	274,017	5,104
501 Equipment Rental	716,993	675,656	597,674	794,975
TOTAL BUDGET	\$ 58,535,116	\$ 61,319,975	\$ 62,747,820	\$ 57,107,272

EXHIBIT B

Capital Improvement Program 2017 - 2022

DRAFT 11/10/2016

Cover Photos

Connecting 28th/24th
Avenue S. Project

Groundbreaking
Ceremony
Summer 2016

Setting Bridge Girders
Fall 2016

Projected Completion
Date
Fall 2017



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CITY OF SEATAC, WASHINGTON

2017 – 2022 CAPITAL IMPROVEMENT PROGRAM

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Overview

Capital Projects

2017 – 2022 CIP

Overview

Capital Projects

2017 – 2022 CIP

Overview:

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CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

COMBINED CITYWIDE CIP PROJECT & EQUIPMENT SUMMARY

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Projects
Ping/Design/Eng	4,604,900	1,395,561	1,339,300	692,500	1,425,000	1,250,000	1,450,000	7,552,361	-	12,157,261
Land Acquis/Impr	6,828,518	1,250,000	611,000	1,400,000	500,000	500,000	-	4,261,000	-	11,089,518
Construction/Impr	5,817,722	12,458,001	9,246,754	8,441,215	6,502,500	5,672,500	8,662,221	50,983,191	6,000,000	62,800,913
Other/Equipment	-	10,000	-	55,000	-	-	-	65,000	-	65,000
Sales Tax (9.5%)	5,561	235,695	247,803	363,491	-	-	9,711	856,700	-	862,261
Contingency (10%)	-	1,295,635	940,621	899,009	652,250	569,250	869,193	5,225,958	-	5,225,958
Total Capital	17,256,701	16,644,892	12,385,478	11,851,215	9,079,750	7,991,750	10,991,125	68,944,210	6,000,000	92,200,911
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	852,141	868,176	10,000	15,940	18,379	18,379	1,783,015	-	1,783,015
Supplies	-	2,900	2,900	-	(125)	(250)	(250)	5,175	-	5,175
Utilities	-	(5,706)	(8,809)	(8,995)	(6,935)	(4,879)	(5,076)	(40,400)	-	(40,400)
Equipment	-	-	-	-	(1,500)	(3,000)	(3,000)	(7,500)	-	(7,500)
Other Costs	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	-	-	300	300	33,550	66,800	66,800	167,750	-	167,750
Total Op/Rev Adj	-	849,335	861,967	705	(26,170)	(56,550)	(56,747)	1,572,540	-	1,572,540
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Projects
Asset Sales	1,783,570	570,150	32,000	2,906,233	1,811,250	2,788,750	1,000,000	9,108,383	-	10,891,953
GMA Impact Fees	765,000	-	-	-	-	-	-	-	-	765,000
Parking Taxes	9,698,900	1,773,000	3,115,030	3,099,000	1,368,500	2,053,000	1,618,000	13,026,530	-	22,725,430
REET - 1st Qtr %	582,415	310,000	310,000	-	-	-	-	620,000	-	1,202,415
REET - 2nd Qtr %	1,056,478	310,000	310,000	-	-	-	-	620,000	-	1,676,478
Sales Taxes	56,000	77,600	112,433	-	-	-	123,125	313,158	-	369,158
Storm Drainage Fees	-	215,352	329,324	157,407	-	-	-	702,083	-	702,083
Federal Grants	117,000	332,000	-	-	-	-	-	332,000	-	449,000
State Grants	6,180,000	8,386,838	3,898,100	2,312,500	2,750,000	-	-	17,347,438	-	23,527,438
Local Grants	1,700,000	90,060	282,576	-	-	-	-	372,636	-	2,072,636
Fund Balance	279,798	1,479,149	863,960	-	-	-	-	2,343,109	-	2,622,907
Leases/Fields/Pk Lvy	901,103	286,850	20,000	100,000	-	-	-	406,850	-	1,307,953
Contrib/Util Rel/Eq Rnt	-	12,820	12,820	12,820	-	-	-	38,460	-	38,460
To Be Determined	-	-	1,650,000	1,650,000	3,150,000	3,150,000	8,250,000	17,850,000	6,000,000	23,850,000
Total Funding	23,120,264	13,843,819	10,936,243	10,237,960	9,079,750	7,991,750	10,991,125	63,080,647	6,000,000	92,200,911

*Funding Sources for TBD Projects:

2017/18 Sidewalk Program	1,650,000
2018/19 Sidewalk Program	1,650,000
2019/20 Sidewalk Program	1,650,000
2020/21 Sidewalk Program	1,650,000
2021/22 Sidewalk Program	1,650,000
IB & SR518 Fed Grant	7,800,000
IB & SR518 State Grant	5,550,000
IB & SR518 Other TBD	2,250,000
Total TBD	23,850,000

**FOR ADDITIONAL DETAIL ON THE CITY'S
ADOPTED 2017-2022 CAPITAL
IMPROVEMENT PROGRAM (CIP) SEE THE
SEPARATE CITYWIDE CIP DOCUMENT**

Place holder for Overview and Introduction.

Place holder for Overview and Introduction.

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City of SeaTac

2017 - 2022 CIP by Department

Dept	Dept Priority	Project #	Project Title	Project Total	2017	2018	2019	2020	2021	2022	Total 2017-2022	Future Years 2023 & After
			CIP PROJECTS									
CED	1/4	SA154-00002	S 154th Street Station Area Property Acquisitions	1,978,518	1,250,000	500,000	-	-	-	-	\$ 1,750,000	-
CED	2/4	SA154-00003	Intr'l Marketplace	2,984,282	-	500,000	2,484,282	-	-	-	\$ 2,984,282	-
CED	3/4	CED-00002	SeaTac Center Improvements	324,183	20,000	20,000	-	-	-	-	\$ 40,000	-
CED	4/4	SA176-00002	Community Access Point (CAP) Property Acquisition	-	-	-	-	-	-	-	\$ -	Placeholder
			Subtotal Community & Ec Development	5,286,983	1,270,000	1,020,000	2,484,282	-	-	-	\$ 4,774,282	-
PR&F	1/17	FAC-00001	Demolition of Old Fire Station #45	157,495	157,495	-	-	-	-	-	\$ 157,495	-
PR&F	2/17	PRK-00018	Hughes Property Trail & Waterfront Park Project	598,150	570,150	-	-	-	-	-	\$ 570,150	-
PR&F	3/17	PRK-00025	Riverton Heights Property Development-Phase I	414,133	358,133	-	-	-	-	-	\$ 358,133	-
PR&F	4/17	PRK-00019	Community Garden	217,000	95,000	-	-	-	-	-	\$ 95,000	-
PR&F	5/17	FAC-00004	City Hall Lighting Upgrade	192,300	64,100	64,100	-	-	-	-	\$ 128,200	-
PR&F	6/17	PRK-00008	Valley Ridge Park Synthetic Turf Field Replacement	1,470,916	1,470,916	-	-	-	-	-	\$ 1,470,916	-
PR&F	7/17	PRK-0001	Valley Ridge Pk 4th Sports Field/Restrm/Con Bldg	2,276,347	207,112	2,069,235	-	-	-	-	\$ 2,276,347	-
PR&F	8/17	PRK-00023	Angle Lake Park Parking Lot Repaving Project	179,230	-	179,230	-	-	-	-	\$ 179,230	-
PR&F	9/17	FAC-00024	City Hall Parking Lot Repaving Project	282,576	-	282,576	-	-	-	-	\$ 282,576	-
PR&F	10/17	PRK-00013	Sunset Park Tennis Court Renovation	120,450	-	120,450	-	-	-	-	\$ 120,450	-
PR&F	11/17	FAC-00010	City Hall Elevator Hydraulic Control Upgrade	64,161	64,161	-	-	-	-	-	\$ 64,161	-
PR&F	12/17		Beautification of 188th St Fence	105,338	105,338	-	-	-	-	-	\$ 105,338	-
PR&F	13/17		North SeaTac Park Soccer Fields Renovation	1,671,075	-	45,000	1,626,075	-	-	-	\$ 1,671,075	-
PR&F	14/17	PRK-00006	Angle Lake Park Playground Equipment Repl	52,575	52,575	-	-	-	-	-	\$ 52,575	-
PR&F	15/17	PRK-00021	North SeaTac Park Baseball & Soccer Field Imp.	112,433	-	112,433	-	-	-	-	\$ 112,433	-
PR&F	16/17	PRK-00022	SeaTac Comm. Center Playground Equip. Replacement	123,125	-	-	-	-	-	123,125	\$ 123,125	-
PR&F	17/17	SA154-00001	S 154th St Station Area Plaza/Ped Connection	434,451	-	-	434,451	-	-	-	\$ 434,451	-
			Subtotal Parks, Recreation & Facilities	8,471,755	3,144,980	2,873,024	2,060,526	-	-	123,125	\$ 8,201,655	\$ -
PW	1/15	ST-131	Connecting 28th/24th Ave South	26,373,900	9,900,000	-	-	-	-	-	\$ 9,900,000	-
PW	2/15	ST-125	Military Road S & S 152nd St, S 150th St to IB	4,634,430	251,500	1,962,930	2,420,000	-	-	-	\$ 4,634,430	-
PW	3/15	ST-834	Neighborhood Sidewalk Project	9,760,000	260,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	\$ 9,760,000	-
PW	4/15	Various	Annual Pavement Overlay Projects	5,520,000	920,000	920,000	920,000	920,000	920,000	920,000	\$ 5,520,000	-
PW	5/15	ST-834	Pedestrian Crossing Program	310,000	60,000	50,000	50,000	50,000	50,000	50,000	\$ 310,000	-
PW	6/15	ST-162	International Blvd Safety Improvements	500,000	50,000	450,000	-	-	-	-	\$ 500,000	-
PW	7/15	ST-887	Intelligent Transportation Systems Program	743,500	50,000	50,000	99,000	148,500	198,000	198,000	\$ 743,500	-
PW	8/15	ST-126	S 152nd St Imp (30th Ave S to Military Rd S)	6,285,000	-	-	1,050,000	1,811,250	3,423,750	-	\$ 6,285,000	-
PW	9/15	ST-044	S 198th St	3,670,000	-	210,000	710,000	2,750,000	-	-	\$ 3,670,000	-
PW	10/15	ST-148	S 154th St Transit Station Area Improvements	1,000,000	-	-	-	-	-	1,000,000	\$ 1,000,000	-
PW	11/15	ST-065	DMMD & S 200th St. Intersection Improvements	200,000	-	-	-	-	-	200,000	\$ 200,000	-
PW	12/15	ST-033	International Blvd at SR 518	15,600,000	-	-	-	1,500,000	1,500,000	6,600,000	\$ 9,600,000	-
PW	13/15	ST-N78	S166th Street Pedestrian Improvements	1,269,000	235,000	1,034,000	-	-	-	-	\$ 1,269,000	-
PW	14/15	ST-N80	South 200th St Ped/Bicycle Shared Pathway Project	985,000	50,000	935,000	-	-	-	-	\$ 985,000	-
PW	15/15	ST-N79	32nd Ave S Pedestrian Improvements	799,200	148,000	651,200	-	-	-	-	\$ 799,200	-
			Subtotal Public Works	77,650,030	11,924,500	8,163,130	7,149,000	9,079,750	7,991,750	10,868,000	55,176,130	-

City of SeaTac

2017 - 2022 CIP by Department

Dept	Dept Priority	Project #	Project Title	Project Total	2017	2018	2019	2020	2021	2022	Total 2017-2022	Future Years 2023 & After
ER	1/1			-	-	-	-	-	-	-	\$ -	-
			Subtotal Equipment Rental	-	-	-	-	-	-	-	\$ -	-
SWM	1/4	SWMCIP # 9	S 208th Drainage Repair/Replacement	144,838	144,838	-	-	-	-	-	\$ 144,838	-
SWM	2/4	SWMCIP # 7	S 168th Stormwater System Improvements	122,284	122,284	-	-	-	-	-	\$ 122,284	-
SWM	3/4	SWMCIP # 5	South 138th Street Pipe Replacement	157,397	-	24,300	157,407	-	-	-	\$ 181,707	-
SWM	4/4	SWMCIP # 3	Des Moines Memorial Drive Manhole Replacement	343,314	38,290	305,024	-	-	-	-	\$ 343,314	-
			Subtotal Surface Water Management	767,833	305,412	329,324	157,407	-	-	-	\$ 792,143	-
			SUBTOTAL CIP PROJECTS	92,176,601	16,644,892	12,385,478	11,851,215	9,079,750	7,991,750	10,991,125	\$ 68,944,210	-
			CIP EQUIPMENT									
IS	N/A	N/A	Computers & Monitors (35.000)	180,000	30,000	30,000	30,000	30,000	30,000	30,000	\$ 180,000	-
IS	N/A	N/A	Network Routers	11,000	-	-	-	-	11,000	-	\$ 11,000	-
IS	N/A	N/A	City Virtual Server Hosts	21,000	14,000	-	7,000	-	-	-	\$ 21,000	-
IS	N/A	N/A	Storage Area Networks	30,000	-	-	-	-	30,000	-	\$ 30,000	-
IS	N/A	N/A	Color Printer Replacement	-	-	-	-	-	-	-	\$ -	-
IS	N/A	N/A	Color Plotter Replacement	-	-	-	-	-	-	-	\$ -	-
IS	N/A	N/A	Large Monitors for Electronic Plan Review	7,800	2,600	2,600	-	-	-	2,600	\$ 7,800	-
IS	N/A	N/A	Replacement Batteries for City Hall UPS	13,316	6,658	-	-	-	-	6,658	\$ 13,316	-
			Subtotal Information Systems	263,116	53,258	32,600	37,000	30,000	71,000	39,258	\$ 263,116	-
PR&F	N/A	N/A	Exercise Equipment-Maintenance Facility	8,064	8,064	-	-	-	-	-	\$ 8,064	-
PR&F	N/A	N/A	Convection Ovens-Community Center	6,388	6,388	-	-	-	-	-	\$ 6,388	-
PR&F	N/A	N/A	Soccer Goals (3 Fields)(VR Park)	10,079	-	10,079	-	-	-	-	\$ 10,079	-
PR&F	N/A	N/A	Four Treadmills-Community Center	24,988	-	-	-	24,988	-	-	\$ 24,988	-
PR&F	N/A	N/A	Two Freezers-Community Center	12,464	-	-	-	12,464	-	-	\$ 12,464	-
PR&F	N/A	N/A	Refrigerator-Community Center	5,842	-	-	-	5,842	-	-	\$ 5,842	-
PR&F	N/A	N/A	Commercial Dishwasher-Com Center	13,243	-	-	-	13,243	-	-	\$ 13,243	-
PR&F	N/A	N/A	Convection Ovens-Community Center	6,699	-	-	-	6,699	-	-	\$ 6,699	-
PR&F	N/A	N/A	Replace Audio/Visual Equipment (City Hall)	100,740	-	-	-	-	100,740	-	\$ 100,740	-
			Subtotal City Parks, Recreation & Facilities	188,507	14,452	10,079	-	63,236	100,740	-	\$ 188,507	-
PW	N/A	N/A	Vehicles/Heavy Equipment	1,309,000	210,000	95,000	420,000	35,000	549,000	-	\$ 1,309,000	-
PW	N/A	N/A	Tools & Equipment	1,077,500	268,700	148,900	486,400	100,000	29,500	44,000	\$ 1,077,500	-
PW	N/A	N/A	Software	-	-	-	-	-	-	-	\$ -	-
			Subtotal Equipment Rental	2,386,500	478,700	243,900	906,400	135,000	578,500	44,000	\$ 2,386,500	-
PW	N/A	N/A	Truck & Equipment	-	-	-	-	-	-	-	\$ -	-
PW	N/A	N/A	Software	-	-	-	-	-	-	-	\$ -	-
			Subtotal Surface Water Management	-	-	-	-	-	-	-	\$ -	-
			SUBTOTAL CIP EQUIPMENT	2,838,123	546,410	286,579	943,400	228,236	750,240	83,258	2,838,123	-
			GRAND TOTAL 2017 - 2022 CIP	95,014,724	17,191,302	12,672,057	12,794,615	9,307,986	8,741,990	11,074,383	\$ 71,782,333	-

City of SeaTac
2015 - 2020 CIP by Location

Dept	Project Location/Area	Project Title	Project Total	2017	2018	2019	2020	2021	2022	Total 2015-2020	Future Years 2021 & After
PR&F	Angle Lake Park	Angle Lake Park Parking Lot Repaving Project	179,230	-	179,230	-	-	-	-	\$ 179,230	-
PR&F	Angle Lake Park	Angle Lake Park Playground Equipment Repl	52,575	52,575	-	-	-	-	-	\$ 52,575	-
PR&F	Angle Lake Park	Hughes Property Trail & Waterfront Park Project	598,150	570,150	-	-	-	-	-	\$ 570,150	-
		Subtotal Angle Lake Park	829,955	622,725	179,230	-	-	-	-	\$ 801,955	-
PR&F	City Hall	City Hall Lighting Upgrade	192,300	64,100	64,100	-	-	-	-	\$ 128,200	-
PR&F	City Hall	City Hall Parking Lot Repaving Project	282,576	-	282,576	-	-	-	-	\$ 282,576	-
PR&F	City Hall	City Hall Elevator Hydraulic Control Upgrade	64,161	64,161	-	-	-	-	-	\$ 64,161	-
IS	City Hall	City Virtual Server Hosts	21,000	14,000	-	7,000	-	-	-	\$ 21,000	-
IS	City Hall	Storage Area Network	30,000	-	-	-	-	30,000	-	\$ 30,000	-
IS	City Hall	Color Printer Replacement	-	-	-	-	-	-	-	\$ -	-
IS	City Hall	Color Plotter Replacement	-	-	-	-	-	-	-	\$ -	-
		Subtotal City Hall	590,037	142,261	346,676	7,000	-	30,000	-	\$ 525,937	-
PW	DMMD & S 200th	Des Moines Mem Drive & S 200th St Intersec Imp	200,000	-	-	-	-	-	200,000	\$ 200,000	-
PW	DMMD & S 200th	South 200th St. Ped/Bicycle Shared Pathway Project	985,000	50,000	935,000	-	-	-	-	\$ 985,000	-
SWM	DMMD	Des Moines Memorial Drive Manhole Replacement	343,314	38,290	305,024	-	-	-	-	\$ 343,314	-
		Subtotal Des Moines Memorial Drive	1,528,314	88,290	1,240,024	-	-	-	200,000	\$ 1,528,314	-
PR&F	Fire Station #45	Demolition of Old Fire Station #45	157,495	157,495	-	-	-	-	-	\$ 157,495	-
		Subtotal Firestations	157,495	157,495	-	-	-	-	-	\$ 157,495	-
PW	International Blvd	International Blvd Safety Improvements	500,000	50,000	450,000	-	-	-	-	\$ 500,000	-
PW	International Blvd	S 198th St	3,670,000	-	210,000	710,000	2,750,000	-	-	\$ 3,670,000	-
		Subtotal International Blvd	4,170,000	50,000	660,000	710,000	2,750,000	-	-	\$ 4,170,000	-
PR&F	Maintenance Facility	Exercise Equipment	8,064	8,064	-	-	-	-	-	\$ 8,064	-
		Subtotal Maintenance Facility	8,064	8,064	-	-	-	-	-	\$ 8,064	-
PW	Military Rd S-S 152nd-S 150th	Military Road S & S 152nd St, S 150th St to IB	4,634,430	251,500	1,962,930	2,420,000	-	-	-	\$ 4,634,430	-
PW	32nd Ave S (near Military Rd)	32nd Ave S Pedestrian Improvements	799,200	148,000	651,200	-	-	-	-	\$ 799,200	-
PW	Military Rd S-S166th-34th Ave S	S166th Street Pedestrian Improvements	1,269,000	235,000	1,034,000	-	-	-	-	\$ 1,269,000	-
		Subtotal Military Road	6,702,630	634,500	3,648,130	2,420,000	-	-	-	\$ 6,702,630	-
PR&F	North SeaTac Park	Community Garden	217,000	95,000	-	-	-	-	-	\$ 95,000	-
PR&F	North SeaTac Park	North SeaTac Park Baseball & Soccer Field Imp.	112,433	-	112,433	-	-	-	-	\$ -	-
PR&F	North SeaTac Park	North SeaTac Park Soccer Fields Renovation	1,671,075	-	45,000	1,626,075	-	-	-	\$ 1,671,075	-
		Subtotal North SeaTac Park	2,000,508	95,000	157,433	1,626,075	-	-	-	\$ 1,766,075	-
PW	28th/24th Ave S	Connecting 28th/24th Ave South	26,373,900	9,900,000	-	-	-	-	-	\$ 9,900,000	-
		Subtotal 28th/24th Avenue South	26,373,900	9,900,000	-	-	-	-	-	\$ 9,900,000	-
SWM	S 138th Street	S 138th Street Pipe Replacement	157,397	-	24,300	157,407	-	-	-	\$ 181,707	-
		Subtotal S 138th Street	157,397	-	24,300	157,407	-	-	-	\$ 181,707	-
CED	S 154th Station Area	154th Street Station Area Property Acquisitions	1,978,518	1,250,000	500,000	-	-	-	-	\$ 1,750,000	-
CED	S 154th Station Area	SeaTac Center Improvements	324,183	20,000	20,000	-	-	-	-	\$ 40,000	-
CED	S 154th Station Area	International Marketplace	2,984,282	-	500,000	2,484,282	-	-	-	\$ 2,984,282	-
PR&F	S 154th Station Area	S 154th Street Station Area Plaza/Ped Connect	434,451	-	-	434,451	-	-	-	\$ 434,451	-
PW	S 154th Station Area	S 152nd St. Imp (30th Ave S to Military Rd S)	6,285,000	-	-	1,050,000	1,811,250	3,423,750	-	\$ 6,285,000	-
PW	S 154th Station Area	S 154th St Transit Station Area Improvements	1,000,000	-	-	-	-	-	1,000,000	\$ 1,000,000	-
PW	S 154th Station Area	International Blvd at SR 518	15,600,000	-	-	-	1,500,000	1,500,000	6,600,000	\$ 9,600,000	6,000,000
PR&F	S 154th Station Area (near)	Riverton Heights Property Development-Phase I	414,133	358,133	-	-	-	-	-	\$ 358,133	-
		Subtotal S 154th SA (Tukwila Int'l Blvd Stat)	29,020,567	1,628,133	1,020,000	3,968,733	3,311,250	4,923,750	7,600,000	\$ 22,451,866	6,000,000

City of SeaTac
2015 - 2020 CIP by Location

Dept	Project Location/Area	Project Title	Project Total	2017	2018	2019	2020	2021	2022	Total 2015-2020	Future Years 2021 & After
CED	S 176th Station Area	Community Access Point (CAP) Property Acq	-	-	-	-	-	-	-	\$ -	Placeholder
		Subtotal S 176th Station Area	-	-	-	-	-	-	-	\$ -	-
SWM	S 168th Street	S 168th Stormwater System Improvements	122,284	122,284	-	-	-	-	-	\$ 122,284	-
		Subtotal S 168th Street	122,284	122,284	-	-	-	-	-	\$ 122,284	-
PR&F	S 188th Street	Beautification of 188th St Fence	105,338	105,338	-	-	-	-	-	\$ 105,338	-
		Subtotal S 188th Street	105,338	105,338	-	-	-	-	-	\$ 105,338	-
SWM	S 208th Street	S 208th Drainage Repair/Replacement	144,838	144,838	-	-	-	-	-	\$ 144,838	-
		Subtotal S 208th Street	144,838	144,838	-	-	-	-	-	\$ 144,838	-
PR&F	SeaTac Community Center	Replacement	123,125	-	-	-	-	-	123,125	\$ 123,125	-
PR&F	SeaTac Community Center	Convection Ovens	6,388	6,388	-	-	-	-	-	\$ 6,388	-
PR&F	SeaTac Community Center	Four Treadmills	24,988	-	-	-	24,988	-	-	\$ 24,988	-
PR&F	SeaTac Community Center	Two Freezers	12,464	-	-	-	12,464	-	-	\$ 12,464	-
PR&F	SeaTac Community Center	Refrigerator	5,842	-	-	-	5,842	-	-	\$ 5,842	-
PR&F	SeaTac Community Center	Commercial Dishwasher	13,243	-	-	-	13,243	-	-	\$ 13,243	-
		Subtotal SeaTac Community Center	186,050	6,388	-	-	56,537	-	123,125	\$ 186,050	-
PR&F	Sunset Park	Sunset Park Tennis Court Renovation	120,450	-	120,450	-	-	-	-	\$ 120,450	-
		Subtotal Sunset Park	120,450	-	120,450	-	-	-	-	\$ 120,450	-
PW	To Be Determined	Neighborhood Sidewalk Project	9,760,000	260,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	\$ 9,760,000	-
PW	To Be Determined	Pedestrian Crossing Program	310,000	60,000	50,000	50,000	50,000	50,000	50,000	\$ 310,000	-
PW	To Be Determined	Intelligent Transportation Systems Program	743,500	50,000	50,000	99,000	148,500	198,000	198,000	\$ 743,500	-
PW	To Be Determined	Annual Pavement Overlay Projects	5,520,000	920,000	920,000	920,000	920,000	920,000	920,000	\$ 5,520,000	-
		Subtotal Location To Be Determined	16,333,500	1,290,000	2,920,000	2,969,000	3,018,500	3,068,000	3,068,000	\$ 16,333,500	-
PR&F	Valley Ridge Park	Valley Ridge Park 4th Sports Field/Restrm/Con Bldg	2,276,347	207,112	2,069,235	-	-	-	-	\$ 2,276,347	-
PR&F	Valley Ridge Park	Valley Ridge Park Synthetic Turf Field Repl	1,470,916	1,470,916	-	-	-	-	-	\$ 1,470,916	-
		Subtotal Valley Ridge Park & Comm Ctr	3,747,263	1,678,028	2,069,235	-	-	-	-	\$ 3,747,263	-
IS	Various	Computers & Monitors (35.000)	180,000	30,000	30,000	30,000	30,000	30,000	30,000	\$ 180,000	-
PW	Various	Vehicles/Heavy Equipment-ER	1,309,000	210,000	95,000	420,000	35,000	549,000	-	\$ 1,309,000	-
PW	Various	Tools & Equipment-ER	1,077,500	268,700	148,900	486,400	100,000	29,500	44,000	\$ 1,077,500	-
PW	Various	Software-ER	-	-	-	-	-	-	-	\$ -	-
		Subtotal Various	2,566,500	508,700	273,900	936,400	165,000	608,500	74,000	\$ 2,566,500	-
		GRAND TOTAL 2015 - 2020 CIP	94,865,090	17,182,044	12,659,378	12,794,615	9,301,287	8,630,250	11,065,125	71,520,266	6,000,000

**Community & Economic
Development
Capital Projects
2017 – 2022 CIP**

Community & Economic Development Capital Projects 2017 – 2022 CIP

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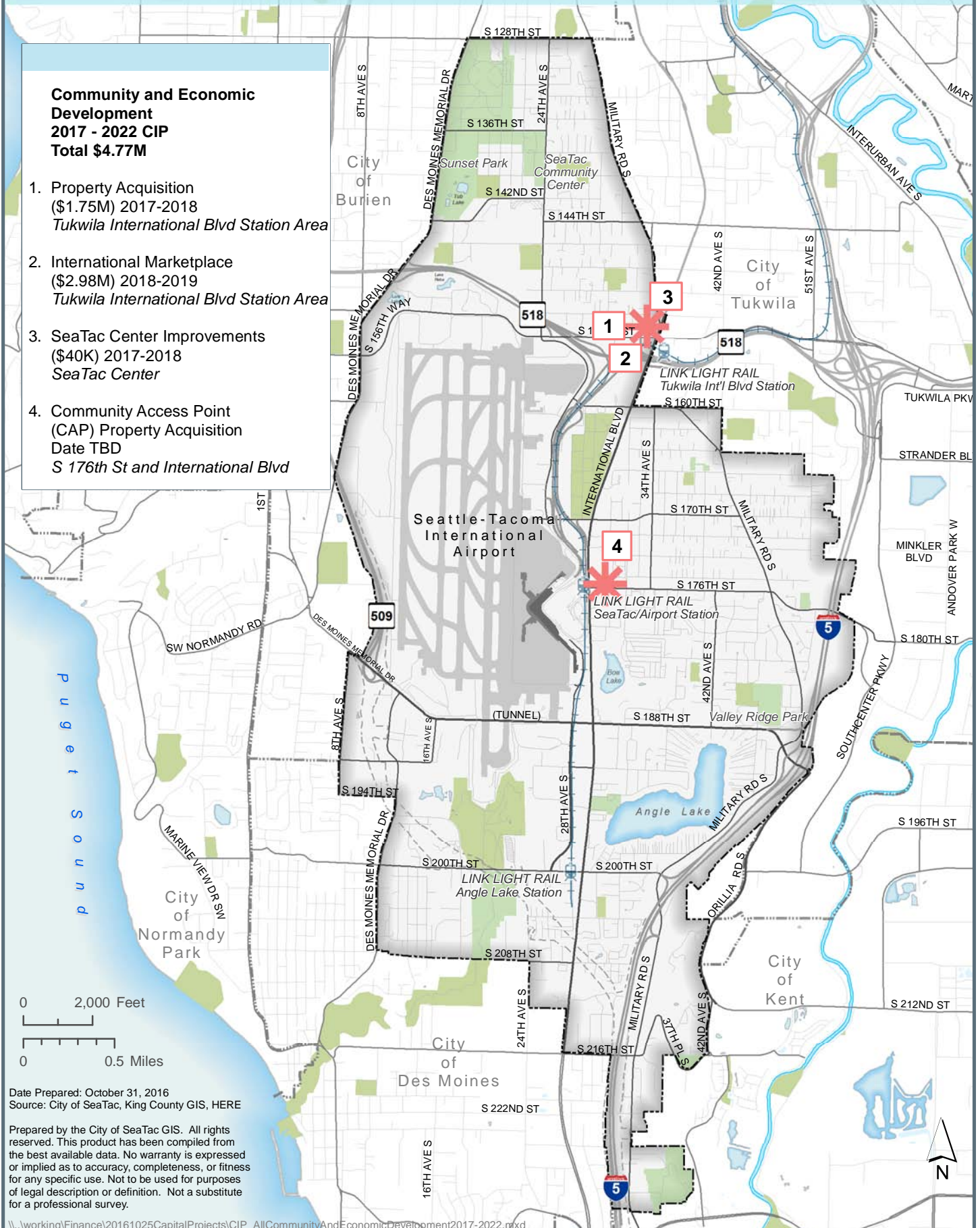
COMMUNITY & ECONOMIC DEVELOPMENT

City of SeaTac



Community and Economic Development 2017 - 2022 CIP Total \$4.77M

1. Property Acquisition
(\$1.75M) 2017-2018
Tukwila International Blvd Station Area
2. International Marketplace
(\$2.98M) 2018-2019
Tukwila International Blvd Station Area
3. SeaTac Center Improvements
(\$40K) 2017-2018
SeaTac Center
4. Community Access Point
(CAP) Property Acquisition
Date TBD
S 176th St and International Blvd



Date Prepared: October 31, 2016
Source: City of SeaTac, King County GIS, HERE

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CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

COMMUNITY & ECONOMIC DEVELOPMENT (CED) SUMMARY

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Projects
Plng/Design/Eng	-	-	500,000	-	-	-	-	500,000	-	500,000
Land Acquis/Impr	228,518	1,250,000	500,000	-	-	-	-	1,750,000	-	1,978,518
Construction/Impr	284,183	20,000	20,000	2,062,500	-	-	-	2,102,500	-	2,386,683
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	195,938	-	-	-	195,938	-	195,938
Contingency (10%)	-	-	-	225,844	-	-	-	225,844	-	225,844
Total Capital	512,701	1,270,000	1,020,000	2,484,282	-	-	-	4,774,282	-	5,286,983
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other: Est Debt Svc	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Projects
Asset Sales	-	-	-	1,771,782	-	-	-	1,771,782	-	1,771,782
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Federal Grants	-	-	-	-	-	-	-	-	-	-
State Grants	-	-	500,000	712,500	-	-	-	1,212,500	-	1,212,500
Local Grants	-	-	-	-	-	-	-	-	-	-
Fund Bal #308	228,518	1,250,000	500,000	-	-	-	-	1,750,000	-	1,978,518
Lease Revenue	284,183	20,000	20,000	-	-	-	-	40,000	-	324,183
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	512,701	1,270,000	1,020,000	2,484,282	-	-	-	4,774,282	-	5,286,983

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT NUMBER: SA154-00002

Department	Community & Economic Dev
Program	Planning (Transit Area)
Prepared By	Jeff Robinson
Department Priority	1 of 4
City Priority	of

PROJECT TITLE: S 154th Street Station Area Property Acquisitions

LOCATION: S 154th Street Station Area

DESCRIPTION: This project involves strategic property acquisitions for redevelopment in the S 154th Street Station Area which further the goals and objectives of the S 154th Street Station Area Plan.



BARS NO.: 308.000.13.594.58.61.006

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	228,518	1,250,000	500,000	-	-	-	-	1,750,000	-	1,978,518
Construction/Impr	-	-	-	-	-	-	-	-	-	-
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	-	-	-	-	-	-	-	-
Total Capital	228,518	1,250,000	500,000	-	-	-	-	1,750,000	-	1,978,518
Operating Costs/Revenue Adjustments: <i>Unknown - Specific properties not identified yet.</i>										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:	-	-	-	-	-	-	-	-	-	-
St Grt:	-	-	-	-	-	-	-	-	-	-
Loc Grt:	-	-	-	-	-	-	-	-	-	-
Fund Bal #308	228,518	1,250,000	500,000	-	-	-	-	1,750,000	-	1,978,518
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	228,518	1,250,000	500,000	-	-	-	-	1,750,000	-	1,978,518

POLICY BASIS: *Comprehensive Plan: Goal 6.2; 154th Street Station Area Action Plan (December 2006); City Council 2013-2014 Goals: Goal 4.0 Plan and construct infrastructure improvements in the South 154th Street Light Rail Station Area that increase the viability of commercial development while also continuing to pursue development opportunities, incorporating input from SeaTac residents and adjacent businesses, as well as the development community.*

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Assembling property for a mixed use development in the S 154th Street Station Area is a key step toward shifting the area to a pedestrian-oriented work/live/play district which will provide a range of amenities within a safe and walkable environment.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	Assembling land for a mixed use development will provide a wide range of new amenities to City residents including new housing options, restaurants, shops and offices. This development will also help catalyze additional redevelopment which will form the core of a vibrant neighborhood center and provide a focal point for community identity and pride.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	This project will help lay the groundwork for a new, vibrant work/live/play business district. This project will help draw hotel guests, local residents, airport travelers and transit riders to new and existing businesses in the vicinity.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	The primary goal for this project is to catalyze redevelopment and new development. Land assemblage is widely accepted as a first necessary step toward catalyzing this type of development.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input checked="" type="checkbox"/> Project provides new capacity. Amount: Not applicable - properties have not been identified. <input type="checkbox"/> Project assists in meeting /maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS (Project Prerequisites)

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: International Marketplace

LOCATION: S 154th Street Station Area

DESCRIPTION: In conjunction with a private development, this project will help achieve the vision for the S 154th Street Station Area as a thriving mixed-use, transit oriented neighborhood. By showcasing and celebrating the diverse cultural heritage of the area through food, products & art, it will be a focal point for residents, employees & visitors in SeaTac and provide a gathering spot for community events. The interesting mix of shops, restaurants & open space will provide the types of amenities that are essential elements of a successful community while providing additional activities for visitors to the city.

PROJECT NUMBER: SA154-00003

Department	Community & Economic Dev
Program	Planning (Transit Area)
Prepared By	Jeff Robinson
Department Priority	2 of 4
City Priority	of



BARS NO.: 308.000.13.594.58.62.014

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Png/Design/Eng	-	-	500,000	-	-	-	-	500,000	-	500,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	2,062,500	-	-	-	2,062,500	-	2,062,500
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	195,938	-	-	-	195,938	-	195,938
Contingency (10%)	-	-	-	225,844	-	-	-	225,844	-	225,844
Total Capital	-	-	500,000	2,484,282	-	-	-	2,984,282	-	2,984,282
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other: Est Debt Svc	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales-S.C.	-	-	-	1,771,782	-	-	-	1,771,782	-	1,771,782
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt: _____	-	-	-	-	-	-	-	-	-	-
St Grt: _____	-	-	500,000	712,500	-	-	-	1,212,500	-	1,212,500
Loc Grt: _____	-	-	-	-	-	-	-	-	-	-
Fund Balance # _____	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	500,000	2,484,282	-	-	-	2,984,282	-	2,984,282

POLICY BASIS: *Comprehensive Plan: Goal 1.3, Goal 6.2, Policy 1.3B, Policy 1.3C, Policy 6.2D, Goal 7.4, Policy 7.5C; 154th Street Station Area Action Plan (December 2006; City Council 2013-2014 Goals: Goal 4.0 Plan and construct infrastructure improvements in the South 154th Street Light Rail Station Area that increase the viability of commercial development while also continuing to pursue development opportunities, incorporating input from SeaTac residents and adjacent businesses, as well as the development community.*

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Not applicable.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	SeaTac has a significant international population that provides for a broad range of diverse shopping, dining and services. This area currently acts as a center for business and community interactions for the diverse cultures of South King County. The project will help these and other small scale businesses survive and serve SeaTac residents.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	There are a significant number of small businesses in the Station Area that will be vulnerable to rent increases as the area redevelops. This project is intended to help existing businesses remain in the area.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	This project is intended to help existing businesses remain in the area and potentially create a platform for new small businesses. Preserving existing businesses will help provide a core for future development to build upon and helps brand the area with an international theme.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input checked="" type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting /maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

This project is assumed to be part of a larger mixed used development. Construction is assumed to be \$135/sf for a subtotal of \$1,350,000 (excluding sales tax and a 10% contingency).

TRIGGERS (Project Prerequisites)

The development of the International Marketplace is proposed as part of the larger redevelopment of the City-owned parcels in the S 154th Street Station Area. How the project is ultimately structured will depend on the Development Agreement assumed to become part of the overall real estate transaction and redevelopment scenario.

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

State grant may also be a viable funding option.

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: SeaTac Center Improvements

LOCATION: 15247 S 154th Street Station Area

DESCRIPTION: These funds are necessary to prepare and improve space at the SeaTac Center for new or existing tenants that will move into alternate space due to the need for additional square footage. Currently, the Center is 100% occupied but it is important to plan for unforeseen vacancies that may necessitate the need for additional tenant improvements. With plans to sell the property within the next two years, minimal tenant improvements are anticipated in the future.

BARS NO.: 108.000.10.594.58.62.012

PROJECT NUMBER: CED-00002

Department	Community & Economic Dev
Program	Gen Gov Bldg Imp
Prepared By	Jeff Robinson
Department Priority	3 of 4
City Priority	of



EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	284,183	20,000	20,000	-	-	-	-	40,000	-	324,183
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	-	-	-	-	-	-	-	-
Total Capital	284,183	20,000	20,000	-	-	-	-	40,000	-	324,183
Operating Costs/Revenue Adjustments: Unknown until tenant(s) secured.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #_____	-	-	-	-	-	-	-	-	-	-
Lease Revenues	284,183	20,000	20,000	-	-	-	-	40,000	-	324,183
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	284,183	20,000	20,000	-	-	-	-	40,000	-	324,183

POLICY BASIS: *Comprehensive Plan:* Policy 1.1B, Policy 1.1C, Policy 1.3A, Policy 1.3B, Policy 1.3C, Goal 4.1.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	The need for tenant improvements to accommodate new or expanded uses in the SeaTac Center should be minimal as most have been accomplished over the past years of operations..	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	New and/or expansions of existing tenants will provide for a greater mix of goods and services.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	As the SeaTac Center is improved and has additional tenants, new shopping offerings will be available to visitors making the Center a more pleasing place to shop and this will help increase commerce for those small businesses already in place.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	Maintaining the SeaTac Center as a high quality development, and aesthetically-pleasing and well-maintained property with full tenancy will assist in substantiating the future redevelopment potential of the site and increase its value at the time of disposition. It will also assist with the overall development of the South 154th Street Station Area by making the area more desirable for future redevelopment of other properties in the vicinity.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. <input type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS**TRIGGERS (Project Prerequisites)**

Upon agreement with an existing tenant to pay a significant portion of the needed improvements, a portion of the requested funds will be utilized as the owner's portion of the needed remodeling.

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)
☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

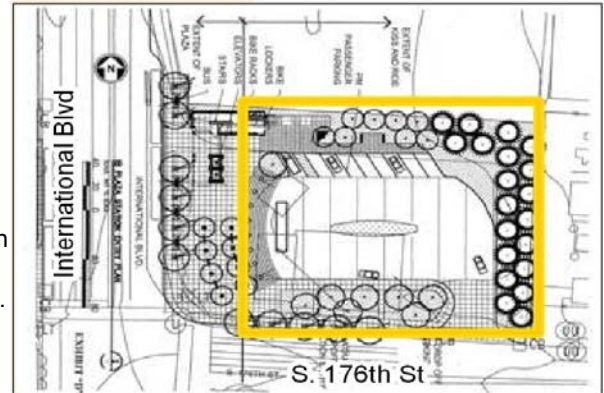
PROJECT TITLE: Community Access Point (CAP) Property Acquisition

LOCATION: South 176th Street Station Area

DESCRIPTION: This project was retained as a "placeholder" in the prior biennial CIP at the request of the City Council. Funding would be used to acquire a 2/3 acre property located directly east of the light rail plaza. With direct pedestrian connections to the new light rail system, this property is located at the gateway to the SeaTac/Airport Station Area and City Center. The property will be the site of a future mixed-use project.

PROJECT NUMBER: SA176-00002

Department	Community & Economic Dev
Program	Planning (Transit Area)
Prepared By	Jeff Robinson
Department Priority	4 of 4
City Priority	of



BARS NO.: N/A

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	-	-	-	-	-	-	-	-
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	-	-	-	-	-	-	-	-
Total Capital	-	-	-	-	-	-	-	-	-	-
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #:_____	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	-	-	-	-	-	-

POLICY BASIS: This project was to be a component of the implementation of the Airport Station Area Plan which was repealed prior to the last biennium.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Assembling property in the Station Area is a key step toward shifting the area to a pedestrian-oriented business district, which will provide a range of amenities within a safe and walkable environment.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
Benefit to Residents	Assembling land for a signature mixed use development will provide a wide range of new amenities to City residents including hotels, restaurants, and shops.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
Benefit to Businesses and/or Visitors	This project will lay the groundwork for a new airport business district. The project will provide opportunities for new and existing businesses by drawing from an extensive customer base including hotel guests, local residents, airport travelers and transit riders. A primary goal of the project is to provide a wider mix of retail and service sector offerings.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
Economic Development	The primary goal for this project is to catalyze redevelopment and new development. Land assemblage is widely accepted as a necessary first step toward catalyzing this type of development.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting /maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS (Project Prerequisites)

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

Project is on hold indefinitely.

☒ Project included in 2015-2020 CIP.

Parks, Recreation & Facilities

**Capital Projects
2017 – 2022 CIP**

Parks, Recreation & Facilities

Capital Projects 2017 – 2022 CIP

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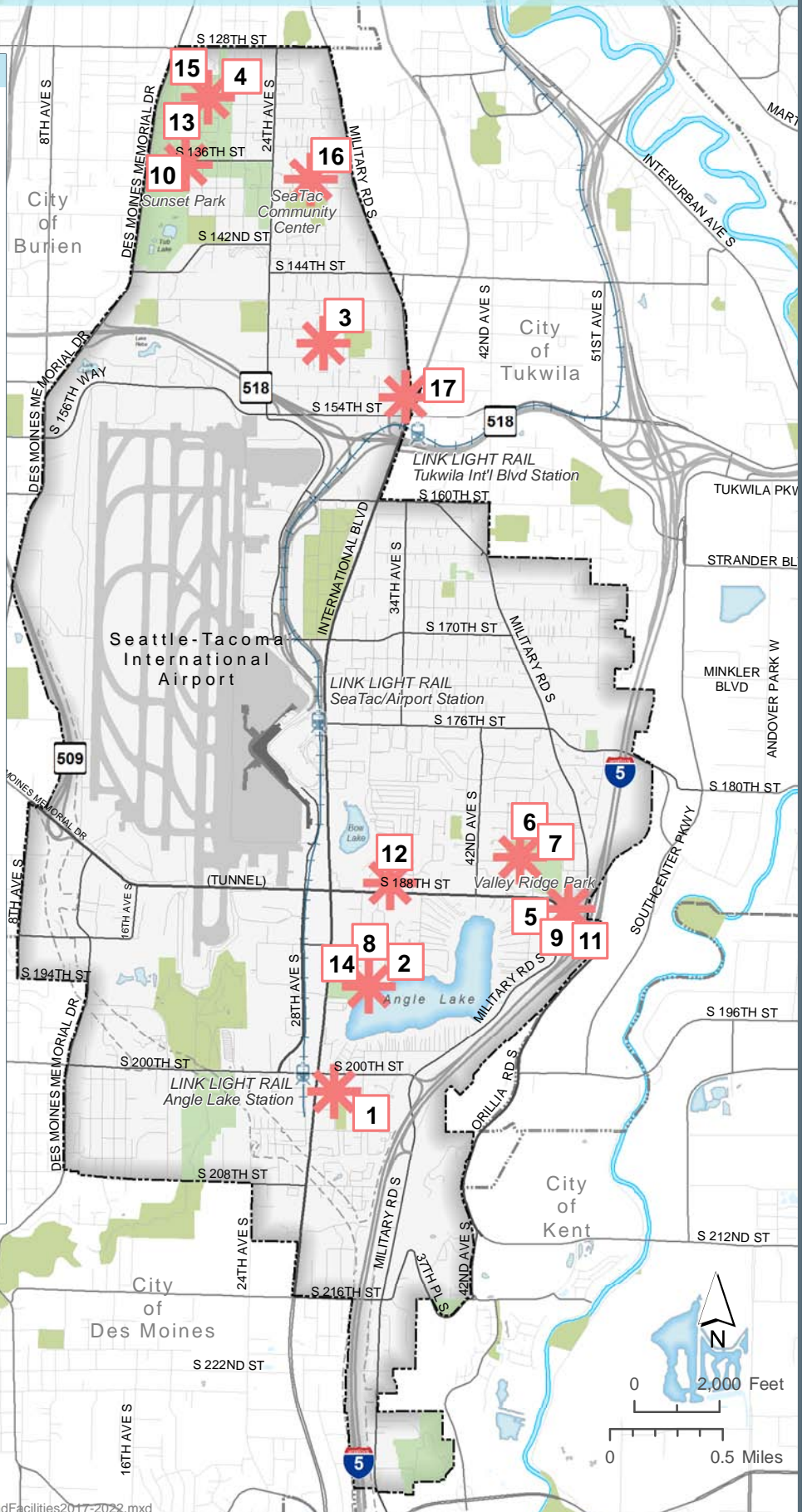
PARKS, RECREATION, & FACILITIES

City of SeaTac



Parks, Recreation, & Facilities 2017 - 2022 CIP Total \$8.2M

1. Demolition of Old Fire Station #45 (\$157K) 2017
City Hall
2. Waterfront Trail (\$570K) 2017
Hughes Property
3. Property Development (\$358K) 2017
Riverton Heights
4. Community Garden (\$95K) 2017
North SeaTac Park
5. Lighting Upgrade (\$128K) 2017-2018
City Hall
6. Synthetic Turf (\$1.47M) 2017
Valley Ridge Park
7. Fourth Field (\$2.28M) 2017-2018
Valley Ridge Park
8. Parking Lot Repaving (\$179K) 2018
Angle Lake Park
9. Parking Lot Repaving (\$283K) 2018
City Hall
10. Tennis Court Renovation (\$120K) 2018
Sunset Park
11. Elevator Hydraulics (\$64K) 2017
City Hall
12. Fence Beautification (\$105K) 2017
S 188th St, 33rd Ave S to 37th Ave S
13. Field Renovation (\$1.67M) 2018-2019
North SeaTac Park
14. Playground Equipment (\$53K) 2017
Angle Lake Park
15. Sports Fields Improvements (\$112K) 2018
North SeaTac Park
16. Playground Equipment (\$123K) 2022
SeaTac Community Center
17. Plaza Development (\$434K) 2019
Tukwila International Blvd Station Area



Date Prepared: October 25, 2016
Source: City of SeaTac, King County GIS, HERE

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CITY OF SEATAC

2017-2022 CAPITAL IMPROVEMENT PROGRAM

PARKS, RECREATION & FACILITIES SUMMARY

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Projects
Plng/Design/Eng	161,000	280,217	45,000	82,500	-	-	-	407,717	-	568,717
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	103,539	2,386,005	2,353,204	1,587,165	-	-	102,221	6,428,595	-	6,532,134
Equipment	-	-	-	55,000	-	-	-	55,000	-	55,000
Sales Tax (9.5%)	5,561	217,644	223,554	156,006	-	-	9,711	606,915	-	612,476
Contingency (10%)	-	261,114	251,266	179,855	-	-	11,193	703,428	-	703,428
Total Capital	270,100	3,144,980	2,873,024	2,060,526	-	-	123,125	8,201,655	-	8,471,755
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	10,000	13,940	16,379	16,379	56,698	-	56,698
Supplies	-	-	-	-	(125)	(250)	(250)	(625)	-	(625)
Utilities	-	(5,706)	(8,809)	(8,995)	(6,935)	(4,879)	(5,076)	(40,400)	-	(40,400)
Equipment/Rentals	-	-	-	-	(1,500)	(3,000)	(3,000)	(7,500)	-	(7,500)
Other Costs	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	-	-	300	300	33,550	66,800	66,800	167,750	-	167,750
Total Op/Rev Adj	-	(5,706)	(9,109)	705	(28,170)	(58,550)	(58,747)	(159,577)	-	(159,577)
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Projects
Asset Sales	1,783,570	570,150	32,000	334,451	-	-	-	936,601	-	2,720,171
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	582,415	310,000	310,000	-	-	-	-	620,000	-	1,202,415
REET - 2nd Qtr %	1,056,478	310,000	310,000	-	-	-	-	620,000	-	1,676,478
Sales Taxes	56,000	77,600	112,433	-	-	-	123,125	313,158	-	369,158
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Federal Grants	117,000	332,000	-	-	-	-	-	332,000	-	449,000
State Grants	-	105,338	-	-	-	-	-	105,338	-	105,338
Local Grants	-	-	282,576	-	-	-	-	282,576	-	282,576
Fund Balance	51,280	229,149	363,960	-	-	-	-	593,109	-	644,389
Turf Field/Parks Levy	616,920	266,850	-	100,000	-	-	-	366,850	-	983,770
Contributions	-	12,820	12,820	12,820	-	-	-	38,460	-	38,460
Total Funding	4,263,663	2,213,907	1,423,789	447,271	-	-	123,125	4,208,092	-	8,471,755

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: Demolition of old Fire Station #45

LOCATION: Fire Station #45, 2929 South 200th Street

PROJECT NUMBER: FAC-00001

Department	Parks & Recreation
Program	Facilities
Prepared By	Lawrence Ellis
Department Priority	1 of 17
City Priority	of



BARS NO.: 306.000.10.594.22.62.002

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng		25,000	-	-	-	-	-	25,000	-	25,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	110,000	-	-	-	-	-	110,000	-	110,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)		10,450	-	-	-	-	-	10,450	-	10,450
Contingency (10%)		12,045	-	-	-	-	-	12,045	-	12,045
Total Capital	-	157,495	-	-	-	-	-	157,495	-	157,495
Operating Costs/Revenue Adjustments: Utilities paid by Kent RFA.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other: _____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales-H.P.	157,495	-	-	-	-	-	-	-	-	157,495
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt: _____	-	-	-	-	-	-	-	-	-	-
St Grt: _____	-	-	-	-	-	-	-	-	-	-
Loc Grt: _____	-	-	-	-	-	-	-	-	-	-
Fund Balance #306	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	157,495	-	-	-	-	-	-	-	-	157,495

POLICY BASIS: *Parks, Recreation and Open Space Plan*: Policy 9.4, Goal 9.4

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	The current state of the Fire Station will attract vandalism, possible delay of future development and in danger of collapse in the event of a major earthquake.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	Demolition of the old Fire Station #45 will allow future development and additional revenue to the City.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	The vacant lot will bring development/businesses to the City with future development.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	The parcel will bring new development to the City considering that the site is in close proximity to the light rail station and International Boulevard.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS**TRIGGERS (Project Prerequisites)****ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**☐ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: Angle Lake Park

LOCATION: Hughes Property Site, 19608 International Blvd

DESCRIPTION: This project involves designing and constructing a waterfront trail and a 1.8 acre waterfront park at the Hughes Property site with a trail that connects Angle Lake Park. Conceptual and design began in 2016.

PROJECT NUMBER: PRK-00018

Department	Parks & Recreation
Program	Park Facilities
Prepared By	Lawrence Ellis
Department Priority	2 of 17
City Priority	of



BARS NO.: 301.000.04.594.76.63.207

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	28,000	28,125	-	-	-	-	-	28,125	-	56,125
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	450,000	-	-	-	-	-	450,000	-	450,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	42,750	-	-	-	-	-	42,750	-	42,750
Contingency (10%)	-	49,275	-	-	-	-	-	49,275	-	49,275
Total Capital	28,000	570,150	-	-	-	-	-	570,150	-	598,150
Operating Costs/Revenue Adjustments: Maintenance cost increases.										
Salaries/Benefits	-	-	-	10,000	10,000	10,000	10,000	40,000	-	40,000
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	10,000	10,000	10,000	10,000	40,000	-	40,000
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales-H.P.	-	570,150	-	-	-	-	-	570,150	-	570,150
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance # _____	-	-	-	-	-	-	-	-	-	-
KC Parks Levy	28,000	-	-	-	-	-	-	-	-	28,000
Contrib: Hyatt Hotel	-	-	-	-	-	-	-	-	-	-
Total Funding	28,000	570,150	-	-	-	-	-	570,150	-	598,150

POLICY BASIS: *Comprehensive Plan*: Goal 4.4, Goal 9.8

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Developing this project will open about 400 feet of waterfront park space to the public. The trail is likely to meet ADA requirements.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	Including Angle Lake Park, the City waterfront is about 600 feet long. It is anticipated that these improvements will foster a better quality of life for SeaTac residents.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	The park improvements will be completed with the construction of Residence Inn Hotel. This project would have boat access from the lake and a 8' pathway to Angle Lake park.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	The trail will connect with the sidewalk to the Angle Lake Light Rail Station at 200th.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS**TRIGGERS (Project Prerequisites)****ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**☐ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input checked="" type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: Riverton Heights Property Development - Phase 1

LOCATION: 3011 South 148th Street

DESCRIPTION: The Riverton Heights site is an 8 acre parcel located in a diverse residential neighborhood near the S 154th Street Light Rail Station. Funding for the 2 acre neighbor park was provided through 2016 Community Development Block Grant. The funding will be used to construct the Phase 1 improvements identified in the community-based plan.

BARS NO.: 301.000.04.594.76.63.195

PROJECT NUMBER: PRK-00025

Department	Parks & Recreation
Program	Park Facilities
Prepared By	Lawrence Ellis
Department Priority	3 of 17
City Priority	of



EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	16,000	23,808	-	-	-	-	-	23,808	-	39,808
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	40,000	275,000	-	-	-	-	-	275,000	-	315,000
Other	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)		26,125	-	-	-	-	-	26,125	-	26,125
Contingency (10%)		33,200	-	-	-	-	-	33,200	-	33,200
Total Capital	56,000	358,133	-	-	-	-	-	358,133	-	414,133
Operating Costs/Revenue Adjustments: To be determined based on final design.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	56,000	-	-	-	-	-	-	-	-	56,000
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt: _CDBG_	-	332,000	-	-	-	-	-	332,000	-	332,000
St Grt:	-	-	-	-	-	-	-	-	-	-
Loc Grt: KCD	-	-	-	-	-	-	-	-	-	-
Fund Balance #301	-	26,133	-	-	-	-	-	26,133	-	26,133
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	56,000	358,133	-	-	-	-	-	358,133	-	414,133

POLICY BASIS: *Comprehensive Plan*: Goal 4.4, Goal 9.8

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Developing the Riverton Heights property consistent with the community based plan will help enhance public safety, health and the environment. Public input demonstrates support for a future fire station, as needed, and park/open space uses to provide healthy recreational opportunities for all ages.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	The Riverton Heights Development Project will implement site improvements that have been identified by the local community, including SeaTac residents, through a public engagement process. It is anticipated that these improvements will foster quality of life, community identity and pride.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	Improvements to the Riverton Heights property will benefit local businesses as well as visitors.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
Economic Development	There is currently a gap in parks/open space availability for area residents. The City anticipates that redevelopment around the neighboring light rail station will create approximately 1,450 new housing units to accommodate approximately 3,600 new residents. This will increase the need for parks/open space. Improving the Riverton Heights property to provide park space will help attract new residential developers who value green space highly in their siting decisions.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input checked="" type="checkbox"/> Project provides new capacity. Amount: TBD based on final design. <input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS**TRIGGERS (Project Prerequisites)****ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: **PRK-00019**

Department	Parks & Recreation
Program	Parks Facilities
Prepared By	Lawrence Ellis
Department Priority	4 of 17
City Priority	of

PROJECT STATUS (Check all that apply):

Conceptual Est	<input type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input checked="" type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: **Community Garden**

LOCATION: North SeaTac Park, adjacent to the Highline SeaTac Botanical Garden

DESCRIPTION: This is a priority of the Community Building Committee. The project was partially funding by the PICH grant (Partnership to Improve Community Health). The design and majority of the construction was completed in 2016, this request is to complete the construction of the project prior to opening in the spring of 2017.



BARS NO.: 301.000.04.594.76.63.189

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	117,000	-	-	-	-	-	-	-	-	117,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	5,000	95,000	-	-	-	-	-	95,000	-	100,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	-	-	-	-	-	-	-	-
Total Capital	122,000	95,000	-	-	-	-	-	95,000	-	217,000
Operating Costs/Revenue Adjustments: Inc in water & electricity costs; Pea Patch fee.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	500	500	500	500	500	500	3,000	-	3,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(300)	(300)	(300)	(300)	(300)	(1,500)	(0)	(1,500)
Total Op/Rev Adj	-	500	200	200	200	200	200	1,500	-	1,500
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	5,000	60,000	-	-	-	-	-	60,000	-	65,000
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt: PICH	117,000	-	-	-	-	-	-	-	-	117,000
St Grt:	-	-	-	-	-	-	-	-	-	-
Loc Grt:	-	-	-	-	-	-	-	-	-	-
Fund Balance #301	-	35,000	-	-	-	-	-	35,000	-	35,000
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	122,000	95,000	-	-	-	-	-	95,000	-	217,000

POLICY BASIS: *Comprehensive Plan*: Goal 4.4, Goal 9.8

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Community gardens help build healthy communities and community engagement. A community garden will also allow patrons to grow their own food and vegetables.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	Numerous communities in the Puget Sound have a community garden within residential neighborhoods. Anticipate to implement community gardens throughout the city.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	Not applicable.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	Plots will be rented out to patrons every other year. Renters may be able to sell their produce and products they grow.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input checked="" type="checkbox"/> Project provides new capacity. Amount of new capacity provided: TBD based on final design. <input type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS**TRIGGERS (Project Prerequisites)****ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction/Repl	<input type="checkbox"/>

PROJECT TITLE: City Hall Lighting Upgrade

LOCATION: City Hall, 4800 S 188th Street

DESCRIPTION: Replace existing lighting ballasts and bulbs for more efficient energy usage. An energy audit estimates an annual savings starting at \$9,308 with a sixteen year payback period to the City. This project is based on energy savings and not repairs. Puget Sound Energy provides the City a rebate after the project is completed.

PROJECT NUMBER: FAC-00004

Department	Parks & Recreation
Program	Facilities
Prepared By	Brian Ruda
Department Priority	5 of 17
City Priority	of



BARS NO.: 301.000.04.594.18.62.001

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	58,539	58,539	58,539	-	-	-	-	117,078	-	175,617
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	5,561	5,561	5,561	-	-	-	-	11,122	-	16,683
Contingency (10%)	-	-	-	-	-	-	-	-	-	-
Total Capital	64,100	64,100	64,100	-	-	-	-	128,200	-	192,300
Operating Costs/Revenue Adjustments: Energy savings due to more efficient light bulbs.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	(6,206)	(9,309)	(9,495)	(9,685)	(9,879)	(10,076)	(48,444)	-	(48,444)
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	(6,206)	(9,309)	(9,495)	(9,685)	(9,879)	(10,076)	(48,444)	-	(48,444)
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:	-	-	-	-	-	-	-	-	-	-
St Grt:	-	-	-	-	-	-	-	-	-	-
Loc Grt:	-	-	-	-	-	-	-	-	-	-
Fund Bal #108 CH	51,280	51,280	51,280	-	-	-	-	102,560	-	153,840
Contributions: PSE	-	12,820	12,820	12,820	-	-	-	38,460	-	38,460
Total Funding	51,280	64,100	64,100	12,820	-	-	-	141,020	-	192,300

POLICY BASIS: *Comprehensive Plan:* Policy 4.1C, Policy 4.1F(1)(A)(i)

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Not Applicable.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	Not Applicable.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	Not Applicable.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	Not Applicable.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS**TRIGGERS (Project Prerequisites)****ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**

Project moved from 2011 to 2013. Then moved again to 2014. Then moved again to 2016.

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: Valley Ridge Park Synthetic Turf Field Replacement

LOCATION: Valley Ridge Park, 4644 S 188th Street

DESCRIPTION: This project involves replacing the synthetic turf on the sports fields at Valley Ridge Park. The synthetic turf was originally installed in 2007 and has a life expectancy of ten years.

PROJECT NUMBER: PRK-00008

Department	Parks & Recreation
Program	Parks Facilities
Prepared By	Lawrence Ellis
Department Priority	6 of 17
City Priority	of



BARS NO.: 301.000.04.594.76.63.155

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	1,221,184	-	-	-	-	-	1,221,184	-	1,221,184
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	116,012	-	-	-	-	-	116,012	-	116,012
Contingency (10%)	-	133,720	-	-	-	-	-	133,720	-	133,720
Total Capital	-	1,470,916	-	-	-	-	-	1,470,916	-	1,470,916
Operating Costs/Revenue Adjustments: No Additional Costs - Replaces Existing Turf.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other: _____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	310,000	-	-	-	-	-	310,000	-	310,000
REET - 2nd Qtr %	-	250,000	-	-	-	-	-	250,000	-	250,000
Sales Taxes	-	55,146	-	-	-	-	-	55,146	-	55,146
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt: _____	-	-	-	-	-	-	-	-	-	-
St Grt: _____	-	-	-	-	-	-	-	-	-	-
Loc Grt: _____	-	-	-	-	-	-	-	-	-	-
Fund Balance # _____	-	-	-	-	-	-	-	-	-	-
Turf Field Rentals	588,920	266,850	-	-	-	-	-	266,850	-	855,770
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	588,920	881,996	-	-	-	-	-	881,996	-	1,470,916

POLICY BASIS: *Comprehensive Plan:* Goal 9.3, Goal 9.4, Policy 9.4B; *Parks, Recreation and Open Space Plan:* Goal 9.4, Policy 9.4A

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	The synthetic turf has almost served its life expectancy and will need to be replaced before it tears causing a safety hazard.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	Keeping the parks in top shape is a real benefit to the park users. Many of the field users at Valley Ridge Park are youth teams which include a high percentage of SeaTac youth.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	This will benefit all park users including visitors and businesses. Since Valley Ridge Park Sports Complex opened with the synthetic turf fields it has become known as a premier destination for teams participating in tournaments, practices and games. The fields are scheduled throughout the year bringing in a steady stream of revenue. Keeping the fields in top condition will continue to attract sports organizations who put on large tournaments. Tournaments bring in visitors who, in turn, support local businesses.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	Keeping our facilities in top shape is an economic driver which also results in generating additional revenue.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS (Project Prerequisites)

The wear and age are the triggers for replacement.

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input checked="" type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT NUMBER: **PRK-00001**

Department	Parks & Recreation
Program	Parks Facilities
Prepared By	Lawrence Ellis
Department Priority	7 of 17
City Priority	of

PROJECT TITLE: Valley Ridge Park Fourth Sports Field, Restroom, Concession Building & Playground

LOCATION: Valley Ridge Park, 4644 S 188th Street

DESCRIPTION: This project includes removing the old backstop, lights and poles, irrigation system, and turf from Field 4. The field will be reconfigured to include a new backstop. A restroom and a concession stand will also be built and the playground equipment replaced. A new drainage system, field lighting, and synthetic turf will be installed. Also included is an additional lighted street soccer field, six lighted pickle ball courts, lighting of the School District tennis courts and new playground equipment. With four synthetic fields on this complex rental revenues are expected to increase.



BARS NO.: 301.000.04.594.76.63.155

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	188,284	-	-	-	-	-	188,284	-	188,284
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	1,717,921	-	-	-	-	1,717,921	-	1,717,921
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	163,202	-	-	-	-	163,202	-	163,202
Contingency (10%)	-	18,828	188,112	-	-	-	-	206,940	-	206,940
Total Capital	-	207,112	2,069,235	-	-	-	-	2,276,347	-	2,276,347
Operating Exp/Revenue Adjustments: Includes revenue & operating cost adj for field, restroom & concession stand.										
Salaries/Benefits	-	-	-	-	2,440	4,879	4,879	7,319	-	7,319
Supplies	-	-	-	-	(125)	(250)	(250)	(375)	-	(375)
Utilities	-	-	-	-	2,250	4,500	4,500	6,750	-	6,750
Equip/Potty Rentals	-	-	-	-	(1,500)	(3,000)	(3,000)	(4,500)	-	(4,500)
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(33,250)	(66,500)	(66,500)	(99,750)	(0)	(99,750)
Total Op/Rev Adj	-	-	-	-	(30,185)	(60,371)	(60,371)	(90,556)	-	(90,556)
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	582,415	-	310,000	-	-	-	-	310,000	-	892,415
REET - 2nd Qtr %	1,051,478	-	310,000	-	-	-	-	310,000	-	1,361,478
Sales Taxes	-	22,454	-	-	-	-	-	22,454	-	22,454
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:	-	-	-	-	-	-	-	-	-	-
St Grt:	-	-	-	-	-	-	-	-	-	-
Loc Grt:	-	-	-	-	-	-	-	-	-	-
Fund Balance #301	-	-	-	-	-	-	-	-	-	-
Total Funding	1,633,893	22,454	620,000	-	-	-	-	642,454	-	2,276,347

POLICY BASIS: *Parks, Recreation and Open Space Plan:* Goal 9.3, Goal 9.4, Policy 9.3A, Policy 9.4A; *Comprehensive Plan:* Goal 9.3, Goal 9.4, Goal 9.6, Policy 9.4A, Policy 9.4B

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Field 4 faces the new sport field plaza and errant foul balls could hit spectators watching another game, potentially creating a hazard. The sports fields can have hundreds of spectators and players at the fields and the park currently has only 1 toilet for men and 2 toilets for women which could create a health problem. Port-a-potties provide a temporary solution until the restroom/concession stand is completed. Field 4 is currently not ADA accessible; however, the new Field 4 would meet ADA standards. This project addresses spectator safety, health/sanitation and ADA issues.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	The existing Field 4 is not usable 4 months of the year due to improper drainage causing a muddy field. This project will create a significant amount of new field capacity, rental revenue and energy savings. The existing lighting system uses more energy than all 3 new sports field combined. Changing field 4 into a synthetic turf field makes it playable year round and more than doubles the use without adding additional sports fields. The new synthetic turf field will bring in about \$66,500 in new rental revenues per year. Fields 1, 2, and 3 are sized for Little League and cannot accommodate baseball players over 12 years old. Field 4 will be set up for older players.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	The City has hosted numerous tournaments that have drawn in people from all over Washington State. Many of these visitors stayed over night in hotels. With the proposed improvements to the 4th sports field, we anticipate bringing in larger tournaments resulting in more hotel stays. The field improvements made in 2007 have created a destination spot for sports in the Highline region.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	Park improvements tell a story of what a community thinks about itself. With one field in such need of replacement, you only need to visit the facility to see what a positive impact improving Field 4 would create. The upgraded field will bring in an estimated \$66,500 in new rental revenue and more than double the field capacity. New lights would decrease the energy costs and provide better coverage. The concession stand will create income for SeaTac youth sports which in turn creates more opportunities for the youth group.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input checked="" type="checkbox"/> Project provides new capacity. Amount: incr utility=add'l 1/2 field <input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS (Project Prerequisites)

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

Design costs are estimated at 9.1% of total budget.

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT NUMBER: **PRK-00023**

Department	Parks & Facilities
Program	Parks Operations
Prepared By	Mike Fitzpatrick
Department Priority	8 of 17
City Priority	of

PROJECT TITLE: **Angle Lake Park Parking Lot Repaving Project**

LOCATION: Angle Lake Park, 19408 International Blvd

DESCRIPTION: The parking lot is very old and needs to be repaved. The parking lot is estimated to be over 30 years old and has exceeded its expected useful life.



BARS NO.: 301.000.04.594.76.63.119

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	148,800	-	-	-	-	148,800	-	148,800
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	14,136	-	-	-	-	14,136	-	14,136
Contingency (10%)	-	-	16,294	-	-	-	-	16,294	-	16,294
Total Capital	-	-	179,230	-	-	-	-	179,230	-	179,230
Operating Costs/Revenue Adjustments: None - Replacement Improvements.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	32,000	-	-	-	-	32,000	-	32,000
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:	-	-	-	-	-	-	-	-	-	-
St Grt:	-	-	-	-	-	-	-	-	-	-
Loc Grt:	-	-	-	-	-	-	-	-	-	-
Fund Balance #301	-	-	147,230	-	-	-	-	147,230	-	147,230
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	179,230	-	-	-	-	179,230	-	179,230

POLICY BASIS: *Parks, Recreation & Open Space Plan*: Goal 9.4, Policy 9.4B

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	The parking lot is very old and has many patches. The patches are uneven and for safety reasons needs to be repaved.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	The project will help keep the park attractive and in good working order.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	This is a destination park and has many visitors in the summer.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	Not applicable.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS**TRIGGERS (Project Prerequisites)****ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: City Hall Parking Lot Repaving Project

LOCATION: City Hall, 4800 S 188th Street

DESCRIPTION: The City Hall parking lot is very old and needs either an overlay or to be ground up and repaved. The parking lot is well over 30 years old.

PROJECT NUMBER: FAC-00024

Department	Parks & Facilities
Program	Parks Operations
Prepared By	Mike Fitzpatrick
Department Priority	9 of 17
City Priority	of



BARS NO.: 301.000.04.594.18.63.215

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	234,600	-	-	-	-	234,600	-	234,600
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	22,287	-	-	-	-	22,287	-	22,287
Contingency (10%)	-	-	25,689	-	-	-	-	25,689	-	25,689
Total Capital	-	-	282,576	-	-	-	-	282,576	-	282,576
Operating Costs/Revenue Adjustments: None - Replacement Improvements.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	282,576	-	-	-	-	282,576	-	282,576
Fund Balance #_____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	282,576	-	-	-	-	282,576	-	282,576

POLICY BASIS: *Parks, Recreation & Open Space Plan*: Goal 9.4, Policy 9.4B

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	The parking lot is very old and has many patches. The patches are uneven and for safety reasons needs to be repaved.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	The project will help keep City Hall property in good looking and working order.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	City Hall has many visitors and this project will not only be aesthetically beneficial but will help in maintaining an important community facility.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	Not applicable.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS**TRIGGERS (Project Prerequisites)****ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**
☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: Sunset Park Tennis Court Renovation

LOCATION: Sunset Park, 13659 18th Ave. S.

DESCRIPTION: The existing tennis courts are at least 25 years old and need to be completely renovated. The surface is cracked and in need of replacement.

PROJECT NUMBER: PRK-00013

Department	Parks & Recreation
Program	Parks Facilities
Prepared By	Lawrence Ellis
Department Priority	10 of 17
City Priority	of



BARS NO.: 301.000.04.594.76.63.169

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	100,000	-	-	-	-	100,000	-	100,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	9,500	-	-	-	-	9,500	-	9,500
Contingency (10%)	-	-	10,950	-	-	-	-	10,950	-	10,950
Total Capital	-	-	120,450	-	-	-	-	120,450	-	120,450
Operating Costs/Revenue Adjustments: Replacement of existing court; No increased mtc costs.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:	-	-	-	-	-	-	-	-	-	-
St Grt:	-	-	-	-	-	-	-	-	-	-
Loc Grt:	-	-	-	-	-	-	-	-	-	-
Fund Balance #301	-	-	120,450	-	-	-	-	120,450	-	120,450
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	120,450	-	-	-	-	120,450	-	120,450

POLICY BASIS: *Comprehensive Plan:* Goal 9.3, Goal 9.4, Policy 9.4B, Policy 9.4C; *Parks, Recreation and Open Space Plan:* Goal 9.3, Goal 9.4, Policy 9.3A, Policy 9.4.A

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	The side dimensions of the court are less than 9 feet and the USTA (United States Tennis Association) standard is 12 feet. The surface is cracked and uneven and needs replacing.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	This project is part of the repair and replacement program for City facilities. The benefit to residents will be high quality facilities.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	No hotels have tennis courts and these courts can be used by residents, business employees and visitors.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
Economic Development	Keeping our facilities in top shape is an economic driver.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS (Project Prerequisites)

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction/Repl	<input type="checkbox"/>

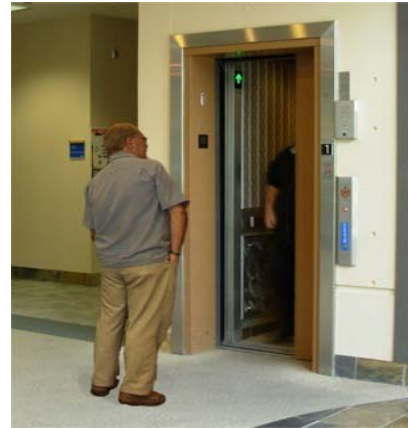
PROJECT NUMBER: **FAC-00010**

Department	Parks & Recreation
Program	Facilities
Prepared By	Lawrence Ellis
Department Priority	11 of 17
City Priority	of

PROJECT TITLE: **City Hall Elevator Hydraulic Control Upgrade**

LOCATION: City Hall, 4800 S 188th Street

DESCRIPTION: Upgrade the hydraulic control systems for the passenger or service elevator at City Hall. There is a 15 - 20 year lifecycle on the elevator controls.



BARS NO.: 301.000.04.594.19.62.001

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	53,268	-	-	-	-	-	53,268	-	53,268
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	5,060	-	-	-	-	-	5,060	-	5,060
Contingency (10%)	-	5,833	-	-	-	-	-	5,833	-	5,833
Total Capital	-	64,161	-	-	-	-	-	64,161	-	64,161
Operating Costs/Revenue Adjustments: None - Replacement of existing equipment.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:	-	-	-	-	-	-	-	-	-	-
St Grt:	-	-	-	-	-	-	-	-	-	-
Loc Grt:	-	-	-	-	-	-	-	-	-	-
Fund Bal #108 CH	-	64,161	-	-	-	-	-	64,161	-	64,161
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	64,161	-	-	-	-	-	64,161	-	64,161

POLICY BASIS: *Comprehensive Plan:* Policy 4.1C, Policy 4.1F(1)(A)(i)

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Providing routine equipment replacement will ensure the continued safety of employees, visitors, and City Officials accessing the second and third floors of SeaTac City Hall.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	Ensuring the continued operability of the SeaTac City Hall elevator provides ADA access to residents visiting the second and third floors of City Hall. The third floor of City Hall houses building code permitting and enforcement staff, engineering staff, finance staff, the City Manager's Office, Community & Economic Development and the Legal Department of the City of SeaTac, which includes victims' advocacy services.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	Ensuring the continued operability of the SeaTac City Hall elevator provides ADA access to those wishing to acquire or renew business licenses, as well as to all staff responsible for building development review and permitting.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	Not applicable.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS**TRIGGERS (Project Prerequisites)****ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT NUMBER:

Department	Parks, Recreation and Facilities
Program	Park Facilities
Prepared By	Lawrence Ellis
Department Priority	12 of 17
City Priority	of

PROJECT TITLE: Beautification of the fence on 188th Street

LOCATION: The fence between 33th and 37rd on the north side of 188th street.

DESCRIPTION: Upgrade and enhance the fence between 33rd and 37th streets on the north side of 188th street by incorporating an art element. The goal is to collaborate with Public Works and the Sidewalk committee in regards to improving the ROW and possible sidewalk improvements. Staff will apply for local grants for design and/or construction cost.



BARS NO.: 301.000.04.594.76.63.212

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Ping/Design/Eng	-	15,000	-	-	-	-	-	15,000	-	15,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	75,000	-	-	-	-	-	75,000	-	75,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	7,125	-	-	-	-	-	7,125	-	7,125
Contingency (10%)	-	8,213	-	-	-	-	-	8,213	-	8,213
Total Capital	-	105,338	-	-	-	-	-	105,338	-	105,338
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE*

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	105,338	-	-	-	-	-	105,338	-	105,338
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #_____	-	-	-	-	-	-	-	-	-	-
Total Funding	-	105,338	-	-	-	-	-	105,338	-	105,338

PROJECT TITLE: **Beautification of the fence on 188th Street**

PROJECT
NUMBER:

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Improve sidewalk for pedestrians	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	The benefits will enhance the look of 188th street, which is one of the most travelled streets in the City by residents.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	The project will provide a better visual and impression of the City.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	NA	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting /maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS (Project Prerequisites)

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

☐ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT NUMBER:

Department	Parks, Recreation and Facilities
Program	Park Facilities
Prepared By	Lawrence Ellis
Department Priority	13 of 17
City Priority	of

PROJECT TITLE: North SeaTac Park Soccer Fields Renovation

LOCATION: 128th and 20th Avenue South

DESCRIPTION: Upgrade and renovate the 2 soccer fields located in North SeaTac Park. The current playing surface is sand based and no longer suitable for playing competitive soccer. The project will also include retro-fitting/rewiring the lighting system, site work, and upgrading the surface with synthetic turf. Substantial revenue will be generated with improvements.



BARS NO.: 301.000.04.594.76.63.214

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-		45,000	-	-	-	-	45,000	-	45,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	-	1,300,000	-	-	-	1,300,000	-	1,300,000
Other/Equipment	-	-	-	55,000	-	-	-	55,000	-	55,000
Sales Tax (9.5%)	-	-	-	128,725	-	-	-	128,725	-	128,725
Contingency (10%)	-	-	-	142,350	-	-	-	142,350	-	142,350
Total Capital	-	-	45,000	1,626,075	-	-	-	1,671,075	-	1,671,075
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE*

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:	-	-	-	-	-	-	-	-	-	-
St Grt:	-	-	-	-	-	-	-	-	-	-
Loc Grt:	-	-	-	-	-	-	-	-	-	-
Fund Balance #301	-	-	45,000	-	-	-	-	45,000	-	45,000
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	45,000	-	-	-	-	45,000	-	45,000

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	The current fields are under utilized due to the condition of the fields, safety has become a large concern. Any improvement will enhance the quality of the athletic and sports element to the department. The improvement will rejuvenate activity on site and provide a safe and quality fields for the community and sport organizations.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	The existing field is currently in poor condition due to the playing surface being sand based. Improving the fields to syntenhic turf will upgrade the quality of the fields plus allow adequate playing surface for the community.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	Replacing the playing surface with syntechnic turf, will allow playability throughout the year and generate revenue from local and surrounding sport organizations.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	The improvements to the soccer fields can generate an estimate of \$65,000 per field annually. The recovery for the cost of the project can be obtained in 12-14 years	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input checked="" type="checkbox"/> Project assists in meeting /maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS**TRIGGERS (Project Prerequisites)****ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**
☐ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT NUMBER:

PRK-00006

Department	Parks & Recreation
Program	Parks Facilities
Prepared By	Lawrence Ellis
Department Priority	14 of 17
City Priority	of

PROJECT TITLE: Angle Lake Park Playground Equipment Replacement

LOCATION: Angle Lake Park, 19804 International Blvd

DESCRIPTION: This project involves replacing the existing play equipment at Angle Lake Park. The existing play equipment provides play opportunities for both school aged and preschool kids. Families from the adjacent neighborhood and visitors to the park have been enjoying the existing equipment since 1998.



BARS NO.: 301.000.04.594.76.63.158

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	48,014	-	-	-	-	-	48,014	-	48,014
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	4,561	-	-	-	-	-	4,561	-	4,561
Contingency (10%)	-	-	-	-	-	-	-	-	-	-
Total Capital	-	52,575	-	-	-	-	-	52,575	-	52,575
Operating Costs/Revenue Adjustments: Replacement of existing structure; no new maintenance expenditures.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #:301	-	52,575	-	-	-	-	-	52,575	-	52,575
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	52,575	-	-	-	-	-	52,575	-	52,575

POLICY BASIS: *Comprehensive Plan:* Goal 9.3, Goal 9.4, Policy 9.4B, Policy 9.4C; *Parks, Recreation and Open Space Plan:* Goal 9.4, Policy 9.4A

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	The playground equipment has reached it's life expectancy and needs replacement to be safe from breakage.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	Keeping the parks in top shape is a real benefit to the park users. The existing play equipment provides play opportunities for both school aged and preschool kids. Families from the adjacent neighborhood and visitors to the park have been enjoying the existing equipment since 1998. With the addition of the spray park and 3 more shelters, Angle Lake Park has been a top recreational designation for many residents and park users in South King County.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	This will benefit all park users including visitors and businesses. Angle Lake Park is located within walking distance of several hotels on International Blvd. Providing a quality recreational experience to families staying in those hotels is a benefit to both the visitors and the businesses they support.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
Economic Development	Keeping our facilities in top shape is an economic driver.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

The playground equipment must be replaced or have possible safety problems.

TRIGGERS (Project Prerequisites)

The age and condition of the equipment triggers the replacement. The play equipment is inspected on a regular basis and is only replaced when the declining condition warrants the replacement.

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

This is a replacement item. Additional operating costs do not apply. For 2015 CIP, project moved from 2014 to 2017.

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: North SeaTac Park Baseball and Soccer Fields Improvements

LOCATION: North SeaTac Park, 13735 24th Ave South

DESCRIPTION: These replacements include replacing benches, bleachers, soccer goals and players benches at North SeaTac Park baseball and soccer complex. In addition, fence fabric will be replaced and the support structure on ball fields will be repainted.

PROJECT NUMBER: PRK-00021

Department	Parks & Facilities
Program	Park Facilities
Prepared By	Lawrence Ellis
Department Priority	15 of 17
City Priority	of



BARS NO.: 301.000.04.594.76.63.214

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	93,344	-	-	-	-	93,344	-	93,344
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	8,868	-	-	-	-	8,868	-	8,868
Contingency (10%)	-	-	10,221	-	-	-	-	10,221	-	10,221
Total Capital	-	-	112,433	-	-	-	-	112,433	-	112,433
Operating Costs/Revenue Adjustments: None - Replacement of Existing Equipment.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	112,433	-	-	-	-	112,433	-	112,433
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:	-	-	-	-	-	-	-	-	-	-
St Grt:	-	-	-	-	-	-	-	-	-	-
Loc Grt:	-	-	-	-	-	-	-	-	-	-
Fund Balance #301	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	112,433	-	-	-	-	112,433	-	112,433

POLICY BASIS: *Parks, Recreation & Open Space Plan*: Goal 9.4

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	The items to be replaced will be almost 20 years old and for safety reasons need to be replaced.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	Keeping parks in good repair is a benefit to our residents.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	The sports fields are rented mostly by non-residents. The City charges field use fees and if the fields are old and in bad condition, rentals will drop off; thereby, reducing rental income.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	Keeping the City's facilities in top shape is an economic driver.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS (Project Prerequisites)

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: SeaTac Community Center Playground Equipment Replacement

LOCATION: SeaTac Community Center, 13735 24th Ave S

DESCRIPTION: This project involves replacing the existing playground equipment located at the SeaTac Community Center Neighborhood Park. The playground equipment provides opportunities for both school aged children and preschool kids. The playground equipment was installed in 2007 and is a popular recreation activity for the community and children attending the preschool located in the SeaTac Community Center.

PROJECT NUMBER: PRK-00022

Department	Parks & Facilities
Program	Park Facilities
Prepared By	Lawrence Ellis
Department Priority	16 of 17
City Priority	of



BARS NO.: 301.000.04.594.76.63.156

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	-	-	-	-	102,221	102,221	-	102,221
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	9,711	9,711	-	9,711
Contingency (10%)	-	-	-	-	-	-	11,193	11,193	-	11,193
Total Capital	-	-	-	-	-	-	123,125	123,125	-	123,125
Operating Costs/Revenue Adjustments: None - Replacement of Existing Equipment.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	123,125	123,125	-	123,125
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #_____	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	-	-	123,125	123,125	-	123,125

PROJECT TITLE: **SeaTac Community Center Playground Equipment Replacement**

PROJECT NUMBER: **PRK-00022**

POLICY BASIS: *Parks, Recreation & Open Space Plan: Goal 9.4*

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Due to safety concerns, the City would replace the playground equipment if it was old and needing repair.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	New playground equipment rejuvenates the park site and is a benefit to the residents.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	Not applicable	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	Keeping parks maintained at a high level helps to keep property values high.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS (Project Prerequisites)

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

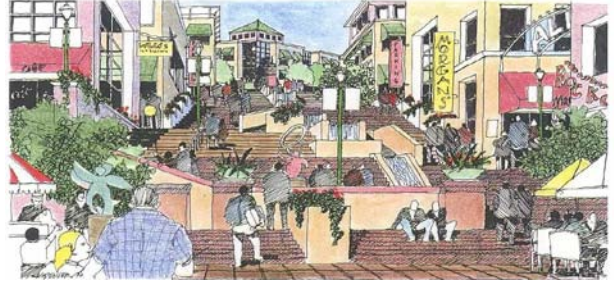
PROJECT NUMBER: SA154-00001

Department	Parks & Recreation
Program	Traffic & Pedestrian Services
Prepared By	Jeff Robinson
Department Priority	17 of 17
City Priority	of

PROJECT TITLE: S 154th Street Station Area Plaza/Pedestrian Connection at Military Road South Triangle

LOCATION: S 154th Street Station Area

DESCRIPTION: Construction of a plaza and pedestrian connection as part of redevelopment in the S 154th Street Station Area in conjunction with the closure of the Military Road South segment south of S 152nd Street.



BARS NO.: 308.000.03.595.69.63.171

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	82,500	-	-	-	82,500	-	82,500
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	-	287,165	-	-	-	287,165	-	287,165
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	27,281	-	-	-	27,281	-	27,281
Contingency (10%)	-	-	-	37,505	-	-	-	37,505	-	37,505
Total Capital	-	-	-	434,451	-	-	-	434,451	-	434,451
Operating Costs/Revenue Adjustments: Labor costs for maintenance.										
Salaries/Benefits	-	-	-	-	1,500	1,500	1,500	4,500	-	4,500
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	1,500	1,500	1,500	4,500	-	4,500
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales-S.C.	-	-	-	334,451	-	-	-	334,451	-	334,451
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:	-	-	-	-	-	-	-	-	-	-
St Grt:	-	-	-	-	-	-	-	-	-	-
Loc Grt:	-	-	-	-	-	-	-	-	-	-
Fund Balance #308	-	-	-	-	-	-	-	-	-	-
Dept. of Commerce Gr	-	-	-	100,000	-	-	-	100,000	-	100,000
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	434,451	-	-	-	434,451	-	434,451

POLICY BASIS: *Comprehensive Plan:* Goal 1.5, Goal 4.4, Goal 9.1, Goal 9.2, Goal 9.3, Goal 9.6, Policy 6.1F, Policy 6.2H, Policy 6.2Y; *154th Street Station Area Action Plan (December 2006)*

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Existing City park facilities are not within easy walking distance (between 1/4 and 1/2 mile) of this Station Area. Creating a new plaza at this central location would provide usable open space in an area that is currently underserved. It is also anticipated that this project will support a significantly larger business population and potentially more high density residential uses in the future. This project will also help encourage increased pedestrian activity in the area.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	This project will foster quality of life, community identity and pride by providing open space for relaxing, socializing and exercise at the core of this community.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	By providing an appealing new amenity, the Park will help draw potential new customers to businesses in the area and serve as an important local amenity to local hotel guests.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	By providing an appealing new amenity and significant public investment, the Park will help make this a more appealing area for private investment and development.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input checked="" type="checkbox"/> Project provides new capacity. Amount: 8,250 SF Community Park area <input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS (Project Prerequisites)
Project will proceed with the closure of Military Road south of South 152nd.

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)
Construction sales taxes transferred into 308 Fund in 2009 in the amount of \$100,000.

☒ Project included in 2015-2020 CIP.

Public Works

Capital Projects

2017 – 2022 CIP

Public Works

Capital Projects

2017 – 2022 CIP

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32 nd Ave S Pedestrian Improvements.....	102

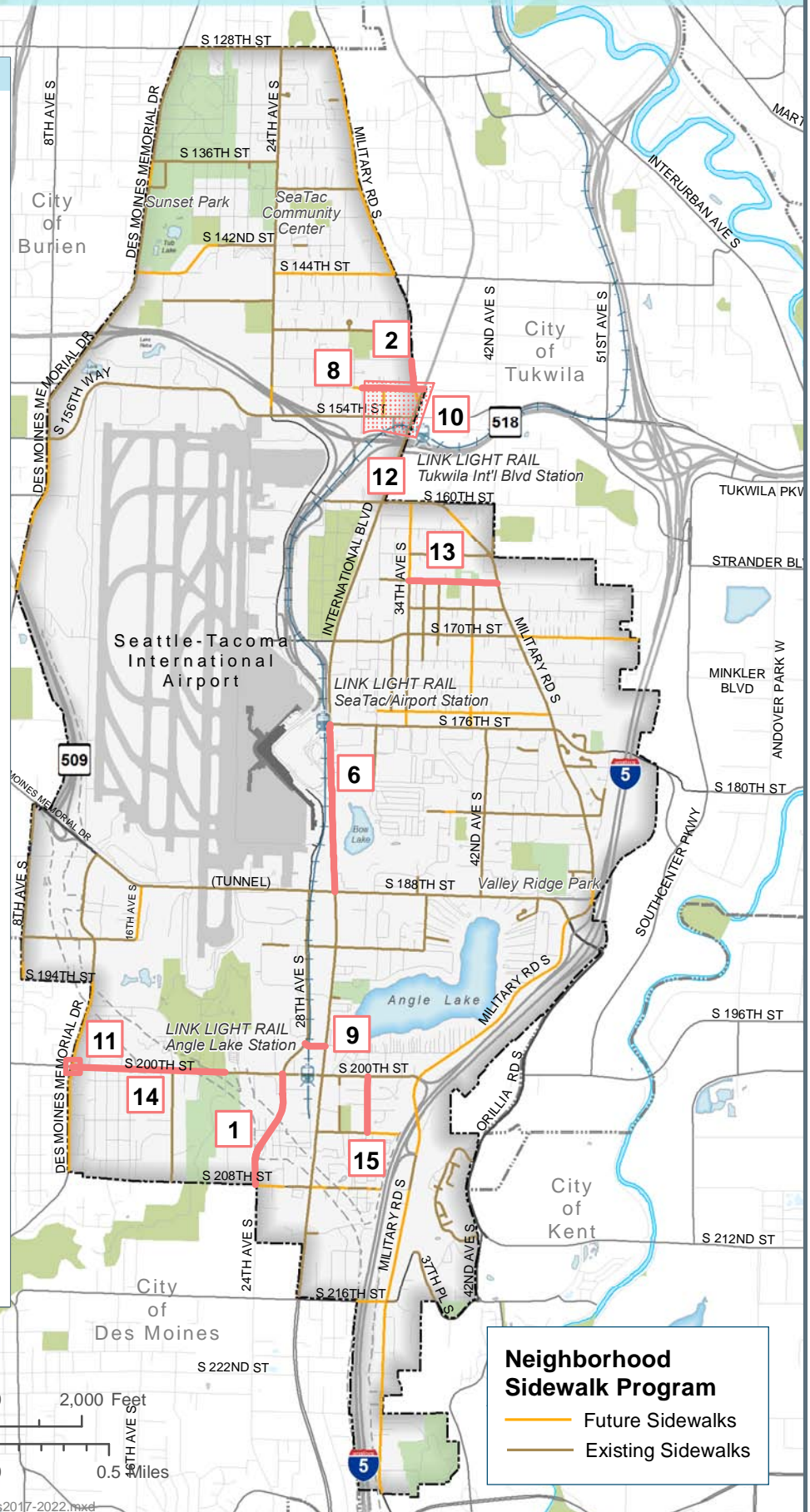
PUBLIC WORKS

City of SeaTac



Public Works 2017 - 2022 CIP Total \$55.2M

1. Connecting 28th/24th Ave S (\$9.90M) 2017
S 200th St to S 208th St
2. Military Road S (\$4.63M) 2017-2019
S 152nd St to 150th St
and S 152nd St Military Rd
to International Blvd
3. Neighborhood Sidewalk Project (\$9.76M) 2017-2022 Location TBD
4. Annual Overlay Project (\$5.52M) 2017-2022 Locations TBD
5. Pedestrian Crossing Program (\$310K) 2017-2022 Citywide
6. International Blvd. Safety Improvements (\$500K) 2017-2018
S 170th St to S 188th St
7. Intelligent Transportation System (\$744K) 2017-2022 Citywide
8. S 152nd St Imp. (\$6.29M) 2019-2021
30th Ave S – Military Rd S
9. New Street - S 198th (\$3.67M) 2018-2020
International Blvd to 28th Ave S
10. Tukwila International Blvd Station Area Improvements (\$1.00M) 2022
11. Des Moines Memorial Drive and S 200th Intersection (\$200K) 2022
12. International Blvd at SR 518 (\$9.60M) 2020-2022
13. S 166th St Pedestrian Improvements (\$1.27M) 2017-2018
34 Ave S to Military Rd S
14. S 200th St Pedestrian/Bike Shared Pathway (\$985K) 2017-2018
Des Moines Memorial Dr S to Des Moines Creek Trailhead
15. 32nd Ave S Pedestrian Improvements (\$799K) 2017-2018
S 200th St to S 204th St



Date Prepared: October 31, 2016
Source: City of SeaTac, King County GIS, HERE

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Neighborhood Sidewalk Program

- Future Sidewalks
- Existing Sidewalks

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS (TRANSPORTATION) SUMMARY

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Projects
Plng/Design/Eng	4,443,900	1,044,500	770,000	610,000	1,425,000	1,250,000	1,450,000	6,549,500	-	10,993,400
Land Acquis/Impr	6,600,000	-	111,000	1,400,000	500,000	500,000	-	2,511,000	-	9,111,000
Construction/Impr	5,430,000	9,880,000	6,618,300	4,670,000	6,502,500	5,672,500	8,560,000	41,903,300	6,000,000	53,333,300
Other/Equipment	-	10,000	-	-	-	-	-	10,000	-	10,000
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	990,000	663,830	469,000	652,250	569,250	858,000	4,202,330	-	4,202,330
Total Capital	16,473,900	11,924,500	8,163,130	7,149,000	9,079,750	7,991,750	10,868,000	55,176,130	6,000,000	77,650,030
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	852,141	868,176	-	2,000	2,000	2,000	1,726,317	-	1,726,317
Supplies	-	2,900	2,900	-	-	-	-	5,800	-	5,800
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other Costs	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	-	-	-	-	-	-	-	(0)	-	(0)
Total Op/Rev Adj	-	855,041	871,076	-	2,000	2,000	2,000	1,732,117	-	1,732,117
New FTE's	-	-	-	-	-	-	-	-	-	-
FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Projects
Asset Sales-HP & SC	-	-	-	800,000	1,811,250	2,788,750	1,000,000	6,400,000	-	6,400,000
GMA Impact Fees	765,000	-	-	-	-	-	-	-	-	765,000
Parking Taxes	9,698,900	1,773,000	3,115,030	3,099,000	1,368,500	2,053,000	1,618,000	13,026,530	-	22,725,430
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Federal Grants	-	-	-	-	-	-	-	-	-	-
State Grants	6,180,000	8,281,500	3,398,100	1,600,000	2,750,000	-	-	16,029,600	-	22,209,600
Local Grants	1,700,000	-	-	-	-	-	-	-	-	1,700,000
Fund Bal #105/#307	-	-	-	-	-	-	-	-	-	-
Utility Reimb	-	-	-	-	-	-	-	-	-	-
To Be Determined*	-	-	1,650,000	1,650,000	3,150,000	3,150,000	8,250,000	17,850,000	6,000,000	23,850,000
Total Funding	18,343,900	10,054,500	8,163,130	7,149,000	9,079,750	7,991,750	10,868,000	53,306,130	6,000,000	77,650,030

*Funding Sources for TBD Projects:

2017/18 Sidewalk Program	1,650,000
2018/19 Sidewalk Program	1,650,000
2019/20 Sidewalk Program	1,650,000
2020/21 Sidewalk Program	1,650,000
2021/22 Sidewalk Program	1,650,000
IB & SR518 Fed Grant	7,800,000
IB & SR518 State Grant	5,550,000
IB & SR518 Other TBD	2,250,000
Total TBD	23,850,000

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input checked="" type="checkbox"/>
Design	<input checked="" type="checkbox"/>	Construction	<input checked="" type="checkbox"/>

PROJECT TITLE: Connecting 28th/24th Ave S

LOCATION: S 200th Street to S 208th Street

DESCRIPTION: Project extends new roadway and non-motorized improvements from the intersection of S 200th St and 26th Ave S to the intersection of S 208th St and 24th Ave S. It completes the gap in the 28th/24th corridor and provides an alternate north/south arterial to SR 99. It mitigates congestion and improves multi-modal access to the S 200th St Light Rail Station in lieu of widening SR 99. The project is a regional partnership between SeaTac, Sound Transit, Port, WSDOT and Des Moines. Access will enable development of adjacent properties to the highest & best use.

BARS NO.: 307.000.11.595.30.63.057

PROJECT NUMBER:

ST-131

Department	Public Works
Program	Roadway
Prepared By	Florendo Cabudol
Department Priority	1 of 15
City Priority	of



EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	4,443,900	-	-	-	-	-	-	-	-	4,443,900
Land Acquis/Impr	6,600,000	-	-	-	-	-	-	-	-	6,600,000
Construction/Impr	5,430,000	9,000,000	-	-	-	-	-	9,000,000	-	14,430,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	900,000	-	-	-	-	-	900,000	-	900,000
Total Capital	16,473,900	9,900,000	-	-	-	-	-	9,900,000	-	26,373,900
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	765,000	-	-	-	-	-	-	-	-	765,000
Parking Taxes	9,698,900	-	-	-	-	-	-	-	-	9,698,900
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-	-	-
State: TIB, FMSIB, Co	6,180,000	8,030,000	-	-	-	-	-	8,030,000	-	14,210,000
Local: Sound Tran	1,700,000	-	-	-	-	-	-	-	-	1,700,000
Fund Balance #	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	18,343,900	8,030,000	-	-	-	-	-	8,030,000	-	26,373,900

POLICY BASIS: *Comprehensive Plan:* Goal 3.1, Goal 3.3, Policy 3.2E, 3.2L, 3.3A, 3.3B, 3.3C, 6.2G, 8.1A, 8.1O, 8.1E, 8.2I, 9.3D.
Transportation Improvement Plan: Priority #2 in 2015-2024.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Project includes five lanes, bike lanes, curb, gutter, sidewalk, storm drainage, street lighting, signalization, channelization, and landscaping. These improvements will complete the gap between the existing improvements on 28th Ave S north of S 200th St and the improvements proposed to begin in 2013 by the City of Des Moines on 24th Ave S south of S 208th Street. The improvements will provide non-motorized alternatives for commuters and recreational opportunities for local residents.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	Improves traffic flow and multi-modal access and circulation around the new Light Rail Station at S 200th St/28th Ave S. This project will provide sidewalks, bike lanes, and travel lanes for use by citywide residents. This important connection completes the 28th/24th corridor. The project will relieve vehicle congestion on International Blvd, and improve arterial network performance; thereby reducing cut-through traffic in neighborhoods. It is anticipated that these improvements will positively impact community identity and pride.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	Access would be improved to the Sound Transit Light Rail Station and Sea-Tac International Airport and Airport related facilities and businesses.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	This arterial roadway extension project would provide access, which will catalyze change or upgrades to current land uses. Construction of the new roadway would improve the development potential. The project would complete frontage improvements and extend utilities which would provide service to properties developed in the future. Provides access to 28.7 acres that could be developed into 500,000 sq ft floor area. Enhances access to an additional 15 acres that could encourage redevelopment.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input checked="" type="checkbox"/> Project provides new capacity. Amount of new capacity provided: 5 lanes, bike lanes, sidewalks <input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input checked="" type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

The Project is fully funded. Other stakeholders are contributing financially to the project. Sound Transit and the Port of Seattle have made funding commitments to the project. The City has been awarded State FMSIB and TIB grants. The projected revenues for these funding sources are shown above.

TRIGGERS (Project Prerequisites)**ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**

State Grants include TIB in the amount of \$6,800,000 and FMSIB in the amount of \$2,500,000.

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: Military Road S & S 152nd St, S 150th St to IB

LOCATION: Military Road S (S 150th to S 152nd) & S 152nd St
(Military to International Blvd)

DESCRIPTION: This project improves a portion of the 154th Street Light Rail Station area. It includes roadway widening, intersection improvements, pavement overlay, sidewalks, storm drainage, street lighting, undergrounding aerial utilities, and landscaping. Design of this project may be combined with project ST-126 if efficiencies are gained. Station Area Action Plan Step PI-9.

PROJECT NUMBER:

ST-125

Department	Public Works
Program	Roadway
Prepared By	Florendo Cabudol
Department Priority	2 of 15
City Priority	of



BARS NO.: 307.000.11.595.30.63.166

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	251,500	250,000	-	-	-	-	501,500	-	501,500
Land Acquisition	-	-	111,000	-	-	-	-	111,000	-	111,000
Construction	-	-	1,456,300	2,200,000	-	-	-	3,656,300	-	3,656,300
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	145,630	220,000	-	-	-	365,630	-	365,630
Total Capital	-	251,500	1,962,930	2,420,000	-	-	-	4,634,430	-	4,634,430
Operating Costs/Revenue Adjustments: lighting, storm drain and landscaping maintenance and power										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	946,830	1,320,000	-	-	-	2,266,830	-	2,266,830
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:	-	-	-	-	-	-	-	-	-	-
St Grt: TIB	-	251,500	1,016,100	1,100,000	-	-	-	2,367,600	-	2,367,600
Loc Grt:	-	-	-	-	-	-	-	-	-	-
Fund Balance #307	-	-	-	-	-	-	-	-	-	-
Total Funding	-	251,500	1,962,930	2,420,000	-	-	-	4,634,430	-	4,634,430

POLICY BASIS: *Comprehensive Plan:* 1.1G, Goal 3.1, Policy 3.2E, Goal 3.3, Policy 3.3A, Goal 3.4, Goal 4.4, Goal 6.1, Policy 6.1C, Goal 6.2, Policies 6.2G, 6.2I, 7.6C, 7.7B, Goal 9.6; *S 154th Street Area Action Plan;* *Transportation Improvement Plan:* Priority #11 in 2015-2024. Project is a designated parking tax project.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	This project will provide new infrastructure that will promote a healthy community by encouraging residents, visitors, and employees in the area to leave their cars at home, walk in the neighborhood, use more transit and seek shopping opportunities locally. The improvements will provide sidewalks and bicycle facilities in a heavily traveled pedestrian corridor.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	This project will construct infrastructure that will provide residents with new opportunities for walking, accessing transit, restaurants, and shops.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	This project will construct infrastructure that will provide employees and visitors with new opportunities for walking, accessing transit, restaurants, shops, and other businesses.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	This project will construct the infrastructure that will provide new development opportunities for retail, office, commercial and residential uses by improving access.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input checked="" type="checkbox"/> Project provides new capacity. Amount: 2 blocks of sidewalk, storm drainage <input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

The schedule of this project is dependant on the availability of funding.

TRIGGERS (Project Prerequisites)**ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: Neighborhood Sidewalk Program

LOCATION: To Be Determined

DESCRIPTION: Annual project to implement the Safe and Complete Streets Plan to construct pedestrian and bicycle facilities on non-arterial streets. Projects are shown in the 2015 Transportation Master Plan. Supplement and connect to arterial sidewalk network. Provide safe connections between neighborhoods, transit, parks, neighborhood businesses. Projects will be selected from the Sidewalk Committee's priority map.

PROJECT NUMBER:

ST-834

Department	Public Works
Program	Sidewalks
Prepared By	Florendo Cabudol
Department Priority	3 of 15
City Priority	of



20 Year Plan New Sidewalks

- Future Sidewalks
- Existing Sidewalks

BARS NO.: 307.000.11.595.61.63.198

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000	-	1,500,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	-	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000	-	7,500,000
Other/Equipment	-	10,000	-	-	-	-	-	10,000	-	10,000
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	150,000	150,000	150,000	150,000	150,000	750,000	-	750,000
Total Capital	-	260,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	9,760,000	-	9,760,000
Operating Costs/Revenue Adjustments: TBD after project decided upon.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other: _____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	260,000	250,000	250,000	250,000	250,000	250,000	1,510,000	-	1,510,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt: _____	-	-	-	-	-	-	-	-	-	-
St Grt: _____	-	-	-	-	-	-	-	-	-	-
Loc Grt: _____	-	-	-	-	-	-	-	-	-	-
Fund Balance # _____	-	-	-	-	-	-	-	-	-	-
To Be Determined (Re)	-	-	1,650,000	1,650,000	1,650,000	1,650,000	1,650,000	8,250,000	-	8,250,000
Total Funding	-	260,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000	9,760,000	-	9,760,000

POLICY BASIS: *Comprehensive Plan:* Goal 3.1, Policies 3.3a, 3.3c, 7.6a, 7.7B. *Transportation Improvement Plan:* Priority #12 for 2015-2024. Project is a partially designated parking tax project.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	New sidewalks will promote healthy recreational choices for neighborhood residents and provide safe pedestrian connections to schools, parks, transit and businesses.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	Currently, most of SeaTac's residential streets are without sidewalks. The Neighborhood Sidewalk Program is providing safer pedestrian routes, improving quality of life and community identity and pride.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	Sidewalk program focus is in the neighborhoods.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
Economic Development	Quality sidewalk connections throughout City neighborhoods will enhance the City's residential image and value.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input checked="" type="checkbox"/> Project provides new capacity. Amount: To be determined. <input type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS (Project Prerequisites)

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: Annual Pavement Overlay Program

LOCATION: To Be Determined

DESCRIPTION: This is the City pavement preservation program for the years 2017 through 2022. Each year a location is selected based on the biennial Pavement Management Report. These projects include grinding and overlaying existing pavement and bringing curb ramps into compliance with current ADA standards. The current report, dated January 2014, recommends an annual budget of \$920,000 to maintain the City's overall Pavement Condition Index (PCI) at 73.

PROJECT NUMBER: ST-885, 886, 887, 888, 889

Department	Public Works
Program	Annual Pavement Overlay
Prepared By	Florendo Cabudol
Department Priority	4 of 15
City Priority	of



BARS NO.: 102.000.11.595.30.63.217, 218, 219, 220,221, 222

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	830,000	830,000	830,000	830,000	830,000	830,000	4,980,000	-	4,980,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	90,000	90,000	90,000	90,000	90,000	90,000	540,000	-	540,000
Total Capital	-	920,000	920,000	920,000	920,000	920,000	920,000	5,520,000	-	5,520,000
Operating Costs/Revenue Adjustments: TBD after project decided upon.										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	920,000	920,000	920,000	920,000	920,000	920,000	5,520,000	-	5,520,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #_____	-	-	-	-	-	-	-	-	-	-
Total Funding	-	920,000	920,000	920,000	920,000	920,000	920,000	5,520,000	-	5,520,000

POLICY BASIS: Comprehensive Plan: Goal 3.1, 3.2 Policies 3.2J; Transportation Improvement Plan: Priority #10, 13, 18, and 21 for 2015-2024.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	The safety and efficiency of the existing transportation system is largely impacted by the roadway's condition.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	Maintaining the condition of the existing pavement within the City protects the City's investment in these transportation facilities. Implementing a systematic program that addresses pavement condition can delay higher cost capital improvements.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	Improving pavement condition makes it possible to continue to access businesses, and improves the City's image to visitors.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	Maintaining the condition of the pavement throughout the City enhances the City's image and value of its infrastructure.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount: To be determined. <input type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS (Project Prerequisites)

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: Pedestrian Crossing Program

LOCATION: Citywide

DESCRIPTION: Develop criteria and install rectangular rapid flashing beacons at appropriate pedestrian crossings.

PROJECT NUMBER:

ST-834

Department	Public Works
Program	Roadway
Prepared By	Florendo Cabudol
Department Priority	5 of 15
City Priority	of



BARS NO.: 307.000.11.595.69.63.100

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	10,000	-	-	-	-	-	10,000	-	10,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	50,000	50,000	50,000	50,000	50,000	50,000	300,000	-	300,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	-	-	-	-	-	-	-	-
Total Capital	-	60,000	50,000	50,000	50,000	50,000	50,000	310,000	-	310,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	60,000	50,000	50,000	50,000	50,000	50,000	310,000	-	310,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #_____	-	-	-	-	-	-	-	-	-	-
Total Funding	-	60,000	50,000	50,000	50,000	50,000	50,000	310,000	-	310,000

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting /maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

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TRIGGERS (Project Prerequisites)

--

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

--

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: International Blvd Safety Improvements

LOCATION: International Blvd, S 170th St to S 188th St

DESCRIPTION: Corridor study to evaluate safety improvements for collision reduction. Possible improvements assumed in cost estimates include four near-side traffic signals and improvements to discourage illegal pedestrian crossings.

BARS NO.: 307.000.11.595.64.63.100

PROJECT NUMBER: ST-162

Department	Public Works
Program	Roadway
Prepared By	Florendo Cabudol
Department Priority	6 of 15
City Priority	of



EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	50,000	10,000	-	-	-	-	60,000	-	60,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	400,000	-	-	-	-	400,000	-	400,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	40,000	-	-	-	-	40,000	-	40,000
Total Capital	-	50,000	450,000	-	-	-	-	500,000	-	500,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	50,000	450,000	-	-	-	-	500,000	-	500,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #_____	-	-	-	-	-	-	-	-	-	-
Total Funding	-	50,000	450,000	-	-	-	-	500,000	-	500,000

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting /maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

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TRIGGERS (Project Prerequisites)

--

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

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☐ Project included in the 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT NUMBER:

ST-887

Department	Public Works
Program	Roadway
Prepared By	Florendo Cabudol
Department Priority	7 of 15
City Priority	of

PROJECT TITLE: **Intelligent Transportation Systems (ITS) Program**

LOCATION: Citywide

DESCRIPTION: Implement Intelligent Transportation Systems Program to improve signal coordination and management, transit signal priority, roadway monitoring and response, ITS device management, and data collection. System could include communications equipment, traffic signal equipment, video surveillance and monitoring, video detection, or a satellite traffic management center.



BARS NO.: 307.000.11.595.64.63.101

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	50,000	50,000	-	-	-	-	100,000	-	100,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	-	90,000	135,000	180,000	180,000	585,000	-	585,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	-	9,000	13,500	18,000	18,000	58,500	-	58,500
Total Capital	-	50,000	50,000	99,000	148,500	198,000	198,000	743,500	-	743,500
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	50,000	50,000	99,000	148,500	198,000	198,000	743,500	-	743,500
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #_____	-	-	-	-	-	-	-	-	-	-
Total Funding	-	50,000	50,000	99,000	148,500	198,000	198,000	743,500	-	743,500

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting /maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

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TRIGGERS (Project Prerequisites)

--

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

--

☐ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: S 152nd St Imp (30th Ave S to Military Rd S)

LOCATION: S 152nd St - 30th Ave S to Military Rd S

DESCRIPTION: This project includes reconstructing S 152nd St from 30th Ave S to Military Rd. The project includes sidewalks, street trees, street and pedestrian lighting, storm drainage improvements, and landscaping. This project will provide access and circulation improvements for vehicle and pedestrian movements in support of redevelopment near the new transit station. This project may be designed simultaneously with ST 125. Station Area Action Step PI-4.

PROJECT NUMBER:

ST-126

Department	Public Works
Program	Roadway
Prepared By	Florendo Cabudol
Department Priority	8 of 15
City Priority	of



BARS NO.: 307.000.11.595.30.63.179

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	150,000	175,000	-	-	325,000	-	325,000
Land Acquisition	-	-	-	900,000	-	-	-	900,000	-	900,000
Construction	-	-	-	-	1,487,500	3,112,500	-	4,600,000	-	4,600,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	-	-	148,750	311,250	-	460,000	-	460,000
Total Capital	-	-	-	1,050,000	1,811,250	3,423,750	-	6,285,000	-	6,285,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	2,000	2,000	2,000	6,000	-	6,000
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other: _____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	2,000	2,000	2,000	6,000	-	6,000
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales-S.C.	-	-	-	800,000	1,811,250	2,788,750	-	5,400,000	-	5,400,000
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	250,000	-	635,000	-	885,000	-	885,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt: _____	-	-	-	-	-	-	-	-	-	-
St Grt: _____	-	-	-	-	-	-	-	-	-	-
Loc Grt: _____	-	-	-	-	-	-	-	-	-	-
Fund Balance # _____	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	1,050,000	1,811,250	3,423,750	-	6,285,000	-	6,285,000

POLICY BASIS: *Comprehensive Plan:* Goals 3.1, 3.2. Policies 3.2E, 3.2J, 3.3A, 3.3B, 3.3C, 3.6B, 6.2G, 6.2I, 7.6A; *S 154th Street Station Area Action Plan;* *Transportation Improvement Plan:* Priority #15 in 2015-2024. Project is a designated parking tax project.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Safety is a primary goal and benefit of this project. Safety for vehicles will be improved by improving sight lines through eliminating on-street parking, better illumination, additional turn lanes and larger curb radii, as well as by removing fixed object hazards such as utility poles and trees. Safety for pedestrians and bicyclists will be improved through dedicated sidewalk and bike lanes.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	This project will provide sidewalks, bike lanes, and safer travel lanes for use by citywide residents. These important enhancements will enable residents to more safely travel neighborhood streets. It is anticipated that these improvements will positively impact community identity and pride.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	This project will construct infrastructure that will provide employees and visitors with new opportunities for walking, accessing transit, restaurants, shops, and other businesses.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	This project will construct the infrastructure that will provide new development opportunities for multi-family residential projects with possibly some commercial uses.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input checked="" type="checkbox"/> Project provides new capacity. Amount: turn lanes, bike lanes, sidewalk, storm drainage <input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

The schedule for this project is dependant on Asset Sales and will be concurrent with the development of the S 154th St Station Area Plaza.

TRIGGERS (Project Prerequisites)

Construct improvements concurrently with redevelopment to ensure driveway locations and utility services are coordinated to meet the needs of property developers.

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

S 154th St Station Area Project. Project was moved from the 2014-2015 time frame.

☐ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: S 198th St

LOCATION: New Street - International Blvd to 28th Ave S

DESCRIPTION: Construct a new three lane roadway with sidewalks to provide an additional access point that allows for improved traffic circulation in and around the Angle Lake lightrail station. The project includes making an intersection improvement at the intersection with 28th Ave S.

BARS NO.: 307.000.11.595.30.63.118

PROJECT NUMBER: ST-044

Department	Public Works
Program	Roadway
Prepared By	Florendo Cabudol
Department Priority	9 of 15
City Priority	of



EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	210,000	210,000	-	-	-	420,000	-	420,000
Land Acquis/Impr	-	-	-	500,000	-	-	-	500,000	-	500,000
Construction/Impr	-	-	-	-	2,500,000	-	-	2,500,000	-	2,500,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	-	-	250,000	-	-	250,000	-	250,000
Total Capital	-	-	210,000	710,000	2,750,000	-	-	3,670,000	-	3,670,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	210,000	210,000	-	-	-	420,000	-	420,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____TBD_____	-	-	-	500,000	2,750,000	-	-	3,250,000	-	3,250,000
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #_____	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	210,000	710,000	2,750,000	-	-	3,670,000	-	3,670,000

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting /maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

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TRIGGERS (Project Prerequisites)

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ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

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☐ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

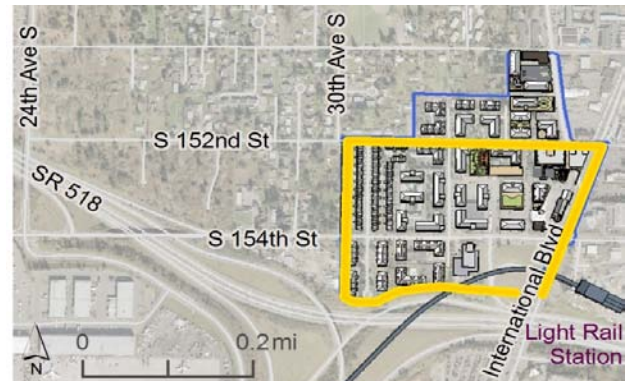
PROJECT TITLE: S 154th St Transit Station Area Improvements

LOCATION: S 154th Street Station Area

DESCRIPTION: Construct new streets as envisioned in the South 154th Street Station Area Plan. Area bounded by S 152nd St, SR 518, 30th Ave and International Blvd. This project will provide access and circulation improvements for vehicle and pedestrian movements in support of redevelopment near the new transit station. Timing of this project may also be influenced by private redevelopment in the area.

PROJECT NUMBER: ST-148

Department	Public Works
Program	Roadway
Prepared By	Florendo Cabudol
Department Priority	10 of 15
City Priority	of



BARS NO.: 308.000.13.595.30.63.191

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	1,000,000	1,000,000	-	1,000,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	-	-	-	-	-	-	-	-
Total Capital	-	-	-	-	-	-	1,000,000	1,000,000	-	1,000,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales-S.C.	-	-	-	-	-	-	1,000,000	1,000,000	-	1,000,000
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #_____	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	-	-	1,000,000	1,000,000	-	1,000,000

POLICY BASIS: *Comprehensive Plan:* Policies 1.1B, 1.1G, Goal 3.1, Goal 3.2, Goal 3.3, 3.3A, Goal 3.4, Goal 4.3, Goal 4.4, Goal 6.2, Policies 6.2D, 6.2W, 7.6C, 7.7B, Goal 9.6; *S 154th Street Station Area Action Plan;* *Transportation Improvement Plan:* Priority #16 in 2015-2024.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Safety is a primary goal and benefit of this project. Safety for vehicles will be improved by improving sight lines through eliminating on-street parking, better illumination, additional turn lanes and larger curb radii, as well as by removing fixed object hazards such as utility poles and trees. Safety for pedestrians and bicyclists will be improved through dedicated sidewalk and bike lanes.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	This project will provide sidewalks, bike lanes, and safer travel lanes for use by citywide residents. These important enhancements will enable residents to more safely travel neighborhood streets. It is anticipated that these improvements will positively impact community identity and pride.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	This project will construct infrastructure that will provide employees and visitors with new opportunities for walking, accessing transit, restaurants, shops, and other businesses.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	This project will construct the infrastructure that will provide new development opportunities for multi-family residential projects with possibly some commercial uses.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input checked="" type="checkbox"/> Project provides new capacity. Amount: New streets, turn lanes, sidewalks, bike lanes <input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

The schedule for this project is dependant on Asset Sales and will be concurrent with the development of the S 154th St Station Area Plaza.

TRIGGERS (Project Prerequisites)

Construct improvements concurrently with redevelopment to ensure driveway locations and utility services are coordinated to meet the needs of property developers.

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

S 154th St Station Area Project. Project was moved from the 2014-2015 time frame.

☒ Project included 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: Des Moines Memorial Drive & S 200th Street Intersection Improvements

LOCATION: Des Moines Memorial Drive and S 200th Street

DESCRIPTION: This project will widen the roadway to provide left turn lanes on all legs, provide for a right turn lane on the east leg, and construct a traffic signal in partnership with the City of Des Moines.

PROJECT NUMBER:

ST-065

Department	Public Works
Program	Roadway
Prepared By	Florendo Cabudol
Department Priority	11 of 15
City Priority	of



BARS NO.: 307.000.11.595.30.63.181

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	200,000	200,000	-	200,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	-	-	-	-	-	-	-	-
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	-	-	-	-	-	-	-	-
Total Capital	-	-	-	-	-	-	200,000	200,000	-	200,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other: Signal Maint.	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	200,000	200,000	-	200,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt: _____	-	-	-	-	-	-	-	-	-	-
St Grt: _____	-	-	-	-	-	-	-	-	-	-
Loc Grt: Des Moines	-	-	-	-	-	-	-	-	-	-
Fund Balance #307	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	-	-	200,000	200,000	-	200,000

POLICY BASIS: *Comprehensive Plan:* Goal 3.1, Goal 3.3, Policy 3.2E, 3.3A, 8.1D, 8.1E, 8.2I. *Transportation Improvement Plan:* Priority #14 for 2015-2024. Project is a designated parking tax project.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	This project will provide separate turn lanes which will reduce rear end and left turn accidents. Also, traffic operations will improve, resulting in better air quality. The project will conform with ADA and City adopted road standards.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	This project will provide traffic safety and operations improvements. This project will make it possible to close 18th Ave S from 200th to Des Moines Memorial Drive, which is currently used by motorists to avoid the congestion at DMMD and S 200th St. Once 18th is closed to traffic, it can be used as a portion of the Lakes to Sound Trail system. This would provide residents with alternative transportation modes and recreational opportunities.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	The project will improve traffic operations and access for airport related warehouses and cargo facilities to the east on S 200th Street	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	By improving traffic operations and access, this project may stimulate redevelopment of properties on the northeast corner of the intersection. Improved access through this intersection to SR 509 and I-5 will make this area more attractive to redevelopment for airport related facilities.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input checked="" type="checkbox"/> Project provides new capacity. Amount: 4 left turn pockets, new right turn lane, traffic signal <input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input checked="" type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Project schedule dependant on funding participation from the City of Des Moines.

TRIGGERS (Project Prerequisites)

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: International Boulevard at SR 518

LOCATION: SR 518 Ramp Improvements at International Blvd

DESCRIPTION: Construct interchange improvements consistent with WSDOT's Route Development Plan. Elements may include modification to S 154th St exit ramp and new eastbound exit ramp to northbound International Blvd. Timing of this project may also be influenced by redevelopment of the SeaTac Center. Station Area Action Step PI-8.

PROJECT NUMBER:

ST-033

Department	Public Works
Program	Roadway
Prepared By	Florendo Cabudol
Department Priority	12 of 15
City Priority	of



BARS NO.: 307.000.11.595.30.63.192

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	1,000,000	1,000,000	-	2,000,000	-	2,000,000
Land Acquisition	-	-	-	-	500,000	500,000	-	1,000,000	-	1,000,000
Construction	-	-	-	-	-	-	6,000,000	6,000,000	6,000,000	12,000,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	-	-	-	-	600,000	600,000	-	600,000
Total Capital	-	-	-	-	1,500,000	1,500,000	6,600,000	9,600,000	6,000,000	15,600,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt: _____	-	-	-	-	-	-	-	-	-	-
St Grt: _____	-	-	-	-	-	-	-	-	-	-
Loc Grt: _____	-	-	-	-	-	-	-	-	-	-
Fund Balance # _____	-	-	-	-	-	-	-	-	-	-
To Be Determined	-	-	-	-	1,500,000	1,500,000	6,600,000	9,600,000	6,000,000	15,600,000
Total Funding	-	-	-	-	1,500,000	1,500,000	6,600,000	9,600,000	6,000,000	15,600,000

POLICY BASIS: *Comprehensive Plan:* Goal 3.2, Policy 3.2E, Goal 4.4, Policy 4.4D, Goal 7.6, Policy 7.6A; *S 154th Street Station Area Action Plan;* *Transportation Improvement Plan:* Priority #19 for 2014-2024. Project is a designated parking tax project.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety	Safety is a primary goal and benefit of this project. Safety for vehicles will be improved by improving sight lines through eliminating on-street parking, better illumination, additional turn lanes and larger curb radii, as well as by removing fixed object hazards such as utility poles and trees. Safety for pedestrians and bicyclists will be improved through dedicated sidewalk and bike lanes.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	This project will provide sidewalks, bike lanes, and safer travel lanes for use by Citywide residents. These important enhancements will enable residents to more safely travel neighborhood streets. It is anticipated that these improvements will positively impact community identity and pride.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	This project will construct infrastructure that will provide employees and visitors with new opportunities for walking, accessing transit, restaurants, shops, and other businesses.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	This project will construct the infrastructure that will provide new development opportunities for multi-family residential projects with possibly some commercial uses.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input checked="" type="checkbox"/> Project provides new capacity. Amount: new eastbound exit ramp, pedestrian facilities <input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS**TRIGGERS (Project Prerequisites)****ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**

S 154th St Station Area Project. Project moved from 2018-2021 time frame.

☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: S 166th Street Pedestrian Improvements

LOCATION: S 166th St - 34th Ave S to Military Rd S

DESCRIPTION: South 166th Street Safe Routes to School Project includes new sidewalks on both sides of the road, curb and gutter, asphalt overlay and storm drainage. The project limits are between 34th Avenue South and Military Road South. This project will construct 0.39 centerline miles of new sidewalk and will provide a pedestrian connection to McMicken Elementary School. Grant Dependent.

BARS NO.: 307.000.11.595.69.63.101

PROJECT NUMBER:

ST-N78

Department	Public Works
Program	Roadway
Prepared By	Florendo Cabudol
Department Priority	13 of 15
City Priority	of



EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	235,000	-	-	-	-	-	235,000	-	235,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	940,000	-	-	-	-	940,000	-	940,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	94,000	-	-	-	-	94,000	-	94,000
Total Capital	-	235,000	1,034,000	-	-	-	-	1,269,000	-	1,269,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	235,000	94,000	-	-	-	-	329,000	-	329,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:	-	-	-	-	-	-	-	-	-	-
St Grt:TBD	-	-	940,000	-	-	-	-	940,000	-	940,000
Loc Grt:	-	-	-	-	-	-	-	-	-	-
Fund Balance #	-	-	-	-	-	-	-	-	-	-
Total Funding	-	235,000	1,034,000	-	-	-	-	1,269,000	-	1,269,000

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting /maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

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TRIGGERS (Project Prerequisites)

--

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

--

☐ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT NUMBER: **ST-N80**

Department	Public Works
Program	Roadway
Prepared By	Florendo Cabudol
Department Priority	14 of 15
City Priority	of

PROJECT TITLE: South 200th Street Pedestrian and Bicycle Shared Pathway Project

LOCATION: S 200th St - Des Moines Memorial Drive South to Des Moines Creek Trailhead

DESCRIPTION: This project will design and construct approximately 3,500 lineal feet of 10ft wide shared pathway from Des Moines Memorial Drive S to the Des Moines Creek Trailhead. This project will improve pedestrian connectivity to the Angle Lake lightrail station.



BARS NO.: 307.000.11.595.69.63.102

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	50,000	-	-	-	-	-	50,000	-	50,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	850,000	-	-	-	-	850,000	-	850,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	85,000	-	-	-	-	85,000	-	85,000
Total Capital	-	50,000	935,000	-	-	-	-	985,000	-	985,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	50,000	85,000	-	-	-	-	135,000	-	135,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt: TBD_____	-	-	850,000	-	-	-	-	850,000	-	850,000
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #_____	-	-	-	-	-	-	-	-	-	-
Total Funding	-	50,000	935,000	-	-	-	-	985,000	-	985,000

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting /maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS (Project Prerequisites)

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

☐ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: 32nd Ave S Pedestrian Improvements

LOCATION: 32nd Ave S - S 200th St to S 204th St

DESCRIPTION: 32nd Avenue South Safe Routes to School Project includes building new sidewalks on the east sides of the road, curb and gutter, asphalt overlay and storm drainage. The project limits are between South 204th Street and South 200th Street. This project will construct 0.24 centerline miles of new sidewalk and will provide a pedestrian connection to Madrona Elementary School.

BARS NO.: 307.000.11.595.69.63.103

PROJECT NUMBER:

ST-N79

Department	Public Works
Program	Roadway
Prepared By	Florendo Cabudol
Department Priority	15 of 15
City Priority	of



EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	148,000	-	-	-	-	-	148,000	-	148,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	592,000	-	-	-	-	592,000	-	592,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	-	59,200	-	-	-	-	59,200	-	59,200
Total Capital	-	148,000	651,200	-	-	-	-	799,200	-	799,200
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	148,000	59,200	-	-	-	-	207,200	-	207,200
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____TBD_____	-	-	592,000	-	-	-	-	592,000	-	592,000
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #_____	-	-	-	-	-	-	-	-	-	-
Total Funding	-	148,000	651,200	-	-	-	-	799,200	-	799,200

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health & Safety		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development		<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount of new capacity provided: _____ <input type="checkbox"/> Project assists in meeting /maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

--

TRIGGERS (Project Prerequisites)

--

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

--

☐ Project included in 2015-2020 CIP.

Surface Water Management Utility

Capital Projects 2017 – 2022 CIP

Surface Water Management Utility

Capital Projects

2017 – 2022 CIP

Surface Water Management Projects:

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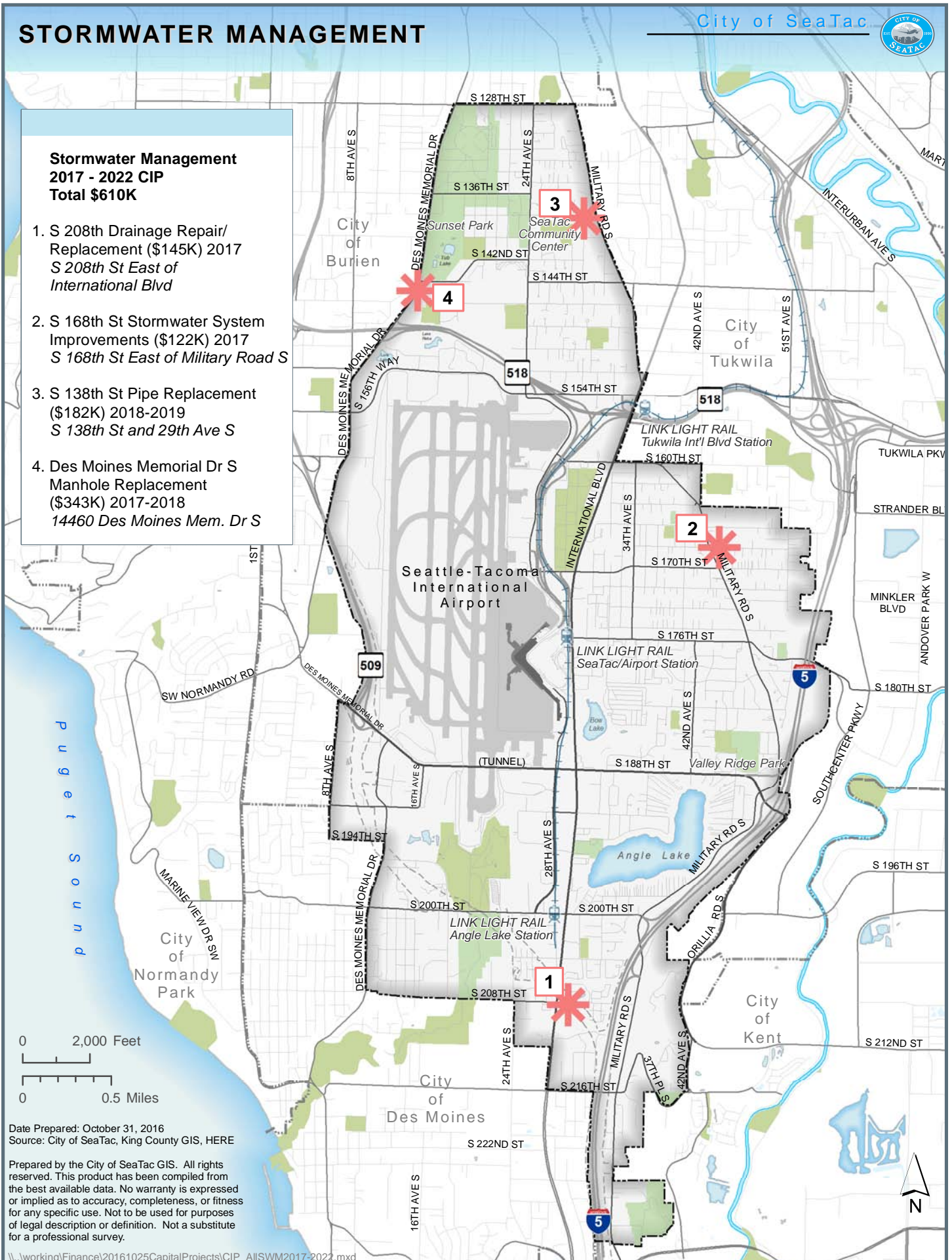
STORMWATER MANAGEMENT

City of SeaTac



Stormwater Management 2017 - 2022 CIP Total \$610K

1. S 208th Drainage Repair/
Replacement (\$145K) 2017
S 208th St East of
International Blvd
2. S 168th St Stormwater System
Improvements (\$122K) 2017
S 168th St East of Military Road S
3. S 138th St Pipe Replacement
(\$182K) 2018-2019
S 138th St and 29th Ave S
4. Des Moines Memorial Dr S
Manhole Replacement
(\$343K) 2017-2018
14460 Des Moines Mem. Dr S



Date Prepared: October 31, 2016
Source: City of SeaTac, King County GIS, HERE

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\\working\Finance\20161025CapitalProjects\CIP_AllSWM2017-2022.mxd

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

SURFACE WATER MANAGEMENT UTILITY SUMMARY

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Projects
Plng/Design/Eng	-	70,844	24,300	-	-	-	-	95,144	-	95,144
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	171,996	255,250	121,550	-	-	-	548,796	-	548,796
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	18,051	24,249	11,547	-	-	-	53,847	-	53,847
Contingency (10%)	-	44,521	25,525	24,310	-	-	-	94,356	-	94,356
Total Capital	-	305,412	329,324	157,407	-	-	-	792,143	-	792,143
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other Costs	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	-	-	-	-	-	-	-	(0)	-	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-
FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Projects
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	215,352	329,324	157,407	-	-	-	702,083	-	702,083
Federal Grants	-	-	-	-	-	-	-	-	-	-
State Grants	-	-	-	-	-	-	-	-	-	-
Local Grants	-	90,060	-	-	-	-	-	90,060	-	90,060
Fund Balance #	-	-	-	-	-	-	-	-	-	-
FB#105 Com Relief	-	-	-	-	-	-	-	-	-	-
Utility Reimb.	-	-	-	-	-	-	-	-	-	-
To Be Determined	-	-	-	-	-	-	-	-	-	-
Total Funding	-	305,412	329,324	157,407	-	-	-	792,143	-	792,143

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: S 208th Drainage Repair/Replacement

LOCATION: South 208th Street

DESCRIPTION: This drainage repair and replacement project includes replacement of two sections of failing storm pipe and a stormwater manhole. Storm pipe replacement includes 101 feet of 18 inch storm pipe and 94 feet of 12 inch storm pipe. The proposed stormwater system project is intended to repair and replace the existing storm system before significant failures can occur which could result in sink holes in the roadway and sediment impacts to the downstream system

PROJECT NUMBER: SWMCIP # 9

Department	Public Works
Program	Stormwater
Prepared By	Don Robinett
Department Priority	SD 1 of 4
City Priority	1 of 4



BARS NO.: 403.000.11.595.40.63.203

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	\$0	14,542	-	-	-	-	-	14,542	-	14,542
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	96,946	-	-	-	-	-	96,946	-	96,946
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	9,210	-	-	-	-	-	9,210	-	9,210
Contingency (20%)	-	24,140	-	-	-	-	-	24,140	-	24,140
Total Capital	-	144,838	-	-	-	-	-	144,838	-	144,838
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other: _____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	144,838	-	-	-	-	-	144,838	-	144,838
Fed Grt: _____	-	-	-	-	-	-	-	-	-	-
St Grt: _____	-	-	-	-	-	-	-	-	-	-
Loc Grt: _____	-	-	-	-	-	-	-	-	-	-
Fund Balance # _____	-	-	-	-	-	-	-	-	-	-
FB #105 Com Relief	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
TBD	-	-	-	-	-	-	-	-	-	-
Total Funding	-	144,838	-	-	-	-	-	144,838	-	144,838

POLICY BASIS: Comprehensive Plan: Goal 6.1, Goal 9.3, Policy 9.3B, Goal 9.9, Policy 9.9A&D

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health, Safety & Environment	This project is designed to repair and replace a failing storm system before critical system failure can occur, which could result in sink holes in the right of way and impacts to the downstream storm system and natural water ways.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	This project is designed to repair and replace a failing storm system before critical system failure can occur, which could result in sink holes in the right of way which would impact local residences and businesses.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	This project is designed to repair and replace a failing storm system before critical system failure can occur, which could result in sink holes in the right of way which would impact local residences and businesses.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	Maintaining the City's stormwater and transportation infrastructure is essential to the business community and economic development.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Improves flow by increasing use of existing retention system. <input checked="" type="checkbox"/> Project assists in meeting /maintaining adopted level of service by improving flow regime. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Funding is in place for this and other stormwater improvements, repairs and replacements pursuant to the Surface Water Utility rate increase approved in 2013.

TRIGGERS (Project Prerequisites)**ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**☐ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est.	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: S 168th Stormwater System Improvements

LOCATION: South side of S 168th Street, East of Military Road
(near 4405 S 168th St)

DESCRIPTION: This drainage improvement project includes lowering the ditch line and storm pipes ranging approximately 390 feet east of the existing flooding area, allowing stormwater flows to continue east down S168th St. The proposed stormwater improvements will remove the reoccurring flooding of the residential property at 4405 S168th St, as well as remove the threat of flooding of 15 residences down gradient from reoccurring flooding area and potential flooding of S168th St.

PROJECT NUMBER: SWMCIP # 7

Department	Public Works
Program	Stormwater
Prepared By	Don Robinett
Department Priority	SD 2 of 4
City Priority	2 of 4



BARS NO.: 403.000.11.595.40.63.212

EXPENDITURE SCHEDULE										
Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	\$0	18,012	-	-	-	-	-	18,012	-	18,012
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	75,050	-	-	-	-	-	75,050	-	75,050
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)	-	8,841	-	-	-	-	-	8,841	-	8,841
Contingency (20%)	-	20,381	-	-	-	-	-	20,381	-	20,381
Total Capital	-	122,284	-	-	-	-	-	122,284	-	122,284
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	32,224	-	-	-	-	-	32,224	-	32,224
Fed Grt:	-	-	-	-	-	-	-	-	-	-
St Grt:	-	-	-	-	-	-	-	-	-	-
Loc Grt: KCFC	-	90,060	-	-	-	-	-	90,060	-	90,060
Fund Balance #	-	-	-	-	-	-	-	-	-	-
FB #105 Com Relief	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
TBD	-	-	-	-	-	-	-	-	-	-
Total Funding	-	122,284	-	-	-	-	-	122,284	-	122,284

POLICY BASIS: *Comprehensive Plan*: Goal 6.1, Goal 9.3, Policy 9.3B, Goal 9.9, Policy 9.9A&D

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health, Safety & Environment	This project will remove the reoccurring flooding of the residential property at 4405 S168th St, as well as remove the threat of flooding for 15 residences down gradient from reoccurring flooding area and potential flooding of S168th St.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	This project will remove the reoccurring flooding of the residential property at 4405 S168th St, as well as remove the threat of flooding of 15 residences down gradient from reoccurring flooding area and potential flooding of S168th St.	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	Removal of the reoccurring flooding of the residential property at 4405 S168th St, as well as remove the threat of flooding of 15 residences down gradient from reoccurring flooding area, will allow property owners to make landscaping improvements, improving aesthetic values of the property and the neighborhood. These increased aesthetic values will be seen by visitors in the neighborhood. There are no foreseen business impacts or benefits from this project.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
Economic Development	Removal of the reoccurring flooding issues, as well as landscaping improvements made by the property owner will serve to increase aesthetic values and thereby property values in the neighborhood.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input checked="" type="checkbox"/> Project provides new capacity by allowing flows to continue east along S 168th. <input checked="" type="checkbox"/> Project assists in meeting /maintaining adopted level of service by improving flow regime. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Funding is in place for this and other stormwater improvements, repairs and replacements pursuant to the Surface Water Utility rate increase approved in 2013.

TRIGGERS (Project Prerequisites)**ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**☐ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT NUMBER: **SWMCIP # 5**

Department	Public Works
Program	Stormwater
Prepared By	Don Robinett
Department Priority	SWM 3 of 4
City Priority	of

PROJECT TITLE: **South 138th Street Pipe Replacement**

LOCATION: S 138th St. and 29th Ave S.

DESCRIPTION: The existing stormwater pipe crossing S 138th St. is partially filled with concrete. This project will abandon the existing stormwater pipe in place and install a new crossing pipe.



BARS NO.: 403.000.11.595.40.63.210

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng		-	24,300	-	-	-	-	24,300		24,300
Land Acquisition	-	-	-	-	-	-	-	-		-
Construction	-	-	-	121,550	-	-	-	121,550		121,550
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)		-	-	11,547	-	-	-	11,547	-	11,547
Contingency (20%)		-	-	24,310	-	-	-	24,310		
Total Capital	-	-	24,300	157,407	-	-	-	181,707	-	157,397
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	24,300	157,407	-	-	-	181,707	-	181,707
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #_____	-	-	-	-	-	-	-	-	-	-
FB #105 Com Relief	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
TBD	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	24,300	157,407	-	-	-	181,707	-	181,707

POLICY BASIS: *Comprehensive Plan:* Comprehensive Plan: Goal 6.1, Goal 9.3, Policy 9.3B, Goal 9.9, Policy 9.9A&D

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health, Safety & Environment	This project will resolve the problem of small localized flooding near the intersection of S 138th St. and 29th Ave S during major storm events. The project will also reduce the potential for erosion and bank destabilization to the wetland areas directly adjacent to the road.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
Benefit to Residents	The incidence of small localized flooding only occurs during major storm events. However, local residents and vehicle traffic will benefit from this project during those storm events.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	This is primarily a residential neighborhood, however a local church, its patrons and local residents will benefit from this project.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
Economic Development	The project is located on a residential street and will not have a notable impact on economic development.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount: new grade separated pedestrian crossing. <input type="checkbox"/> Project assists in meeting /maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Funding is in place for this and other stormwater improvements, repairs and replacements pursuant to the Surface Water Utility rate increase approved in 2013.

TRIGGERS (Project Prerequisites)**ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)**☒ Project included in 2015-2020 CIP.

CITY OF SEATAC

2017 - 2022 CAPITAL IMPROVEMENT PROGRAM

PROJECT STATUS (Check all that apply):

Conceptual Est	<input checked="" type="checkbox"/>	P.S.E. Complete	<input type="checkbox"/>
Design	<input type="checkbox"/>	Construction	<input type="checkbox"/>

PROJECT TITLE: Des Moines Memorial Drive Manhole Replacement

LOCATION: 14460 Des Moines Memorial Drive

DESCRIPTION: The existing manhole located between the trail and private property is failing. This project will replace the existing manhole structure, which conveys a tributary of Miller Creek.

PROJECT NUMBER: SWMCIP # 3

Department	Public Works
Program	Stormwater
Prepared By	Don Robinett
Department Priority	SWM 4 of 4
City Priority	4 of 4



BARS NO.: 403.000.11.595.40.63.211

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Plng/Design/Eng		38,290	-	-	-	-	-	38,290		38,290
Land Acquisition	-	-	-	-	-	-	-	-		-
Construction	-	-	255,250	-	-	-	-	255,250		255,250
Other/Equipment	-	-	-	-	-	-	-	-		-
Sales Tax (9.5%)		-	24,249	-	-	-	-	24,249	-	24,249
Contingency (20%)		-	25,525	-	-	-	-	25,525		25,525
Total Capital	-	38,290	305,024	-	-	-	-	343,314	-	343,314
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2017	2018	2019	2020	2021	2022	2017-2022 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	38,290	305,024	-	-	-	-	343,314	-	343,314
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance # _____	-	-	-	-	-	-	-	-	-	-
FB #105 Com Relief	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
TBD	-	-	-	-	-	-	-	-	-	-
Total Funding	-	38,290	305,024	-	-	-	-	343,314	-	343,314

POLICY BASIS: Comprehensive Plan: Goal 6.1, Goal 9.3, Policy 9.3B, Goal 9.9, Policy 9.9A&D

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING (Check One)
Health, Safety & Environment	The project will replace the existing failing manhole structure, which has a temporary fix in place. The new structure and fill will stabilize the stream passage and prevent sink holes from reoccurring. Stabilizing the manhole structure will improve safety for pedestrians, bicyclists and potentially vehicular traffic.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Residents	The project will resolve the sink hole issue mentioned above and stabilize the stream passage, improving safety and environmental benefits for trail users and local residents.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Benefit to Businesses and/or Visitors	The project will resolve a sink hole issue directly adjacent to an existing commercial development, so the repair will benefit local businesses. Stabilizing the manhole structure will also improve safety for pedestrians, bicyclists and potentially vehicular traffic.	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
Economic Development	The project will resolve a sink hole issue directly adjacent to an existing commercial development, so the repair will benefit local businesses. The manhole replacement project is unlikely to encourage new economic development, however it will prevent future impacts to local businesses and economic growth in this area.	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
LEVEL OF SERVICE IMPACT (Check all that apply)	<input checked="" type="checkbox"/> Project provides no new capacity (repair, replacement or renovation). <input type="checkbox"/> Project provides new capacity. Amount: new grade separated pedestrian crossing. <input type="checkbox"/> Project assists in meeting /maintaining adopted level of service. <input type="checkbox"/> Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Funding is in place for this and other stormwater improvements, repairs and replacements pursuant to the Surface Water Utility rate increase approved in 2013.

TRIGGERS (Project Prerequisites)

Surface Water Utility fees

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION (As Needed)

☒ Project included in 2015-2020 CIP.

Capital Equipment

**Six Year Equipment Purchase/Replacement
Schedule**

2017 – 2022 CIP

Capital Equipment

Six Year Equipment Purchase/Replacement Schedule

2017 – 2022 CIP

Equipment Purchases/Replacement Schedules:

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Information Systems Equipment Replacement Schedule	119
Parks, Recreation & Facilities Equipment	120
Equipment Rental Fund #501 (Vehicles/Equipment)	122

City of SeaTac
2017 - 2022 Citywide Capital Equipment Summary Schedule

Expenditure Schedule	Dept/Div	2017	2018	2019	2020	2021	2022	Total
Information Systems Hardware/Software	Info Sys	\$53,258	\$32,600	\$37,000	\$30,000	\$71,000	\$39,258	\$263,116
Parks, Recreation & Facilities Equip	PR&F	14,452	10,079	-	63,236	100,740	-	\$188,507
Equipment Rental	ER	\$478,700	\$243,900	\$489,400	\$552,000	\$300,500	\$322,000	\$2,386,500
	TOTAL	\$546,410	\$286,579	\$526,400	\$645,236	\$472,240	\$361,258	\$2,838,123

Financing Schedule	Fund	2015	2016	2017	2018	2019	2020	Total
Sales Taxes	301-Mun Cap Imp	62,334	42,679	37,000	93,236	71,000	39,258	\$345,507
Fund Balance Fund #102	102-Street	2,688	-	-	-	-	-	\$2,688
Storm Drainage Fees	403-SWM	2,688	-	-	-	-	-	\$2,688
Fund Balance Fund #108	108-Bldg Mtc-CH	-	-	-	-	100,740	-	\$100,740
Fund Balance Fund #501	501-Equip Rental	478,700	243,900	489,400	552,000	300,500	322,000	\$2,386,500
	TOTAL	\$546,410	\$286,579	\$526,400	\$645,236	\$472,240	\$361,258	\$2,838,123

City of SeaTac
2017 - 2022 Information Systems Capital Equipment Replacement Schedule

Department: Finance
Division: Information Systems
Director: Bart Perman-Acting Information Systems Director
Fund/Program Title: Municipal Capital Improvement Fund #301
BARS Number(s): 301.000.04.518.88.35.000 Hardware < \$5K
 301.000.04.594.18.64.094 Capital Hardware

Detailed Description and Justification of Request (including City goal addressed, if applicable):

- 1) Replacement of 25% of City's desktop and laptop computers which are on a 4 year replacement schedule.
- 2) Network routers replaced in 2013 are on an 8 year replacement schedule.
- 3) The City's virtual server hardware was purchased in 2009, an additional server was purchased in 2011. These servers are on a 6 year replacement schedule.
- 4) The City's Storage Area Network (SAN) purchased in 2015 is on a 6 year replacement schedule.
- 5) The color laser printer at City Hall purchased in 2015 and is on an 8 year replacement schedule.
- 6) The large color format plotter at City Hall purchased in 2015 is on an 8 year replacement schedule.
- 7) Large monitors support the move to electronic plan review in CED. These monitors will be on a 5 year replacement schedule.
- 8) The batteries in the City's datacenter back power system are on a 5 year life cycle and are due for replacement in 2017.

What is impact of request denial/delay?

The City relies on this technology in order to perform the duties necessary to serve its citizens. The best way to ensure the stability and availability of our Information Systems environment is to keep our systems current. Denial/delay of these replacements can put that stability and availability in jeopardy.

<u>Expenditure Schedule</u>		<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>Total</u>
1) Computers and Monitors	35.000	30,000	30,000	30,000	30,000	30,000	30,000	180,000
2) Network Routers	35.000	-	-	-	-	11,000	-	\$11,000
3) City Virtual Server Hosts	64.094	14,000	-	7,000	-	-	-	\$21,000
4) Storage Area Network	64.094	-	-	-	-	30,000	-	\$30,000
5) Color Printer Replacement	64.094	-	-	-	-	-	-	\$0
6) Color Plotter Replacement	64.094	-	-	-	-	-	-	\$0
7) Large monitors for Electronic Plan Review	35.000	2,600	2,600	-	-	-	2,600	\$7,800
8) Replacement Batteries for City Hall UPS	35.000	6,658	-	-	-	-	6,658	\$13,316
TOTAL		\$53,258	\$32,600	\$37,000	\$30,000	\$71,000	\$39,258	\$263,116

<u>Financing Schedule</u>		<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>Total</u>
Sales Taxes	301	53,258	32,600	37,000	30,000	71,000	39,258	\$263,116
TOTAL		\$53,258	\$32,600	\$37,000	\$30,000	\$71,000	\$39,258	\$263,116

City of SeaTac

2017 - 2022 Recreation & Facilities Capital Equipment Purchases Schedule

Department:	Parks, Community Programs & Services
Division:	Recreation & Facilities
Director:	Lawrence Ellis, Director of Parks, Community Programs & Services
Fund/Program Title:	Various Funds
BARS Number(s):	102.000.11.594.43.64.097 & 403.000.11.594.31.64.097 & 301.000.04.594.76.64.097 Exercise Eq, Mtc Fac 301.000.04.594.75.64.097 Kitchen Equipment, SeaTac Community Center 301.000.04.594.76.64.097 Park and Sport Field Equipment, Valley Ridge Park 301.000.04.594.76.64.097 Exercise Equipment, SeaTac Community Center 301.000.04.594.28.64.090 Audio/Visual Equipment, City Hall

Detailed Description and Justification of Request (including City goal addressed, if applicable):

Soccer goals at Valley Ridge Park are on a replacement schedule to replace before they become a hazard to field users. Requesting replacement of exercise equipment, kitchen equipment and park equipment according to an established schedule based on anticipated life. Exercise equipment at the end of its expected life can be unreliable, may require more maintenance and will be outdated. Exercise equipment at the SeaTac Community Center is used by people who pay a fee to work out. They expect the equipment to be in good working condition. The exercise equipment at the Maintenance Facility are used by City staff. They rely on this equipment in order to work out during their lunch breaks or after work to receive the health benefits of working out. Staff and senior volunteers rely on the convection ovens to prepare meals for the senior congregate meal program at the SeaTac Community Center. The replacement of audio/visual equipment at City Hall is anticipated in order to keep up with changing technology.

What is impact of request denial/delay?

The soccer goals at Valley Ridge Park are inspected and only replaced when needed. The goals scheduled for replacement in 2015 are close to the end of their life and could become hazardous to field users if not replaced. Denying the request to replace fitness equipment at the Maintenance Facility could result in the old equipment being inoperable when staff would like to use it. It could result in higher maintenance costs for the old equipment. If the request is denied to replace the exercise equipment at the SeaTac Community Center, this could result in having old equipment that may become inoperable and require higher maintenance costs. The fitness room would be less desirable to fitness room users who may chose to workout elsewhere. They are charged a fee to use the fitness room and if equipment is not maintained revenue may decrease. The Senior Program relies on two convection ovens to be operable in order to prepare meals for seniors Tuesday through Friday each week. Being limited to one or no convection oven would result in a hardship on staff and senior volunteers who prepare the lunches.

City of SeaTac

2017 - 2022 Recreation & Facilities Capital Equipment Purchases Schedule

Department:	Parks, Community Programs & Services
Division:	Recreation & Facilities
Director:	Lawrence Ellis, Director of Parks, Community Programs & Services
Fund/Program Title:	Various Funds
BARS Number(s):	102.000.11.594.43.64.097 & 403.000.11.594.31.64.097 & 301.000.04.594.76.64.097 Exercise Eq, Mtc Fac 301.000.04.594.75.64.097 Kitchen Equipment, SeaTac Community Center 301.000.04.594.76.64.097 Park and Sport Field Equipment, Valley Ridge Park 301.000.04.594.76.64.097 Exercise Equipment, SeaTac Community Center 301.000.04.594.28.64.090 Audio/Visual Equipment, City Hall

<u>Expenditure Schedule</u>	<u>Fund</u>	<u>Dept</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>Total</u>
1) Exercise Equip (Maintenance Shop)	102/301/403	10	8,064	-	-	-	-	-	\$8,064
2) Convection Oven (#X8-10A) (SCC)	301	10	6,388	-	-	-	-	-	\$6,388
3) Soccer Goals (3 fields) (VR Park)	301	10	-	10,079	-	-	-	-	\$10,079
4) Repl Treadmill (SLT146916) (NSPCC)	301	10	-	-	-	6,247	-	-	\$6,247
5) Repl Treadmill (SLT146897) (NSPCC)	301	10	-	-	-	6,247	-	-	\$6,247
6) Repl Treadmill (SLT146924) (NSPCC)	301	10	-	-	-	6,247	-	-	\$6,247
7) Repl Treadmill (SLT124235) (NSPCC)	301	10	-	-	-	6,247	-	-	\$6,247
8) Freezer, Model #G12010 (NSPCC)	301	10	-	-	-	6,232	-	-	\$6,232
9) Freezer, Model #G12010 (NSPCC)	301	10	-	-	-	6,232	-	-	\$6,232
10) Refrigerator, Mod #G20010 (NSPCC)	301	10	-	-	-	5,842	-	-	\$5,842
11) Commercial Dishwasher (NSPCC)	301	10	-	-	-	13,243	-	-	\$13,243
12) Convection Oven (GS/155C) (NSPCC)	301	10	-	-	-	6,699	-	-	\$6,699
13) Replace Audio/Visual Equip (City Hall)	108	10	-	-	-	-	100,740	-	\$100,740
TOTAL			\$14,452	\$10,079	\$0	\$63,236	\$100,740	\$0	\$188,507

<u>Financing Schedule</u>	<u>Fund</u>	<u>Dept</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>Total</u>
Sales Taxes			9,076	10,079	-	\$63,236	-	-	\$82,391
Fund Balance #102			2,688	-	-	-	-	-	\$2,688
Storm Drainage Fees			2,688	-	-	-	-	-	\$2,688
Fund Balance #108 CH			-	-	-	-	100,740	-	\$100,740
TOTAL			\$14,452	\$10,079	\$0	\$63,236	\$100,740	\$0	\$188,507

City of SeaTac
2017 - 2022 Equipment Rental (Fund #501) Capital Equipment Schedule

Department:	Public Works
Division:	Equipment Rental
Director:	Will Appleton, Public Works Director
Fund/Program Title:	Equipment Rental Fund #501
BARS Number(s):	501.000.11.594.48.64.095 Vehicles/Heavy Equipment 501.000.11.594.48.64.097 Tools & Equipment

Detailed Description and Justification of Request (including City goal addressed, if applicable):

The Equipment Rental Fund was established by Ordinance #90-1070 in 1990. The purpose of the Fund is to maintain, repair & replace City vehicles and auxiliary equipment, other than for Fire and Police. The Fund charges the appropriate department/fund annually based on estimated expenses. By using the Equipment Rental Fund, the City has an efficient, streamlined and coordinated method of dealing with vehicles and large pieces of equipment.		2017	2018	2019	2020	2021	2022
	Sedans & SUVs			A015		A014, A017	A016, A018
	Trucks & Vans	B046, B051, B058, B063	B054	B037, B043, B044, B055	B024, B047, B057, B062	B053, B065, B067, B069	B036, B056, B060, B064
	Trailers	C003, C008	C016	C018,C019, C020	C013, C021, C022, C024	C026	C027
	Mowers, Dumptrucks & Equipment	D008, D016	D041, D043, D047, D048	D032, D050, D051, D052	D039, D044, D045, D049, D059	D056, D061, D062	D055, D057
	Equipment Parts	D053, D054					

What is impact of request denial/delay?

When equipment is budgeted for replacement, the funding is available and has accumulated over the life of the equipment. Equipment may be purchased earlier or later than initially scheduled due to the specific circumstance surrounding the equipment. Equipment that is not replaced may incur additional repair expenditures, experience increased breakdowns causing delays and become a safety issue for the City.

Expenditure Schedule	2017	2018	2019	2020	2021	2022	Total
Vehicles/Heavy Equipment	210,000	95,000	391,000	195,000	268,000	281,000	\$1,440,000
Tools & Equipment	268,700	148,900	98,400	357,000	32,500	41,000	\$946,500
	\$478,700	243,900	489,400	552,000	300,500	322,000	\$2,386,500

Financing Schedule	2017	2018	2019	2020	2021	2022	Total
Equip Rental #501 Fund Balance	\$478,700	\$243,900	\$489,400	\$552,000	\$300,500	\$322,000	\$2,386,500
	\$478,700	243,900	489,400	552,000	300,500	322,000	\$2,386,500

City of SeaTac

2017 - 2022 Equipment Rental (Fund #501) Capital Equipment Replacement Schedule

Equipment Rental Listing by Type

ER #	Type of Vehicle	Assigned To
Sedans		
A014	2003 Dodge Intrepid	Building
A015	2003 Dodge Intrepid	Code Enforcement
A016	2004 Ford Taurus	Code Enforcement
A017	2007 Ford Taurus	PW Pool
A018	2011 Nissan Leaf	PW Pool

ER #	Type of Trailer	Assigned To
Trailers		
C003	1993 Trail King Trailer	SWM
C008	1997 Tag-A-Long Tilt Trailer	SWM
C016	2004 Eagle Premier Utility Trailer	SWM
C013	2000 Imer Workman Mixer	Parks Mtc
C018	2005 Hydro Tek Trailer	Road Mtc
C019	2006 Brush Chipper	Road Mtc
C020	2006 Crafcro Crack Sealer	Road Mtc
C021	2006 Air Comp & Jack Hammer	Road Mtc
C022	2007 Arrow Board Trailer	Road Mtc
C024	2008 Landscape Trailer	SWM
C026	2009 Eagle Landscape Trailer	Parks Mtc
C027	2012 Top Notch Tilt Utility Trailer	Parks Mtc

ER #	Type of Vehicle	Assigned To
Trucks, Vans & Flatbeds		
B024	1999 Chevrolet Venture	CC
B036	2003 Ford F450 XL 1 Ton Flatbed	SWM
B037	2003 Ford F450 Flat Bed	Parks Mtc
B043	2005 Jeep Liberty	CED
B044	2005 Ford F450 4X2 Supercab	Parks Mtc
B046	2005 Ford F250 4X4	Engineering
B047	2005 Ford F250 4X2 Supercab	Facilities
B051	2005 Ford F250 4X4	SWM
B053	2006 Ford F250 4X2 Supercab	Parks Mtc
B054	2006 Ford 14 Passanger Van	CC
B055	2007 Ford F250 4X4 Supercab	Engineering
B056	2008 Ford F250 4X2	Engineering
B057	2008 Ford F250 4X2	Parks Mtc
B058	2008 Ford F250 Supercab 4X2	Road Mtc
B060	2008 Ford Cargo Van	Facilities
B064	2013 Ford F-250	Parks Mtc
B062	2010 Ford F250 4X2	Road Mtc
B063	2010 Ford F250 4x2	Road Mtc
B065	2013 Ford F250 4X2	SWM
B067	2014 Ford F250 4X2	SWM
B069	2014 Ford Senator 12 Passenger van	CC

City of SeaTac

2017 - 2022 Equipment Rental (Fund #501) Capital Equipment Replacement Schedule

Rental Listing by Type

ER #	Type of Equipment	Assigned To
Mowers, Dump Trucks & Equipment		
D008	1995 Wacker RD 880 Roller	SWM
D016	1999 10yd Dump Truck	SWM
D032	2004 Hyster Forklift	RM/SWM/Parks/Fac
D041	2009 Toro Mower	Parks Mtc
D039	2008 Walker Zero Turn Mower	SWM & Parks Mtc
D047	2010 1,000 Gallon Tank Sprayer	PW Snow & Ice
D048	2010 3,250 Gallon Tank Sprayer	PW Snow & Ice
D049	2011 Groundmaster 4000 Mower	Parks Mtc
D043	2009 John Deere Gator	Parks Mtc
D044	2010 Leaf Sucker	Road Mtc
D050	2011 Broyhill Sprayer	Parks Mtc
D051	2013 John Deere Gator	Parks Mtc
D052	2013 48" Turbo Force Grandstand mower	Parks Mtc
D045	(3) 6,100 Gallon Storage Tank	PW Snow & Ice
D056	2014 John Deere 1200A Bunker & Field Rake	Parks Mtc
D061	2014 Exmark Turf Tracer	Road Mtc
D062	Hot Bituminous Applicator	Road Mtc
D055	2014 John Deere 1200A Bunker & Field Rake	Parks Mtc
D057	2014 John Deere 1200A Bunker & Field Rake	Parks Mtc

ER #	Type of Equipment	Assigned To
Miscellaneous Small Equipment		
D053	2013 Sweeper	SWM
D054	2014 VacCon	SWM

CITY OF SEATAC
2017 Salary Schedule: EXHIBIT C
Effective 1/1/2017

***All Non-Rep Changes & updates from Last year Reflected Here**
2.00% COLA for AFSCME and Non-Represented

CLASSIFICATIONS	RANGE		A STEP	B STEP	C STEP	D STEP	E STEP	F STEP
Recreation Leader 1	10A	Hourly	\$10.98	\$11.53	\$12.11	\$12.72	\$13.37	\$14.04
		Monthly	\$1,903	\$1,998	\$2,099	\$2,205	\$2,317	\$2,434
		Annually	\$22,833	\$23,975	\$25,188	\$26,464	\$27,803	\$29,211
	11A		\$11.25	\$11.81	\$12.41	\$13.04	\$13.70	\$14.39
			\$1,949	\$2,048	\$2,152	\$2,260	\$2,375	\$2,495
			\$23,390	\$24,574	\$25,818	\$27,125	\$28,498	\$29,941
Recreation Leader 2	12A		\$11.53	\$12.11	\$12.72	\$13.37	\$14.04	\$14.75
			\$1,998	\$2,099	\$2,205	\$2,317	\$2,434	\$2,557
			\$23,975	\$25,188	\$26,464	\$27,803	\$29,211	\$30,690
	13A		\$11.81	\$12.41	\$13.04	\$13.70	\$14.39	\$15.12
			\$2,048	\$2,152	\$2,260	\$2,375	\$2,495	\$2,621
			\$24,574	\$25,818	\$27,125	\$28,498	\$29,941	\$31,457
	14A		\$12.11	\$12.72	\$13.37	\$14.04	\$14.75	\$15.50
			\$2,099	\$2,205	\$2,317	\$2,434	\$2,557	\$2,687
			\$25,188	\$26,464	\$27,803	\$29,211	\$30,690	\$32,243
	15A		\$12.41	\$13.04	\$13.70	\$14.39	\$15.12	\$15.89
			\$2,152	\$2,260	\$2,375	\$2,495	\$2,621	\$2,754
			\$25,818	\$27,125	\$28,498	\$29,941	\$31,457	\$33,049
	16A		\$12.72	\$13.37	\$14.04	\$14.75	\$15.50	\$16.29
			\$2,205	\$2,317	\$2,434	\$2,557	\$2,687	\$2,823
			\$26,464	\$27,803	\$29,211	\$30,690	\$32,243	\$33,876
	17A		\$13.04	\$13.70	\$14.39	\$15.12	\$15.89	\$16.69
			\$2,260	\$2,375	\$2,495	\$2,621	\$2,754	\$2,894
			\$27,125	\$28,498	\$29,941	\$31,457	\$33,049	\$34,722
	18A		\$13.37	\$14.04	\$14.75	\$15.50	\$16.29	\$17.11
			\$2,317	\$2,434	\$2,557	\$2,687	\$2,823	\$2,966
			\$27,803	\$29,211	\$30,690	\$32,243	\$33,876	\$35,590
	19A		\$13.70	\$14.39	\$15.12	\$15.89	\$16.69	\$17.54
			\$2,375	\$2,495	\$2,621	\$2,754	\$2,894	\$3,040
			\$28,498	\$29,941	\$31,457	\$33,049	\$34,722	\$36,480
	20A		\$14.04	\$14.75	\$15.50	\$16.29	\$17.11	\$17.98
			\$2,434	\$2,557	\$2,687	\$2,823	\$2,966	\$3,116
			\$29,211	\$30,690	\$32,243	\$33,876	\$35,590	\$37,392
	21A		\$14.39	\$15.12	\$15.89	\$16.69	\$17.54	\$18.43
			\$2,495	\$2,621	\$2,754	\$2,894	\$3,040	\$3,194
			\$29,941	\$31,457	\$33,049	\$34,722	\$36,480	\$38,327
	22A		\$14.75	\$15.50	\$16.29	\$17.11	\$17.98	\$18.89
			\$2,557	\$2,687	\$2,823	\$2,966	\$3,116	\$3,274
			\$30,690	\$32,243	\$33,876	\$35,590	\$37,392	\$39,285
	23A		\$15.12	\$15.89	\$16.69	\$17.54	\$18.43	\$19.36
			\$2,621	\$2,754	\$2,894	\$3,040	\$3,194	\$3,356
			\$31,457	\$33,049	\$34,722	\$36,480	\$38,327	\$40,267
	24A		\$15.50	\$16.29	\$17.11	\$17.98	\$18.89	\$19.84
			\$2,687	\$2,823	\$2,966	\$3,116	\$3,274	\$3,440
			\$32,243	\$33,876	\$35,590	\$37,392	\$39,285	\$41,274
Preschool Instructor	25		\$15.89	\$16.69	\$17.54	\$18.43	\$19.36	\$20.34
			\$2,754	\$2,894	\$3,040	\$3,194	\$3,356	\$3,525
			\$33,049	\$34,722	\$36,480	\$38,327	\$40,267	\$42,306
	26		\$16.29	\$17.11	\$17.98	\$18.89	\$19.84	\$20.85
			\$2,823	\$2,966	\$3,116	\$3,274	\$3,440	\$3,614
			\$33,876	\$35,590	\$37,392	\$39,285	\$41,274	\$43,364
	27		\$16.69	\$17.54	\$18.43	\$19.36	\$20.34	\$21.37
			\$2,894	\$3,040	\$3,194	\$3,356	\$3,525	\$3,704
			\$34,722	\$36,480	\$38,327	\$40,267	\$42,306	\$44,448

CLASSIFICATIONS	RANGE		A STEP	B STEP	C STEP	D STEP	E STEP	F STEP
	28	Hourly	\$17.11	\$17.98	\$18.89	\$19.84	\$20.85	\$21.90
		Monthly	\$2,966	\$3,116	\$3,274	\$3,440	\$3,614	\$3,797
		Annually	\$35,590	\$37,392	\$39,285	\$41,274	\$43,364	\$45,559
	29		\$17.54	\$18.43	\$19.36	\$20.34	\$21.37	\$22.45
			\$3,040	\$3,194	\$3,356	\$3,525	\$3,704	\$3,891
			\$36,480	\$38,327	\$40,267	\$42,306	\$44,448	\$46,698
Recreation Attendant	30		\$17.98	\$18.89	\$19.84	\$20.85	\$21.90	\$23.01
			\$3,116	\$3,274	\$3,440	\$3,614	\$3,797	\$3,989
			\$37,392	\$39,285	\$41,274	\$43,364	\$45,559	\$47,865
	31		\$18.43	\$19.36	\$20.34	\$21.37	\$22.45	\$23.59
			\$3,194	\$3,356	\$3,525	\$3,704	\$3,891	\$4,088
			\$38,327	\$40,267	\$42,306	\$44,448	\$46,698	\$49,062
Custodian	32		\$18.89	\$19.84	\$20.85	\$21.90	\$23.01	\$24.18
			\$3,274	\$3,440	\$3,614	\$3,797	\$3,989	\$4,191
			\$39,285	\$41,274	\$43,364	\$45,559	\$47,865	\$50,288
	33		\$19.36	\$20.34	\$21.37	\$22.45	\$23.59	\$24.78
			\$3,356	\$3,525	\$3,704	\$3,891	\$4,088	\$4,295
			\$40,267	\$42,306	\$44,448	\$46,698	\$49,062	\$51,546
	34		\$19.84	\$20.85	\$21.90	\$23.01	\$24.18	\$25.40
			\$3,440	\$3,614	\$3,797	\$3,989	\$4,191	\$4,403
			\$41,274	\$43,364	\$45,559	\$47,865	\$50,288	\$52,834
Administrative Assistant 1	35		\$20.34	\$21.37	\$22.45	\$23.59	\$24.78	\$26.04
			\$3,525	\$3,704	\$3,891	\$4,088	\$4,295	\$4,513
			\$42,306	\$44,448	\$46,698	\$49,062	\$51,546	\$54,155
	36		\$20.85	\$21.90	\$23.01	\$24.18	\$25.40	\$26.69
			\$3,614	\$3,797	\$3,989	\$4,191	\$4,403	\$4,626
			\$43,364	\$45,559	\$47,865	\$50,288	\$52,834	\$55,509
	37		\$21.37	\$22.45	\$23.59	\$24.78	\$26.04	\$27.35
			\$3,704	\$3,891	\$4,088	\$4,295	\$4,513	\$4,741
			\$44,448	\$46,698	\$49,062	\$51,546	\$54,155	\$56,897
Maintenance Worker 1 - Facilities	38		\$21.90	\$23.01	\$24.18	\$25.40	\$26.69	\$28.04
			\$3,797	\$3,989	\$4,191	\$4,403	\$4,626	\$4,860
			\$45,559	\$47,865	\$50,288	\$52,834	\$55,509	\$58,319
Judicial Support Specialist	39		\$22.45	\$23.59	\$24.78	\$26.04	\$27.35	\$28.74
			\$3,891	\$4,088	\$4,295	\$4,513	\$4,741	\$4,981
			\$46,698	\$49,062	\$51,546	\$54,155	\$56,897	\$59,777
Administrative Assistant 2	40		\$23.01	\$24.18	\$25.40	\$26.69	\$28.04	\$29.46
Police Services Specialist			\$3,989	\$4,191	\$4,403	\$4,626	\$4,860	\$5,106
			\$47,865	\$50,288	\$52,834	\$55,509	\$58,319	\$61,272
Permit Coordinator	41		\$23.59	\$24.78	\$26.04	\$27.35	\$28.74	\$30.19
			\$4,088	\$4,295	\$4,513	\$4,741	\$4,981	\$5,234
			\$49,062	\$51,546	\$54,155	\$56,897	\$59,777	\$62,803
Accounting Technician	42		\$24.18	\$25.40	\$26.69	\$28.04	\$29.46	\$30.95
Recreation Program Specialist			\$4,191	\$4,403	\$4,626	\$4,860	\$5,106	\$5,364
			\$50,288	\$52,834	\$55,509	\$58,319	\$61,272	\$64,373
Park Operations Worker	43		\$24.78	\$26.04	\$27.35	\$28.74	\$30.19	\$31.72
			\$4,295	\$4,513	\$4,741	\$4,981	\$5,234	\$5,499
			\$51,546	\$54,155	\$56,897	\$59,777	\$62,803	\$65,983
Human Resources Technician	44		\$25.40	\$26.69	\$28.04	\$29.46	\$30.95	\$32.52
Lead Judicial Support Specialist			\$4,403	\$4,626	\$4,860	\$5,106	\$5,364	\$5,636
Maintenance Worker 1			\$52,834	\$55,509	\$58,319	\$61,272	\$64,373	\$67,632
Records Management Coordinator	45		\$26.04	\$27.35	\$28.74	\$30.19	\$31.72	\$33.33
Administrative Assistant 3			\$4,513	\$4,741	\$4,981	\$5,234	\$5,499	\$5,777
			\$54,155	\$56,897	\$59,777	\$62,803	\$65,983	\$69,323
Paralegal 1	46		\$26.69	\$28.04	\$29.46	\$30.95	\$32.52	\$34.16
			\$4,626	\$4,860	\$5,106	\$5,364	\$5,636	\$5,921
			\$55,509	\$58,319	\$61,272	\$64,373	\$67,632	\$71,056
Senior Permit Coordinator	47		\$27.35	\$28.74	\$30.19	\$31.72	\$33.33	\$35.02
			\$4,741	\$4,981	\$5,234	\$5,499	\$5,777	\$6,069

CLASSIFICATIONS	RANGE		A STEP	B STEP	C STEP	D STEP	E STEP	F STEP
			\$56,897	\$59,777	\$62,803	\$65,983	\$69,323	\$72,833
Maintenance Worker 2 - Facilities	48	Hourly	\$28.04	\$29.46	\$30.95	\$32.52	\$34.16	\$35.89
Payroll Coordinator		Monthly	\$4,860	\$5,106	\$5,364	\$5,636	\$5,921	\$6,221
Park Operations Lead		Annually	\$58,319	\$61,272	\$64,373	\$67,632	\$71,056	\$74,653
Victim Advocate								
Paralegal 2								
Information Systems Technician	49		\$28.74	\$30.19	\$31.72	\$33.33	\$35.02	\$36.79
Engineering Technician			\$4,981	\$5,234	\$5,499	\$5,777	\$6,069	\$6,377
			\$59,777	\$62,803	\$65,983	\$69,323	\$72,833	\$76,520
Plans Examiner/Inspector 1	50		\$29.46	\$30.95	\$32.52	\$34.16	\$35.89	\$37.71
Public Works Inspector			\$5,106	\$5,364	\$5,636	\$5,921	\$6,221	\$6,536
Water Quality Technician			\$61,272	\$64,373	\$67,632	\$71,056	\$74,653	\$78,433
Executive Assistant								
Senior Engineering Technician								
Code Compliance Program Coordinator	51		\$30.19	\$31.72	\$33.33	\$35.02	\$36.79	\$38.65
Deputy City Clerk			\$5,234	\$5,499	\$5,777	\$6,069	\$6,377	\$6,699
Maintenance Worker 2			\$62,803	\$65,983	\$69,323	\$72,833	\$76,520	\$80,394
Recreation Supervisor								
GIS Analyst	52		\$30.95	\$32.52	\$34.16	\$35.89	\$37.71	\$39.62
Associate Planner			\$5,364	\$5,636	\$5,921	\$6,221	\$6,536	\$6,867
			\$64,373	\$67,632	\$71,056	\$74,653	\$78,433	\$82,403
Rsrc Cnsvtrn/Nghbrhd Prgms Crdnt	53		\$31.72	\$33.33	\$35.02	\$36.79	\$38.65	\$40.61
Systems Analyst			\$5,499	\$5,777	\$6,069	\$6,377	\$6,699	\$7,039
Asset Management Coordinator			\$65,983	\$69,323	\$72,833	\$76,520	\$80,394	\$84,463
Senior Public Works Inspector	54		\$32.52	\$34.16	\$35.89	\$37.71	\$39.62	\$41.62
Park Operations Manager			\$5,636	\$5,921	\$6,221	\$6,536	\$6,867	\$7,215
			\$67,632	\$71,056	\$74,653	\$78,433	\$82,403	\$86,575
GIS Coordinator/Analyst	55		\$33.33	\$35.02	\$36.79	\$38.65	\$40.61	\$42.66
Plans Examiner/Inspector 2			\$5,777	\$6,069	\$6,377	\$6,699	\$7,039	\$7,395
			\$69,323	\$72,833	\$76,520	\$80,394	\$84,463	\$88,739
	56		\$34.16	\$35.89	\$37.71	\$39.62	\$41.62	\$43.73
			\$5,921	\$6,221	\$6,536	\$6,867	\$7,215	\$7,580
			\$71,056	\$74,653	\$78,433	\$82,403	\$86,575	\$90,958
Human Services Program Manager	57		\$35.02	\$36.79	\$38.65	\$40.61	\$42.66	\$44.82
Program Manager			\$6,069	\$6,377	\$6,699	\$7,039	\$7,395	\$7,769
Civil Engineer I			\$72,833	\$76,520	\$80,394	\$84,463	\$88,739	\$93,232
Senior Planner	58		\$35.89	\$37.71	\$39.62	\$41.62	\$43.73	\$45.94
City Clerk			\$6,221	\$6,536	\$6,867	\$7,215	\$7,580	\$7,964
Management Analyst			\$74,653	\$78,433	\$82,403	\$86,575	\$90,958	\$95,563
Human Resources Analyst								
Recreation & Cultural Services Manager								
Building Services Supervisor	59		\$36.79	\$38.65	\$40.61	\$42.66	\$44.82	\$47.09
Treasury Operations Manager			\$6,377	\$6,699	\$7,039	\$7,395	\$7,769	\$8,163
			\$76,520	\$80,394	\$84,463	\$88,739	\$93,232	\$97,952
	60		\$37.71	\$39.62	\$41.62	\$43.73	\$45.94	\$48.27
			\$6,536	\$6,867	\$7,215	\$7,580	\$7,964	\$8,367
			\$78,433	\$82,403	\$86,575	\$90,958	\$95,563	\$100,401
Public Works Inspection Supervisor	61		\$38.65	\$40.61	\$42.66	\$44.82	\$47.09	\$49.48
Civil Engineer 2			\$6,699	\$7,039	\$7,395	\$7,769	\$8,163	\$8,576
			\$80,394	\$84,463	\$88,739	\$93,232	\$97,952	\$102,911
Associate City Attorney/Prosecutor	62		\$39.62	\$41.62	\$43.73	\$45.94	\$48.27	\$50.71
Stormwater Compliance Manager			\$6,867	\$7,215	\$7,580	\$7,964	\$8,367	\$8,790
Public Works Maintenance Supervisor			\$82,403	\$86,575	\$90,958	\$95,563	\$100,401	\$105,483
Facilities Manager	63		\$40.61	\$42.66	\$44.82	\$47.09	\$49.48	\$51.98
			\$7,039	\$7,395	\$7,769	\$8,163	\$8,576	\$9,010
			\$84,463	\$88,739	\$93,232	\$97,952	\$102,911	\$108,120
Senior Management Analyst	64		\$41.62	\$43.73	\$45.94	\$48.27	\$50.71	\$53.28
			\$7,215	\$7,580	\$7,964	\$8,367	\$8,790	\$9,235
			\$86,575	\$90,958	\$95,563	\$100,401	\$105,483	\$110,823

CLASSIFICATIONS	RANGE		A STEP	B STEP	C STEP	D STEP	E STEP	F STEP
Assistant Parks Director	65	Hourly	\$42.66	\$44.82	\$47.09	\$49.48	\$51.98	\$54.61
Economic Development Manager		Monthly	\$7,395	\$7,769	\$8,163	\$8,576	\$9,010	\$9,466
Chief Prosecuting Attorney/Assistant City Attorney		Annually	\$88,739	\$93,232	\$97,952	\$102,911	\$108,120	\$113,594
Engineering Review Manager	66		\$43.73	\$45.94	\$48.27	\$50.71	\$53.28	\$55.98
Planning Manager			\$7,580	\$7,964	\$8,367	\$8,790	\$9,235	\$9,703
			\$90,958	\$95,563	\$100,401	\$105,483	\$110,823	\$116,434
Assistant City Attorney	67		\$44.82	\$47.09	\$49.48	\$51.98	\$54.61	\$57.38
Assistant City Engineer			\$7,769	\$8,163	\$8,576	\$9,010	\$9,466	\$9,945
Building Services Manager			\$93,232	\$97,952	\$102,911	\$108,120	\$113,594	\$119,345
Court Administrator	68		\$45.94	\$48.27	\$50.71	\$53.28	\$55.98	\$58.81
Information Systems Manager			\$7,964	\$8,367	\$8,790	\$9,235	\$9,703	\$10,194
			\$95,563	\$100,401	\$105,483	\$110,823	\$116,434	\$122,328
Assistant Finance Director	69		\$47.09	\$49.48	\$51.98	\$54.61	\$57.38	\$60.28
			\$8,163	\$8,576	\$9,010	\$9,466	\$9,945	\$10,449
			\$97,952	\$102,911	\$108,120	\$113,594	\$119,345	\$125,387
	70		\$48.27	\$50.71	\$53.28	\$55.98	\$58.81	\$61.79
			\$8,367	\$8,790	\$9,235	\$9,703	\$10,194	\$10,710
			\$100,401	\$105,483	\$110,823	\$116,434	\$122,328	\$128,521
	71		\$49.48	\$51.98	\$54.61	\$57.38	\$60.28	\$63.33
			\$8,576	\$9,010	\$9,466	\$9,945	\$10,449	\$10,978
			\$102,911	\$108,120	\$113,594	\$119,345	\$125,387	\$131,734
Senior Assistant City Attorney	72		\$50.71	\$53.28	\$55.98	\$58.81	\$61.79	\$64.92
City Engineer			\$8,790	\$9,235	\$9,703	\$10,194	\$10,710	\$11,252
			\$105,483	\$110,823	\$116,434	\$122,328	\$128,521	\$135,028
	73		\$51.98	\$54.61	\$57.38	\$60.28	\$63.33	\$66.54
			\$9,010	\$9,466	\$9,945	\$10,449	\$10,978	\$11,534
			\$108,120	\$113,594	\$119,345	\$125,387	\$131,734	\$138,403
	74		\$53.28	\$55.98	\$58.81	\$61.79	\$64.92	\$68.20
			\$9,235	\$9,703	\$10,194	\$10,710	\$11,252	\$11,822
			\$110,823	\$116,434	\$122,328	\$128,521	\$135,028	\$141,863
	75		\$54.61	\$57.38	\$60.28	\$63.33	\$66.54	\$69.91
			\$9,466	\$9,945	\$10,449	\$10,978	\$11,534	\$12,117
			\$113,594	\$119,345	\$125,387	\$131,734	\$138,403	\$145,410
	76		\$55.98	\$58.81	\$61.79	\$64.92	\$68.20	\$71.66
			\$9,703	\$10,194	\$10,710	\$11,252	\$11,822	\$12,420
			\$116,434	\$122,328	\$128,521	\$135,028	\$141,863	\$149,045
Community & Economic Development Director	77		\$57.38	\$60.28	\$63.33	\$66.54	\$69.91	\$73.45
Finance & Information Systems Director			\$9,945	\$10,449	\$10,978	\$11,534	\$12,117	\$12,731
Public Works Director			\$119,345	\$125,387	\$131,734	\$138,403	\$145,410	\$152,771
Human Resources Manager								
Parks, Cultural Programs and Services Director	78		\$58.81	\$61.79	\$64.92	\$68.20	\$71.66	\$75.28
			\$10,194	\$10,710	\$11,252	\$11,822	\$12,420	\$13,049
			\$122,328	\$128,521	\$135,028	\$141,863	\$149,045	\$156,591
City Attorney (Contract)	79		\$60.28	\$63.33	\$66.54	\$69.91	\$73.45	\$77.17
			\$10,449	\$10,978	\$11,534	\$12,117	\$12,731	\$13,375
			\$125,387	\$131,734	\$138,403	\$145,410	\$152,771	\$160,505
	80		\$61.79	\$64.92	\$68.20	\$71.66	\$75.28	\$79.10
			\$10,710	\$11,252	\$11,822	\$12,420	\$13,049	\$13,710
			\$128,521	\$135,028	\$141,863	\$149,045	\$156,591	\$164,518

ORDINANCE NO. 16-1025

AN ORDINANCE of the City Council of the City of SeaTac, Washington authorizing the execution of the 2017 through 2019 collective bargaining agreement between the City of SeaTac and the Washington State Council of County and Municipal Employees (AFSCME), AFL-CIO, Local #3830.

WHEREAS, the Washington State Council of County and City Employees American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, Local #3830 has been certified as the bargaining unit representative for the non-exempt professional, technical and administrative employees of the City of SeaTac; and

WHEREAS, the City's current collective bargaining agreement with AFSCME, Local #3830 governing wages, hours and working conditions for the covered employees will expire on December 31, 2016; and

WHEREAS, the City and the Union bargaining representatives have negotiated a successor agreement, effective from January 1, 2017 through December 31, 2019; and

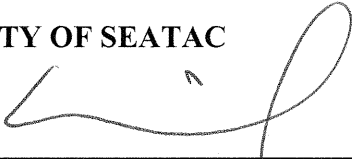
WHEREAS, the AFSCME, Local #3830 has ratified the tentative agreement.

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

The collective bargaining agreement for 2017 through 2019 by and between the City of SeaTac and the Washington State Council of County and City Employees American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, Local #3830, a copy of which is attached hereto as Exhibit "A" and is incorporated herein by this reference, is hereby approved, and the City Manager and Mayor are authorized to execute the same on behalf of the City.

ADOPTED this 22nd day of November, 2016, and signed in authentication thereof on this 22nd day of November, 2016.

CITY OF SEATAC




Michael Siefkes, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to Form:



Mary E. Mirante Bartolo, City Attorney

[Effective Date: 12/2/16]

[2017-2019 AFSCME Contract]

AGREEMENT

By and Between

CITY OF SEATAC

AND

**Washington State Council of County and City
Employees American Federation of State,
County and Municipal Employees, AFL-CIO
Local 3830**

January 1, 2017 through December 31, 2019

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PREAMBLE

THIS AGREEMENT is entered into by and between the City of SeaTac, (hereinafter referred to as City or Employer, interchangeably) and the Washington State Council of County and City Employees (WSCCCE), American Federation of State, County and Municipal Employees, AFL-CIO, Local 3830 (hereinafter referred to as Union).

It is the purpose of this document to set forth a mutual understanding between the City and the Union in regard to wages, hours and working conditions so as to promote efficient and uninterrupted performance of City functions. It is the City's responsibility to provide services that promote the health, safety and welfare of the public and employees through means that are cost-efficient, progressive, responsive, courteous, and productive. The City and the Union share a mutual interest in engaging in collaborative efforts to promote a labor relations environment that is conducive to achieving a high level of efficiency and productivity in all departments of City government, to encourage the safety and development of employees, to ensure the fair and equitable treatment of employees and to ensure prompt and fair settlement of grievances without interruption of or interference with the operation of the City. It is also intended that this document provide recognition for the rights and responsibilities of the City, Union and employees.

In accordance with Court General Rule 29 (GR 29), the Court maintains full control over the hiring, discipline and termination of all Court employees. For Court employees and Court operations, if the specific Articles of this Agreement relating to hours and working conditions make specific reference to the Court or Court employees, then this Agreement shall take control. For provisions of this Agreement regarding hours and working conditions of Court employees which do not specifically refer to the Court or Court employees, then the Court's policies and procedures related to those subjects shall supersede this Agreement.

ARTICLE 01 - RECOGNITION AND BARGAINING UNIT

01.01 Pursuant to RCW 41.56, the City recognizes the Union as the exclusive bargaining representative for the purpose of establishing wages, hours and conditions of employment, for all regular full-time employees and regular part-time employees (consistent with PERC Certification dated July 23, 1992). In addition, temporary employees who work more than six (6) months, who perform similar work as regular employees are included in the bargaining unit represented by the Union.

The following definitions apply:

- A. Regular Full-time: An employee hired for an indefinite term of employment and regularly scheduled to work 30 or more hours per week. Regular full-time employees shall be eligible for benefits as provided by this Agreement and the Affordable Care Act (ACA). Seniority shall accrue from the date of hire.
- B. Regular Part-time: An employee hired for an indefinite term of employment and

regularly scheduled to work 20 or more hours per week but less than 30 hours per week. Regular part-time employees shall be eligible for pro-rated benefits as provided by this Agreement. Seniority shall accrue from the date of hire.

- C. Limited Term: An employee hired for a definite and limited term of employment in excess of six (6) months but not longer than twenty-four (24) months and regularly scheduled to work a minimum of 20 hours per week (e.g., on special projects). Limited-term employees shall be eligible for pro-rated benefits as provided by this Agreement. Seniority does not accrue unless: 1) the employee has already passed probation in a regular position, or 2) the employee is later appointed to a regular position with no break in employment, in which case the employee shall be credited for time worked.
- D. Represented Temporary: An employee hired in excess of six (6) months but not longer than twelve (12) months and regularly assigned to work a minimum of 20 hours per week. Represented temporary employees will become members of the Union and shall be eligible for pro-rated benefits as provided by this Agreement, beginning the first payroll period following the employees completion of six (6) months of continuous employment in a temporary position. Seniority does not accrue unless the employee is later appointed to a regular position with no break in employment, in which case the employee shall be credited for time worked. Represented temporary employees serve "at will" and may be terminated or disciplined without recourse to the grievance procedure.

01.02 The following categories of employees will be excluded from the bargaining unit:

- A. All other represented employees of the City; all department managers, supervisors, and confidential employees (consistent with PERC Certification dated July 23, 1992).
- B. Temporary Employees: An employee hired for a limited term of employment not to exceed six (6) months who are needed to augment the workforce during absences, peak periods or emergent situations. Seniority does not accrue unless the employee is later appointed to a regular position with no break in employment, in which case the employee shall be credited for time worked. Temporary employees shall not be used to supplant or replace bargaining unit employees. All time constraints held herein shall be based on the position and shall not be started over should another person be placed in the temporary position. Exceptions to this can be made upon signed mutual agreement between the parties.
- C. Seasonal Employees: An employee hired for a limited term of employment not to exceed six (6) months, and beginning in the same season of each calendar year.
- D. Interns: An employee who is a student or trainee and who is hired for a definite and limited term of employment not to exceed twelve (12) months and not to exceed 1,040 hours worked in a calendar year, unless extended by mutual agreement.

- E. Causal Worker: An employee hired for an indefinite term of employment and regularly scheduled to work less than 20 hours per week, and not to exceed 1,040 hours worked in a calendar year, unless extended by mutual agreement.

01.03 Either party to this Agreement reserves the right to submit a petition for unit clarification during the term of this Agreement pursuant to PERC rules and should there be a disagreement regarding the inclusion or exclusion of a position.

ARTICLE 02 - UNION SECURITY

02.01 Except as provided in Section 02.02 hereof, it shall be a condition of employment that all employees of the Employer covered by this Agreement who are members of the Union in good standing, shall remain members in good standing in the Union. It also shall be a condition of employment that all newly hired employees covered by this Agreement on the thirtieth (30th) day following the beginning of such employment, shall become and remain members in good standing in the Union. The Union may request and the City will provide the following information about each bargaining unit member: name, home address, home phone number, job classification and step, primary work location, and date of hire.

02.02 If an employee for bona fide religious tenets, as per R.C.W.41.56.122 (1), does not desire to be a member of the Union, one of the following shall apply.

- A. Pay each month a service charge equivalent to regular union dues to the Union.
- B. Pay each month an amount of money equivalent to regular current union dues to the Union, who shall then transmit that amount to a non-religious charity that is agreeable to the Union and the employee.

02.03 Failure by an employee to abide by the above provisions shall constitute cause for discharge of such employee; provided that when an employee fails to fulfill the above obligation the Union shall provide the employee and the Employer with thirty (30) days notification of the Union's intent to request the Employer to initiate discharge action. During this period the employee may make restitution to the Union of the overdue amount.

02.04 Upon written authorization of the employee, the Employer agrees to deduct from the paycheck of each employee the regular monthly dues uniformly required of members of the Union. The amounts deducted shall be transmitted monthly to the WSCCCE on behalf of the employees with a list of the employees' names, salaries and individual amounts deducted.

1. Regular part-time employees whose normal work schedules are twenty (20) or more hours per week shall become and remain members of the Union in accordance with this article, and shall pay a pro-rated amount of dues. Employees whose normal work schedules are less than twenty (20) hours per week shall not be required to join or maintain union membership.

02.05 P.E.O.P.L.E. Check-off

The employer agrees to deduct from the wages of any employee who is a member of the

Union a P.E.O.P.L.E. (Public Employees Organized to Promote Legislative Equality) deduction as provided for in a written authorization. Such authorization must be executed by the employee and may be revoked by the employee at any time by giving written notice to the employer. The employer agrees to remit any deductions made pursuant to this provision promptly to the Union together with an itemized statement showing the name of each employee from whose pay such deductions have been made and the amount deducted during the period covered by the remittance.

- 02.06** The Union shall indemnify the City and hold it harmless against any and all claims, demands, suits or other forms of liability that may arise out of, or by reason of, any action taken by the City for the purpose of complying with provisions of this Article.
- 02.07** The Union agrees to refund to the City any amount paid to it in error as a result of compliance with this Article.
- 02.08** The City and the Union agree that this Article will be interpreted consistent with State and federal law.

ARTICLE 03 - UNION ACCESS

- 03.01** The employer agrees that non-employee officers and representatives of the Union shall have reasonable access to the premises of the employer during working hours with advance notice to the Human Resources Director, City Attorney or City Manager. Such visitations shall be for reasons related to the administration of this Agreement. The Union agrees that such activities shall not interfere with the normal work duties of employees. The employer reserves the right to designate a meeting place or to provide a representative to accompany a Union officer where operational requirements do not permit unlimited access.
- 03.02** The Employer shall permit the use of bulletin boards and electronic mail by the Union for the posting of official union notices such as: union elections and election results, meetings, minutes of meetings, recreational and social activities, and other information of general interest to the membership. The Union shall ensure that all such postings comply with applicable law and are not offensive.
- 03.03** With prior notice to the Human Resources Director or City Manager, the Employer shall grant employees (and may limit the number to two) who are local Union officials reasonable time off with pay to attend scheduled meetings with City Management for the purpose of administering this agreement. In addition, local Union officials may be granted reasonable time off with pay to investigate grievances and represent employees during grievances, disciplinary and/or discharge, investigations and proceedings.
- 03.04** With prior notice to the employee's department head, up to four (4) members of the Union's negotiating team shall be permitted to attend negotiating meetings with City representatives without loss of pay to the extent that such meetings are scheduled during the working hours of the members so attending.

ARTICLE 04 - MANAGEMENT RIGHTS

- 04.01** Subject to the provisions of this Agreement, the Union recognizes the prerogative of the Employer to operate and manage its affairs in all respects in accordance with applicable laws. The powers of authority which the Employer has not specifically abridged, delegated or modified by this Agreement are retained by the Employer.
- 04.02** The direction of its working force and operations are vested exclusively in the Employer. This shall include the right:
1. To determine its mission, policies, and to set forth all standards of service offered to the public;
 2. To operate and manage all staffing, facilities and equipment;
 3. To determine the methods, means, number of personnel needed to carry out the department's operations or services to be conducted by the department;
 4. To determine the utilization of technology;
 5. To contract out for goods and services, except for bargaining unit work performed on a regular and consistent basis;
 6. To hire, train, promote, transfer, assign, retain and layoff employees;
 7. To promulgate rules and regulations;
 8. To discipline, suspend, demote or discharge employees for just cause;
 9. To maintain the efficiency of the operation entrusted to the Employer; and
 10. To determine the manner in which such operations are to be conducted.

ARTICLE 05 - NON-DISCRIMINATION

The Employer and Union mutually agree to abide by state and federal laws pertaining to discrimination of employees. Any claim of unlawful discrimination by bargaining unit members is expressly exempted from Article 10 – Grievance Procedures in this Agreement. Employees believing they may have been discriminated against are encouraged to comply with City policies and procedures concerning Equal Opportunity Employment.

ARTICLE 06 - PERSONNEL FILES

- 06.01** The contents of the personnel files, including the personal photographs, shall be confidential and shall be restricted to the extent provided by law; provided that information contained in the personnel files may be released to any individuals or organizations upon written authorization of both the City and the employee.
- 06.02** The Human Resources Department shall be the central depositor for all official personnel records and files. All official personnel records shall be maintained by the Human Resources Department.
- 06.03** Employees shall be given a copy of any item or document upon its being placed into

their personnel file.

ARTICLE 07 - NO STRIKE NO LOCKOUT

- 07.01** The City and the Union recognize that the public interest requires the efficient and uninterrupted performance of all City services, and to this end pledge their best efforts to avoid or eliminate any conduct contrary to this objective. During the term of this Agreement neither the Union nor the employees covered by this Agreement shall cause, engage in or sanction any work stoppage, strike, slowdown or interference with City functions. Employees who engage in any of the foregoing actions shall be subject to disciplinary action. The City shall not institute any lock-out of its employees during the life of this Agreement.
- 07.02** The Union may sanction actions taken by other unions so long as such a sanction does not conflict with the provisions of Section 07.01.

ARTICLE 08 - DISCIPLINE AND DISCHARGE

- 08.01** The City shall not discipline or discharge any post-probationary employee without just cause. Any employee may choose to have a Shop Steward and/or Union Staff Representative present at all meetings during which it is anticipated that disciplinary or discharge proceedings may take place.
- 08.02** The City agrees with the tenets of progressive and corrective discipline, where appropriate. Disciplinary action generally includes the following progressive steps:
1. Oral warning which shall be documented in writing;
 2. Written reprimand;
 3. Suspension or demotion; and
 4. Discharge.
- 08.03** Any formal written reprimand in an employee's personnel file shall be removed, upon request of an employee after a period of two (2) years if no further discipline for the same or a similar offense has occurred. Oral warnings shall be documented in writing and placed into the employee's file. An oral warning shall be removed upon request of any employee after a period of one (1) year if no further discipline for the same or a similar offense has occurred. Employees requesting to remove a reprimand from their personnel file may make a written request to a member of the Human Resources staff. The Human Resources Director shall review the request and notify the employee in writing whether removal is appropriate per the terms of this Article.

Reprimand(s) removed from the employee's personnel file shall be stamped "ARCHIVE" and be filed in a separate "archive file" together with any and all documentation referencing the request to remove the disciplinary action which is being archived. The "archive file" shall be maintained by the Human Resources Department, and it shall be kept confidential to the extent allowable by law. The archived disciplinary notice(s) shall not be used in subsequent disciplinary action against the employee.

If the employee's request to remove the oral/written disciplinary document is denied, any and all documentation referencing the request to remove the disciplinary action will be destroyed.

ARTICLE 09 - LABOR MANAGEMENT MEETINGS

- 09.01** The Employer and the Union have established a Labor-Management Meeting process wherein the parties may meet periodically during the term of this Agreement to share information and to identify and resolve issues.
- 09.02** The Parties shall meet quarterly, however, meetings may be canceled upon mutual agreement if there are no agenda items submitted for review.
- 09.03** It is understood that any items discussed in the Labor Management Meetings shall not add to or alter the terms of this agreement. It is also understood that neither party to this agreement waives its right to negotiate any mandatory subject of bargaining.
- 09.04** The Union shall have three (3) employee representatives scheduled to attend labor management meetings without loss of pay to the extent that such meetings are scheduled during the working hours of the members so attending. Additional members may be invited by mutual agreement of the parties if needed to assist with specific issues. The City shall have approximately the same number of members attend the labor management meetings.

ARTICLE 10 - GRIEVANCE PROCEDURES

10.01 Purpose

The purpose of this procedure is to provide an orderly method for resolving grievances. A determined effort shall be made to settle any such differences at the lowest level in the Grievance Procedure.

10.02 Definition

For the purpose of this Agreement, a grievance is defined as only those disputes raised by the Employer, an employee, a group of employees or the Union involving the interpretation, application or alleged violation of any provision of this Agreement. A grievant is therefore defined as the Employer, an employee, a group of employees who are represented by the Union, or the Union. Grievances shall be processed in accordance with the following procedures within the stated time limits. For the purposes of this article, the employer is defined as the City of SeaTac, which is represented by the City Manager, or designee, or the Presiding Judge, or designee, if the matter is applicable to hours and/or working conditions of the Municipal Court.

10.03 Pre-Grievance Resolution

By mutual written agreement between the Union and the Human Resources Director (and/or Court Administrator as applicable), the parties may agree to place a potential grievance issuance in abeyance and freeze the timelines to submit a grievance per Section 10.12 Time Limits in order to discuss and resolve matters at the lowest level

possible prior to resorting to the formal grievance procedure outlined below.

10.04 Grievance Steps

Step One:

Within ten (10) working days of knowledge of the incident giving rise to the grievance, the Union or the grievant along with a Union representative shall submit the grievance in writing to the employee's immediate supervisor. The written grievance shall include the date of submission to this process, date of alleged violation, facts and circumstances related to the violation, the specific article(s) of this Agreement that was allegedly violated, and the remedy requested. Within ten (10) working days of receipt of the written grievance, the supervisor shall contact the Union representative to schedule a meeting. Such meeting may be waived by mutual agreement of the parties. The supervisor shall respond to the grievant and the Union President within ten (10) working days of the conclusion of the grievance meeting. If either the Union or the Employer desires, grievances may be initiated at Step Two of the grievance process adhering to the submission timelines above (in Step One).

Step Two:

If the grievance was filed at Step One and not settled in Step One, the Union, on behalf of the grievant, shall present the grievance in writing within ten (10) working days of receipt of the City's Step One response. If the grievance is initiated at Step Two, the written grievance shall be presented by the Union within ten (10) working days of knowledge of the incident giving rise to the grievance. All grievances relating to the Municipal Court shall be initiated at Step Two and submitted in writing to the Court Administrator. The Step Two grievance shall be presented to the Department Head or his/her designee. The written grievance shall include the date of submission to Step Two, date of alleged violation, facts and circumstances related to the violation, the specific article(s) of this Agreement that was allegedly violated, and the remedy requested. Within ten (10) working days of receipt of the Step Two grievance, the City shall schedule a time to meet with the Union and grievant. The Department Head or his/her designee and the Human Resources Director shall meet with the grievant and the Union representative at a mutually agreeable date and time, and shall render a written response to the grievant, the Local Union President, and the Council 2 Staff Representative within ten (10) working days of the conclusion of the meeting.

Step Three:

If the Union is not satisfied with the solution of the Department Head or his/her designee and the Human Resources Director, the Union shall submit the written grievance to the City Manager and/or the Presiding Judge, as applicable, within ten (10) working days from the date of receipt of the Department Head's/Human Resources Director's reply. The City Manager, and/or his/her designee, and/or the Presiding Judge, as applicable, shall schedule a meeting with the grievant and the Union's representative within ten (10) working days of receipt of the grievance. The City Manager, and/or his/her designee, and/or the Presiding Judge, as applicable, shall meet with the Union and grievant. The City Manager and/or Presiding Judge, as applicable, shall render a written response to the

grievant, the Union President, and the Council 2 Staff Representative within ten (10) working days of the conclusion of the meeting.

Step Four:

Upon mutual agreement, a grievance not resolved under the above steps may be referred to alternative dispute resolution sources for mediation. If the parties do not agree to the use of mediation or if resolution is not achieved through the mediation process, the Union or the Employer may refer the grievance to arbitration within thirty (30) working days after receipt of the Employer's answer to Step Three. Once the request for arbitration has been submitted, the parties shall select an arbitrator within forty five (45) working days of the receipt of the arbitration notice. The parties shall notify the arbitrator of his/her selection within ten (10) working days of the selection. If the request for arbitration is not filed by the Union Staff Representative or the Employer within thirty (30) working days, the Union or the Employer waives its right to pursue the grievance through the arbitration procedure.

10.05 Selection of Arbitrator

The Employer and the Union shall attempt to select a sole arbitrator by mutual agreement. In the event the parties are unable to agree upon an arbitrator, either party may request the Public Employment Relations Commission, the Federal Mediation and Conciliation Service, the American Arbitration Association or other source to submit a panel of seven (7) arbitrators. The Employer and the Union shall alternately strike names of arbitrators until one (1) arbitrator's name is left who shall be arbitrator. The order of striking names shall be determined by the flip of a coin. The arbitrator shall be notified of his/her selection by a joint letter from the Employer and the Union requesting that he/she set a time and a place subject to the availability of the Employer and Union representatives.

10.06 Privacy of Meetings and Hearings

All meetings and hearings under this procedure shall be kept private and shall include only such parties of interest and/or their designated representatives.

10.07 Decision

The arbitrator shall submit his/her decision in writing within thirty (30) days following the close of the hearing or the submission of briefs by the parties, whichever is later, unless the parties agree to an extension thereof.

10.08 Power limited

The power of the arbitrator shall be limited to interpreting this Agreement, determining if the disputed article has been violated and awarding a remedy. The arbitrator shall not have any authority to alter, modify, vacate or amend any terms of this Agreement. The decision of the arbitrator, within these stated limits shall be final and binding on both parties.

10.09 Costs

Expenses and compensation for the arbitrator's services, or mediation service, and the proceedings shall be borne by the non-prevailing party. However, each party shall be completely responsible for all costs of preparing and presenting its own case, including

compensating its own attorneys or other representatives and witnesses. If either party desires a record of the proceedings, it shall solely bear the cost of such record. It is provided, however, that if the grievance presented for arbitration involves multiple parts/issues, and if the decision of the arbitrator results in each of the parties prevailing on different parts/issues, then, in that case, the expenses and compensation for the arbitrator's services and the proceedings shall be borne equally by the parties.

10.10 Election of remedies

It is specifically and expressly understood and agreed that taking a grievance appeal to arbitration constitutes an election of remedies. Likewise, litigation of the subject matter in any court or other available forum shall constitute an election of remedies and a waiver of the right to arbitrate the matter.

10.11 Authority

In the event the arbitrator finds that he/she has no authority or power to rule in the case, the matter shall be referred back to the parties without decision or recommendation on the merits of the case.

10.12 Time limits

Any and all time limits and/or steps specified in the Grievance Procedure may be waived by mutual written agreement of the parties. Failure by the employee or Union to submit the grievance in accordance with these time limits and/or steps without such waiver shall constitute an abandonment of the grievance. Failure by the City to submit a reply within the specified time limits shall automatically cause the grievance to advance to the next step of the Grievance Procedures.

ARTICLE 11 - WAGES

11.01 Salaries

1. Effective January 1, 2017 a Cost of Living Adjustment that is equivalent to ninety-five percent (95%) of the CPI-W Seattle-Tacoma-Bremerton, June to June index, shall be applied to all bargaining unit salary ranges listed in Attachment A of the Agreement. The COLA shall have a minimum of two percent (2%) and a maximum of five percent (5%).
2. Effective January 1, 2018 a Cost of Living Adjustment that is equivalent to ninety-five percent (95%) of the CPI-W Seattle-Tacoma-Bremerton, June to June index, shall be applied to all bargaining unit salary ranges listed in Attachment A of the Agreement. The COLA shall have a minimum of two percent (2%) and a maximum of five percent (5%).
3. Effective January 1, 2019 a Cost of Living Adjustment that is equivalent to ninety-five percent (95%) of the CPI-W Seattle-Tacoma-Bremerton, June to June index, shall be applied to all bargaining unit salary ranges listed in Attachment A of the Agreement. The COLA shall have a minimum of two percent (2%) and a maximum of five percent (5%).

Market Survey Results:

Salary range adjustments adopted by the City will be effective January 1, 2017.

Employees found to be “below market” will have their salary ranges adjusted.

If an employee’s current hourly rate falls below step 1 of their new salary grade, they will be placed at Step 1 effective January 1, 2017. These employees will remain eligible for regularly scheduled step increases on their anniversary date.

If an employee’s current hourly rate falls within their new range, they will be placed on the closest step that is not lower than the employee’s current hourly rate effective January 1, 2017. These employees will remain eligible for regularly scheduled step increases on their anniversary date.

Employees found to be “above market” will have their salary ranges adjusted, as provided by this Agreement.

If an employee’s current hourly rate falls within their new range, their salary will be frozen until their next anniversary date, at which time they will be placed on the closest step that is not lower than the employee’s current hourly rate, and then also receive a step increase, if eligible.

If an employee’s current hourly rate exceeds their new range, their hourly rate will be frozen until their salary again falls within the pay range of their classification. The employee will receive 33% of the annual COLA until their salary again falls within the pay range of their classification.

For each year of the CBA, employees found to be “above market” by the City in the 2016 or 2017 market survey and whose salary was frozen will receive 33% of the COLA until their salary again falls within the pay range of their classification.

The employer will conduct a salary survey of the Union represented classifications which were not surveyed in 2016. This survey will use the same comparable employers and criteria used in 2016. The impacts of this survey and the associated implementation shall be negotiated through the Labor/Management Committee to be effective January 1, 2018.

The City shall conduct salary surveys of represented classifications at least every three (3) years to ensure salaries are remaining competitive with the labor market. Impacts of salary surveys and the associated implementation shall be negotiated during the bargaining of a successor to this Agreement or through Labor/Management Committee.

11.02 Step Increases

Employees shall be eligible to receive salary increases, based on satisfactory performance, annually in the amount of five percent (5%), not to exceed the maximum amount identified in the salary range. If the performance appraisal to determine whether or not the employee has achieved satisfactory performance is not completed by the supervisor within one (1) month of the employee’s anniversary date, the employee will automatically receive a salary step increase.

11.03 Longevity Pay

Effective January 1, 2013, all employees of the bargaining unit shall receive longevity pay upon completion of the years of service as a regular employee with the City of SeaTac as indicated below:

- A. Completion of ten (10) years of service: \$35.00 per month;
- B. Completion of fifteen (15) years of service: \$45 per month; or
- C. Completion of twenty (20) years of service: \$60 per month.

11.04 Social Security Replacement and Pension

The City shall provide a 401(a) Social Security Replacement Account for each employee. The contribution rates shall be 5.058% for the employer and 6.2% for the employee based on total wages, pursuant to federal law.

Employees will participate in the Washington State Public Employee's Retirement System.

The City shall provide Medicare contributions pursuant to federal law and the required employee contributions shall be deducted from the employee's wages.

ARTICLE 12 - ACTING OR OUT OF CLASS

12.01 Definitions

- A. "Acting" is defined as an employee's assignment to perform the majority (more than 50%) of the duties and responsibilities of an existing higher classified position, which is vacant temporarily or long-term. When an employee is acting in a higher classification within the same classification series to which he/she belongs, the employee must be assigned to perform the majority (more than 50%) of the distinct duties and responsibilities which distinguishes the higher classification from the employee's base position classification. For example, an employee is assigned to perform the majority of the supervisor's duties and responsibilities during the supervisor's vacation, or an employee is assigned to act as the supervisor position while the position is vacant.
- B. "Out of Class" is defined as an employee's assignment to perform the majority (more than 50%) of a higher job classification for which the position is not budgeted or does not currently exist. For example, an employee is assigned to perform the majority of the work of a position that was eliminated in the department's budget.
- C. For purposes on this Article, the City is defined as the City Manager, or designee, or the Presiding Judge, or designee, only when the matter is applicable to the Municipal Court.

12.02 Assignment of Acting or Out of Class Work

- A. The City has the right to determine whether a vacancy is to be filled permanently or temporarily through Acting or Out of Class assignment. The City has the right to determine the qualifications required to fill such Acting or Out of Class assignment,

and shall make such qualifications known to employees who may be eligible to act or work out of class in the affected work unit. The City also has the right to select the employee who, in the City's determination, would best serve the acting/out of class role. Where applicable, the City may rotate the Acting or Out of Class assignment among available qualified employees, as determined by the City, in the Department/Division in which the Acting or Out of Class need arises.

- B. Although the duties and responsibilities of the vacant position may be assigned to multiple employees, at no time will there be more than 1 employee who receives Acting pay in the vacant higher classified position.
- C. The City's designated authority shall assign Acting or Out of Class assignments in writing prior to the start of such assignment, unless an extenuating circumstance prevents such prior written assignment. In these extenuating circumstances, the designated authority shall provide written assignment at the earliest opportunity possible.

12.03 Acting or Out of Class Pay

- A. An employee who is assigned to act or to work Out of Class in a higher classification for a full work day of eight (8) consecutive hours or longer, shall be paid Acting or Out of Class pay effective the first day of the assignment. If the employee is on an alternative work schedule such as 9/80's or 4/10's, he/she must work their full nine or ten hour work day, as appropriate, to qualify for Acting or Out of Class pay.
- B. Acting or Out of Class pay shall be equal to Step A of the higher position's pay range or five percent (5%) of the employee's current base pay, whichever is greater; however, at no time will the employee be paid more than the maximum of the higher position's pay range. Variation in the above amount of Acting or Out of Class pay to be paid to a bargaining unit employee may be allowed by mutual agreement of the parties.

ARTICLE 13 - HOURS OF WORK

- 13.01** The normal work week shall be five (5) consecutive days of eight (8) hours per day, exclusive of lunch period. The regular hours of work each day shall be consecutive except for lunch periods. During declared emergencies or inclement weather operations, the normal work week shall be forty (40) hours per week; however, hours of work per day shall be determined by City policy or each department's standard operating procedures, as applicable.
- 13.02** All full-time employees shall be granted an unpaid lunch period of one-half (1/2) hour to one (1) hour during each normal work shift. The lunch period shall be scheduled at approximately mid-shift. Employees shall be entitled to one (1) fifteen (15) minute paid rest period during each half-day of a full-time work shift. The parties agree to allow employees to continue the practice of combining their paid rest breaks, when the rest breaks are earned during the normal work shift, with their unpaid lunch period if such practice is requested by the employee and approved by the City. However, employees are accountable for intermittent rest periods taken during the work shift. "Intermittent rest periods" are defined as intervals of short duration in which employees are allowed to

relax and rest, or for brief personal inactivity from work or exertion. At no time will intermittent and scheduled rest periods exceed thirty (30) minutes during one full-time normal work shift.

13.03 All employees shall be paid at the rate of one and one-half (1.5) times their regular rate of pay for all compensated time in excess of forty (40) hours per week, exclusive of the employee's lunch period. Compensated time shall be defined to include hours worked, holiday hours, vacation hours, sick leave and compensatory time off.

13.04 Employees working mandatory overtime shall have the right to request, and supervisors shall approve compensatory time off at the same ratio as overtime rate in lieu of cash payment for overtime. Compensatory time can be accrued up to a maximum of eighty (80) hours. Compensatory time off shall be scheduled by the employee through his/her supervisor at a mutually agreeable time.

Employees working voluntary overtime for recycling or other special events shall be paid overtime only, unless the Department Head specifically agrees to allow compensatory time.

Employees in Public Works Maintenance with a sick leave balance of forty (40) hours or less shall be paid overtime only and will not be eligible to earn compensatory time.

13.05 Flexible and Alternative Work Schedules.

Recognizing that a change in working hours may benefit both the employee and the City or that such a change may benefit one without detriment to the other, the City and affected employees may, by mutual agreement, modify normal work hours. An employee who wishes to work flexible hours or an alternative work schedule shall submit a request in writing to his/her supervisor. In the event an approved flexible and alternative work schedule is terminated by the City through no fault of the employee, and barring any unforeseen extenuating circumstances, the employee shall be provided with thirty (30) calendar days written notice to make personal arrangements to enable compliance with a revised schedule. The revised schedule will be effective at the beginning of the first pay cycle following the thirty (30) day notice period. In the event a flexible or alternative work schedule is terminated as a result of a disciplinary action, the change will be effective at the beginning of the next pay cycle or as defined in the disciplinary action.

13.06 DefinitionsFor the purposes of this Article, the City is defined as the City Manager, or designee, or the Presiding Judge, or designee, when the hours of work are applicable to the Municipal Court.

13.07 Emergency and Emergency Work Assignment/Scheduling

The City Manager or designated Department Head has the authority to declare a City-wide emergency situation. During a major emergency or disaster of such magnitude that an extensive City response is needed (i.e., significant earthquake, volcanic eruption, etc.) all employees are to report in to work as soon as possible after attending to immediate family health and safety needs.

During a lesser emergency affecting only certain operational areas or a smaller portion of the City (i.e. storm, riot, network failure, plane crash, etc.) the supervisor has the authority to declare an emergency situation. Employees in those operational areas affected should contact their supervisor to see if they are needed to report to work (and/or respond in accordance with established department operational procedures for emergency response).

For an emergency requiring a 24-hour response, employees may be assigned to twelve (12) hour shifts. Employees assigned to either shift will receive their regular pay for the first eight (8) hours of their shift, then 1-1/2 time for the remaining four (4) hours.

In the case of an emergency, the City reserves the right to assign and schedule employees to work whenever and wherever as needed and take other actions as necessary to ensure the protection of life, health, safety, and property of persons under the City's jurisdiction for the duration of the emergency.

Employees sent home by their supervisors early in anticipation of an upcoming needed response shall be paid for the duration of the remainder of their regular shift.

13.08 Severe Weather

If City facilities are closed by the City Manager due to severe weather or a natural disaster, employees shall receive up to eight (8) hours pay for closure per major incident. Such a decision to close shall be made by the City Manager or designee.

In the event that essential personnel are required to work while City facilities are closed and non-essential personnel are provided leave with pay, essential personnel shall receive up to eight (8) hours compensatory time off with pay.

ARTICLE 14 - STANDBY

The Employer will not require any employee covered by this Agreement to perform standby duty.

ARTICLE 15 - CALL OUT

When an employee is called out or back to work, he/she shall be entitled to a minimum of three (3) hours call-out-time, inclusive of travel time not to exceed a maximum of thirty (30) minutes.

ARTICLE 16 - INSURANCE BENEFITS

16.01 Medical Insurance

Effective January 1, 2017, the City will move from AWC HealthFirst and Group Health plans to the EHCW Premiera plans.

Triggered re-opener: For January 1, 2019, if the medical insurance premium increase exceeds twelve percent (12%) over the 2018 rates, either party may request a

discussion and review of available options that could be implemented to mitigate increasing insurance costs.

16.02 Medical Premiums

For full-time employees electing the EHCW Premera PPO plan, employees will pay via payroll deduction a share equal to 10% of the premium cost. The City shall pay the balance of the premium.

For full-time employees selecting the HDHP plan, the City shall pay 100% of the premium and shall match employee HSA contributions on a 2:1 ratio up to the allowable IRS maximum.

Regular part-time, represented temporary, and limited term employees shall have the option of having pro-rated premiums paid for their medical benefits, based on the number of hours worked in the preceding month.

On January 1, 2018, the parties anticipate the elimination of the AWC Regence Healthfirst plan. At this time, EHCW Premera PPO plan is expected to have plan design changes to become substantially equivalent to the AWC Regence Healthfirst 250 plan. Effective January 1, 2018, the PPO plan offered to employees shall have substantially equivalent deductible, coinsurance, copay, and out-of-pocket maximum as the AWC Regence HealthFirst 250 plan.

16.03 Dental and Vision Insurance

The City will provide dental benefits through Delta Dental and will pay 100% of the premium for all regular full-time, regular part-time, represented temporary, and limited term employees and their dependents.

The City will provide vision benefits through Superior Vision and will pay 100% of the premium for all regular full-time, regular part-time, represented temporary, and limited term employees and their dependents.

16.04 Life and Disability Insurance

Life and Accidental Death & Dismemberment (AD&D) Insurance

The City will provide full-time employees regularly scheduled to work forty (40) hours per week with life and AD&D coverage at (2x) annual salary up to a maximum of \$300,000, subject to the terms and exclusions of the Sun Life Policy. The City will pay 100% of Group Life and AD&D premiums.

Short-Term Disability (STD) Benefits

The City will provide STD benefits through Sun Life for all full-time employees regularly scheduled to work forty (40) hours per week. In the event of a short-term disability and following a 30-day elimination period, the benefit may pay 60% of weekly salary subject to the terms and exclusions of the Sun Life Policy. The City will pay 100% of STD premiums.

Long-Term Disability (LTD) Benefits

The City will provide LTD benefits through Sun Life for all full-time employees regularly scheduled to work forty (40) hours per week. In the event of a long-term disability and following a 90-day elimination period, the benefit may pay 60% of monthly salary subject to the terms and exclusions of the Sun Life Policy. The City will pay 100% of LTD premiums.

Voluntary/Supplemental Life and AD&D Insurance

In addition to the Life and AD&D coverage provided by the City, all employees have the option to purchase self-paid supplemental Life and AD&D insurance for themselves and their eligible dependents through Sun Life. Subject to the terms and exclusions of the Sun Life Policy.

ARTICLE 17 - SICK LEAVE

17.01 Accrual of Sick Leave

All full-time regular employees shall accrue sick leave at the rate of eight (8) hours for each month of employment including the probationary period of employment. Regular part time employees are eligible for sick leave accruals on a pro-rated basis commensurate with their FTE.

17.02 Use of Sick Leave

Sick leave shall not be available for use during the first thirty (30) days of the probationary employment period and, thereafter, will be granted for, and shall be used only for, the following purposes:

1. An absence resulting from an employee's mental or physical illness, injury, or health condition; to accommodate the employee's need for medical diagnosis, care, or treatment of a mental or physical illness, injury, or health condition; or an employee's need for preventive medical (including vision and dental) care for the duration of the appointment and reasonable travel time;
2. Medical quarantine;
3. When the employee's place of business has been closed by order of a public official for any health-relation reason, or when an employee's child's school or place of care has been closed for such reason;
4. Death of a member of the employee's immediate family; after exhausting bereavement leave per Section 21.3 Bereavement Leave;
5. To allow the employee to provide care for a family member (spouse, registered domestic partner, or child) with a mental or physical illness, injury, or health condition; care of a family member who needs medical diagnosis, care or treatment of a mental or physical illness, injury, or health condition; or care for a family member who needs preventative medication (including vision and dental) care for the duration of the appointment and reasonable travel time;
6. Disability of the employee due to pregnancy and/or childbirth; and
7. Absences that qualify for leave under the domestic violence leave act, chapter 49.76 RCW.

17.03 Procedure For Claiming Sick Leave

Employees shall promptly notify their Department Head, or designee, of the need to use sick leave per Section 17.02, and the expected dates and duration of such leave as soon as the employee has knowledge of such expected leave use. For extended leaves, the employee shall keep the Department Head, or designee, informed of the expected duration of the employee's absence and expected return to work date.

For pre-scheduled absences, the employee shall complete required leave forms and submit such to the Department Head, or designee, for approval prior to taking leave. For unexpected or unscheduled absences, upon return to work, the employee shall complete any required sick leave forms.

17.04 Supplemental Use of Vacation Leave, Compensatory Time Off, Floating Holiday or Leave Without Pay

If an employee exhausts all accrued sick leave, but needs to be absent for eligible sick leave purpose(s), the employee may use accrued leave including vacation, compensatory time, or Floating holiday for approved sick leave absences. If the employee exhausts all accrued leave, the employee may request to use leave without pay per Section 21.04 Leave Without Pay.

17.05 Accountability for Appropriate Use of Sick Leave

It is a reasonable expectation that employees maintain a regular attendance record and that they be provided the resources to be accountable for doing so. It is also a reasonable expectation that employees will use sick leave only for personal illness, injury or disability, FMLA, FLA and FCA as provided by federal and state laws, this labor agreement and applicable City policies.

City management is responsible for the proper administration of sick leave benefits, which includes but is not limited to, verification of illnesses, injuries or disabilities from a licensed health care provider. The City may require proof of illness, injury or disability if the City has reason to believe the employee is inappropriately using sick leave during the current absence, or if the employee has been previously counseled about use of sick leave.

Abuse of sick leave shall be grounds for corrective action or disciplinary action, up to and including suspension or dismissal. In addition, any employee found to have abused sick leave benefits shall further be required to reimburse to the City all compensation paid to such employee for the period of such absence.

17.06 Sick Leave Cash Out or Conversion

1. Option #1 – Sick Leave Cash Out Upon Termination:

Upon death, resignation, termination or retirement, an employee (or a deceased employee's beneficiary or estate) shall receive payment equal to twenty-five percent (25%) of such employee's then accrued and unused sick leave hours at the employee's last hourly rate of pay; provided, however, that under no circumstances may an employee's payment for accumulated sick leave exceed sixty-four (64) hours. The twenty-five percent (25%) payment will not be made

for unused sick leave if an employee leaves the City during his or her new-hire probationary period.

2. **Option #2 - Annual Sick Leave Cash Out/Conversion:**

After achieving a certain minimum sick leave balance, employees are able to cash out or convert to vacation leave ten percent (10%) of sick leave earned but not taken during a calendar year. The percentage of unused sick leave eligible to be cashed out/converted will increase to twenty-five percent (25%) and then to fifty percent (50%) upon achieving a significantly higher sick leave balance. Sick leave cash out/conversion is elective. It is the employee's choice whether to participate in the sick leave cash out/conversion program. The employee shall make his/her election of cash out or conversion to vacation leave during the annual election period in January of each year.

Note: Once an employee utilizes Option #2 to participate in the annual sick leave cash out/conversion program, he/she will not be eligible for sick leave cash out under Option #1 (upon termination or retirement).

a) **10% Cash Out:**

Upon achieving a sick leave balance of one-hundred (100) hours, an employee shall be eligible to cash out or convert to vacation leave ten percent (10%) of the sick leave he/she accrued but did not use during the previous calendar year. If cash out is selected by the employee, the employee shall be paid for the unused sick leave at his/her base rate of pay in effect as of December 31 of the year for which sick leave hours are cashed out, and the employee's sick leave balance will be reduced by the amount of sick leave cashed out. If leave conversion is selected by the employee, the employee's vacation leave shall be credited (added) by the same number of hours by which his/her sick leave bank is debited (deducted).

b) **25% Cash Out:**

Upon achieving a sick leave balance of three-hundred (300) hours, an employee shall be eligible to cash out twenty-five percent (25%) of the sick leave he/she accrued but did not use during the previous calendar year. If cash out is selected by the employee, the employee shall be paid for the unused sick leave at his/her base rate of pay in effect as of December 31 of the year for which hours are cashed out, and the employee's sick leave balance will be reduced by the amount of leave cashed out. If leave conversion is selected by the employee, the employee's vacation leave shall be credited (added) by the same number of hours by which his/her sick leave bank is debited (deducted).

c) **50% Cash Out:**

Upon achieving a sick leave balance of seven-hundred twenty (720) hours, an employee shall be eligible to cash out fifty percent (50%) of the sick leave he/she accrued but did not use during the previous calendar year. If cash out is selected by the employee, the employee shall be paid for the unused sick

leave at his/her base rate of pay in effect as of December 31 of the year for which hours are cashed out, and the employee's sick leave balance will be reduced by the amount of leave cashed out. If leave conversion is selected by the employee, the employee's vacation leave shall be credited (added) by the same number of hours by which his/her sick leave bank is debited (deducted).

17.07 On-The-Job Injury

An employee who is eligible for sick leave accrual and is injured on the job, shall be paid during any resultant period of disability up to one-hundred twenty (120) days for each new and separate injury, in addition to, and prior to, the use of sick leave accumulations, as provided hereafter in this Section.

1. The employee's eligibility for payment and the extent thereof will be based on the determination of the State Industrial Insurance Division of the Department of Labor and Industries (L&I) under the State Worker's Compensation Act.
2. When the employee is approved for Worker's Compensation time loss payment by L&I, the employee shall be paid an amount by the City which when combined with the payment received from L&I will equal eighty-five percent (85%) of the employee's normal wage as a nontaxable Worker's Compensation benefit. No federal income tax, Medicare, or State pension withholding shall be withheld by the City. No pension service credit shall be earned. Such payments shall be made during the period of disability up to one-hundred twenty (120) days, and for as long thereafter as the employee's sick leave accruals provide. Payment shall be made according to the following schedule:
 - a. Employees shall use sick leave accruals during the first three (3) days of on-the-job (OJI) disability leave. The date of injury shall be counted as one of the three days waiting period if time loss occurs on the date of injury.
 - b. If the employee's claim is determined to be eligible for Worker's Compensation per L&I, and the injury time loss period exceeds fourteen (14) calendar days, then sick leave used during the three (3) day waiting period and any subsequent period while the claim was waiting for L&I's determination shall be returned to the employee. Compensation shall be computed at the eighty-five percent (85%) level as provided above. The employee shall not be allowed to supplement the eighty-five percent (85%) level by utilizing sick leave or other paid leave during the period of eligibility.
 - c. After the initial one-hundred twenty (120) days of Worker's Compensation disability, the City's supplemental payments to L&I time loss will cease. The employee's sick leave accruals shall then be charged at the rate of one-half (1/2) day per day for any further time loss due to the injury. Compensation shall continue at the eighty-five percent (85%) non-taxable benefit level as provided above.
 - d. Charges may be made against sick leave accruals, if any, in any case

where the City of SeaTac is contesting that the injury occurred on the job. In the event the State determines in favor of the employee, sick leave so charged shall be re-credited to the employee's sick leave accrual balance and all payments in excess of the difference between eighty-five percent (85%) of the employee's regular pay and that received from the State shall be recovered by the City and may be deducted from future payments due the employee from the City. All pension and tax withheld will be adjusted accordingly.

- e. If an employee has received payments through the use of paid leave accruals while receiving payments from the State Industrial Insurance Division, the employee shall turn over the payments from the State to the City within twenty (20) calendar days of issuance of the check by the State. Once the State check is received by the City, the employee's leave shall be credited back to the employee based on the compensation amount awarded by the State, but not to exceed the leave amount actually deducted from the employee.
- f. All payments made by the L&I to the employee shall be immediately remitted to the City. The employee's pay shall be deducted in the event L&I's check is not turned over to the City within twenty (20) calendar days of the date of the check's issuance by L&I. Employees injured on-the-job who fail to turn over L&I's payment(s) to the City within twenty (20) calendar days shall be required to sign a statement authorizing the City to deduct the equivalent amount of L&I's check from the employee's pay. This deduction shall be made on the payroll immediately subsequent to the 21st calendar day after the L&I check's issuance.
- g. In the event eligibility for payment under the Worker's Compensation Act is denied by the State, the employee shall be eligible to utilize sick leave accruals, if any, retroactive to the date of injury.
- h. Upon making such payments as provided for in this Section, the City shall be subrogated to all rights of the employee against any third party who may be held liable for the employee's injuries to the extent necessary to recover the amount of payment made hereunder, provided that where actual recovery is made against a third party hereunder, sick leave charged against the employee's accruals shall be re-credited to the extent such funds reflect recovery for payments attributable to compensated sick leave actually deducted from the employee.
- i. In order to limit the obligation of the City for each new and separate injury the City may require the employee to furnish medical proof or submit to a medical examination by a healthcare provider selected by the City at its expense to determine whether a subsequent injury is a new and separate injury or an aggravation of a former injury received while in the service of the City.
- j. Notwithstanding the foregoing, the City's obligation to supplement the income of an employee disabled by an on-the-job injury shall

terminate upon the date on which the employee commences receiving disability benefits under any insurance plan paid by the City.

ARTICLE 18 - VACATIONS

18.01 Accrual of Vacation Time

Each regular full-time employee shall accrue the following number of vacation days:

<u>First Year:</u>	During the first year of employment with the City, employees accrue 12 days of vacation per year (4 hours per pay period).
<u>Second Year:</u>	During the second year of employment, employees accrue 13 days of vacation per year (4.33 hours per pay period).
<u>Third Year:</u>	During the third year of employment, employees accrue 14 days of vacation per year (4.67 hours per pay period).
<u>Fourth and Fifth Years:</u>	During the fourth and fifth years of employment, employees accrue 15 days of vacation per year (5 hours per pay period).
<u>Sixth and Seventh Years:</u>	During the sixth and seventh years of employment, employees accrue 17 days of vacation per year (5.67 hours per pay period).
<u>Eighth and Ninth Years:</u>	During the eighth and ninth years of employment, employees accrue 18 days of vacation per year (6 hours per pay period).
<u>Tenth and Eleventh Years:</u>	During the tenth and eleventh years of employment, employees shall accrue 19 days of vacation per year (6.33 hours per pay period).
<u>Twelfth and Thirteenth Years:</u>	During the twelfth through thirteenth years of employment, employees shall accrue 20 days of vacation per year (6.67 hours per pay period).
<u>Fourteenth and Fifteenth Years:</u>	During the fourteenth and fifteenth years of employment, employees shall accrue 21 days of vacation per year (7 hours per pay period).
<u>Sixteenth Year and thereafter:</u>	During the sixteenth year of employment and thereafter, employees accrue 23 days of vacation per year (7.67 hours per pay period).

New hire probationary employees are not eligible to receive or use their vacation leave until after they have successfully completed their probationary period, at which time, their vacation leave accrual shall be retroactive to their date of hire. Regular part-time, represented temporary, and limited term employees are eligible for vacation accruals on a pro-rated basis commensurate with their FTE.

18.02 Use of Vacation Time

1. New employees may take vacation after they have successfully completed their probation period.
2. Vacation may be taken for any reason that sick leave may be used after

- exhaustion of sick leave benefits.
3. Vacation leave shall be approved by the Department Head, or designee, or the City Manager to ensure the least possible interference with operations of the City.
 4. Weekends which are not part of an employee's normal work schedule, and holidays shall not be counted as vacation days.
 5. Employees shall be entitled to their base wage compensation during vacation time.

18.03 Scheduling of Vacation Time

All vacation leave must be pre-approved by the Department Head, or designee.

Employees requesting to take vacation time off are generally expected to submit their written request at least five (5) working days in advance of taking such leave unless extenuating circumstances exist which prevents such advance notice. This five-day advance notice requirement does not prohibit the Department Head, or designee, from accommodating, at their discretion, requests for vacation time off with less notice.

Once a vacation leave request is received by the Department Head, or designee, a response to approve or deny the request shall be provided to the requesting employee no later than ten (10) working days after receipt, unless extenuating circumstances exist which prevents such timely response, in which case, the employee shall be provided an approximate date when such response can be expected.

18.04 Maximum Vacation Accumulation

Each full-time employee shall be entitled to accumulate and to carry over into the following year any unused vacation time earned up to a maximum of the amount of vacation which the employee could have earned over a period of two (2) years. Employees hired on or after January 1, 2012, who are members of the Public Employees Retirement System, Plan 1 (PERS I) are eligible to carry a maximum balance of two hundred and forty (240) hours of vacation leave. Any accumulated vacation time in excess of the maximum amount of vacation time allowed shall expire. It is provided, however, that where an employee has vacation time that would expire because it is in excess of the accrual amounts, and where the employee has made reasonable requests over a reasonable length of time to use vacation time, and for which such requests have been denied because of the work requirements of the Employer, the employee shall be given a time extension to use such vacation time prior to the expiration of such vacation time, with the time extension being determined by the Employer but not being less than one (1) month for each forty (40) hours of vacation time that would expire because of the denied requests to take vacation.

Employees who have a vacation balance in excess of the maximum vacation accumulation provided in this Agreement shall have until January 1, 2018 to schedule vacation in order to bring their maximum into compliance. Effective January 1, 2018, any accrued and unused vacation above the maximum allowed balance shall be forfeited pursuant to the first paragraph of this Section.

18.05 Payment of Accumulated Vacation Time at Separation of Employment

Upon death, termination or retirement, an employee (or a deceased employee's beneficiary or estate) shall receive payment equal to such employee's then accrued and

unused vacation time at the employee's current hourly rate of pay; provided, however, that under no circumstances may an employee's payment for accumulated vacation time exceed the amount of vacation time which the employee could have earned over a period of two (2) years at his/her current rate of accrual.

ARTICLE 19 - HOLIDAYS

19.01 All full-time regular employees shall be granted holidays with pay on the following days:

1. The first day of January, New Year's Day;
2. The third Monday of January, Martin Luther King, Jr. Day;
3. The third Monday of February, President's Day;
4. The last Monday of May, Memorial Day;
5. The fourth (4th) day of July, Independence Day;
6. The first Monday in September, Labor Day;
7. The eleventh (11th) day of November, Veterans' Day;
8. The fourth Thursday in November, Thanksgiving Day;
9. The day immediately following Thanksgiving Day;
10. The twenty-fifth (25th) day of December, Christmas Day;
11. One (1) paid "floating" holiday per year, after completion of one (1) year with the City, at a time to be approved by the Department Head or designee. This holiday must be used within twelve (12) months from the date it is granted.

Regular part-time, represented temporary and limited term employees are eligible for paid holiday leave benefits on a pro-rated basis commensurate with their FTE.

19.02 If a Holiday falls on a Saturday, the City observes the holiday the Friday before; if a Holiday falls on a Sunday, the City observes the holiday the Monday after. Therefore, there may be years in which the New Year Holiday is observed on December 31st of the prior year resulting in ten (10) observed holidays in the current year and twelve (12) observed holiday in the prior year. The parties agree that this observance practice does not change the intent of observing eleven (11) holidays per year as stated in Section 19.01.

19.03 Full time employees who work on an observed Holiday shall be paid at one and one-half (1.5) times their normal rate of pay for all hours worked on the observed Holiday in addition to the paid holiday, which is included in their base salary.

ARTICLE 20 - TRAINING

20.01 Reimbursement of Training Costs.

It is the policy of the City to provide and encourage training opportunities, including attendance at workshops and seminars, for as many regular employees as possible, within budget appropriations subject to prior approval by the Department Head. The objective of this policy is to encourage and motivate employees to improve their personal capabilities in the performance of their assigned duties. Tuition and fees for such approved training will be reimbursed upon verification of successful completion of the training.

- 20.02** Training, tests and renewal fees for employees to maintain certifications, licenses and permits necessary for the performance of their duties and responsibilities will be paid by the City up to a maximum of three (3) times for each certification and renewal. If an employee fails to pass the required test or certification after three times, the employee shall be responsible for the cost of subsequent tests and must take vacation or compensatory time if needed to retest.

ARTICLE 21 - OTHER LEAVES

21.01 Military Leave.

1. The City and the Union acknowledge their mutual responsibility for compliance with the Uniformed Services Employment and Reemployment Act of 1994 and the laws of the State of Washington regarding Veterans as outlined in RCW 38.40.060, and any amendments thereto.
2. Every employee who is a member of the Washington National Guard or of the United States Armed Forces or Reserves shall be granted military leave, with compensation, for a period not exceeding twenty one (21) calendar days during each military year, or as designated by law.
3. Military leave shall be granted in order that the employee may engage in officially ordered military duty and while going to or returning from such duty. Such military leave is in addition to vacation leave benefits.
4. Additionally, any employee, who is a member of the Washington National Guard and who is ordered to active duty, shall be reinstated thereafter as provided for under applicable law.

21.02 Jury Duty Leave.

Upon presentation to the Department Head of a summons for jury duty, an employee shall be granted jury duty leave for such period of time as the employee is required to serve on jury duty. During such leave, the employee will be paid his or her regular compensation. Any pay that the employee receives for jury duty shall be turned over to the employer.

21.03 Bereavement Leave.

Consistent with City Policy on Bereavement Leave, a full-time regular employee shall be granted up to three (3) work days of bereavement leave with pay due to a death in the employee's immediate family or other family member. For the purposes of this Section, "immediate family" is defined as: an employee's spouse or State registered domestic partner, parent, step-parent, grandparent, child, stepchild, grandchild, sibling, or the employee's spouse/domestic partner's parent or sibling. For the purposes of this Section, "other family member" is defined as: any person whose association with the employee was similar to immediate family, such as a significant other or close distant family member. All other provisions of the City Bereavement Policy shall apply. Regular part time, represented temporary and limited term employees shall receive bereavement leave with pay as described in this Section, pro-rated for their FTE.

21.04 Leave Without Pay

The City Manager may grant a leave of absence up to one (1) year without pay in appropriate circumstances and consistent with the City's best interests. In order to

apply, employees must submit a written request to their Department Head, who shall forward the request with comments to the City Manager for a final decision. Vacation Leave and Compensatory Time shall be exhausted before the employee will be granted leave without pay. Said employee shall not accrue vacation or sick leave, nor shall he/she continue to receive health or life insurance benefits during said leave, except that the employee may pay the full premiums for said benefits one (1) month in advance for the period of said leave.

21.05 Job-Protection Leaves

The City and members of the bargaining unit acknowledge and agree to comply with the federal Family Medical Leave Act (FMLA), the State Family Care Act (FCA), the State Domestic Abuse and Stalking Leave, and other applicable provisions of federal and state laws related to job protected leaves. Except in cases of unexpected events, requests for FMLA and/or FLA leave should be submitted to the Human Resources Department at least thirty (30) days prior to the date leave is expected to commence. In addition, employees shall abide by notification and documentation requirements applicable to each leave to be taken. Failure to provide proper notice and documentation or to provide such in a timely manner may result in denial of leave as allowable by applicable laws and regulations.

21.06 Union Leave Bank

Each employee shall be allowed to donate up to eight (8) hours of vacation time per year to a Union Leave Bank in accordance with the following provisions:

1. Not more than one-hundred twenty (120) hours shall be donated to the Bank in a calendar year.
2. The amount of leave in the Bank at any given time shall not exceed one-hundred twenty (120) hours.
3. Any leave carried over from one calendar year to the following shall count towards the maximum one-hundred twenty (120) hour donation for that following year.
4. The leave shall be used by Union Officers or Stewards to attend official Union functions or conduct Union business.
5. Use of this leave shall be in accordance with the use of vacation time, and as such, shall require Department Head approval.
6. Any use of the Leave Bank shall be authorized by the Local Union President, who will communicate its authorization to the Employer.
7. Not more than one employee per department may utilize the Union Leave Bank at the same time.

ARTICLE 22 - LEAVE SHARING PROGRAM

A leave sharing program is hereby established for the purpose of permitting City employees, at no additional cost to the City other than the administrative costs of administering the program, to donate sick leave or vacation leave to a fellow City employee who is suffering from, or has a relative or household member suffering from, a severe illness or injury causing him/her to be absent from work for an extended period of time. Shared leave shall be administered in accordance with the City of SeaTac Leave Sharing Policy 1.10.

ARTICLE 23 - REGULAR PART-TIME EMPLOYEE BENEFITS

The employee benefits for regular part-time (RPT) employees covered by this agreement shall be as follows:

RPT employees (as defined in Article 1) shall have the option of having pro-rated premiums paid for their medical benefits based on the number of hours worked in the preceding month. The City shall pay 100% of the dental and vision premiums consistent with Article 16.

Employees assigned to a part-time schedule before January 1, 2017, shall be permitted to make the one-time choice to begin receiving paid sick, vacation, bereavement, and holiday leave benefits, or to continue receiving a 10% premium in lieu of paid leave benefits. This election must be made within 30 calendar days following ratification of this Agreement. Benefits for these grandfathered employees shall be as follows:

1. All grandfathered RPT employees shall receive ten percent (10%) of base pay in lieu of all leave benefits.
2. Grandfathered RPT employees shall have the option of having pro-rated premiums paid for their medical benefits, based on the number of hours worked in the preceding month. The City shall pay the full cost of dental and vision insurance premiums for these employees.
3. Grandfathered RPT employees shall be eligible for unpaid leave to be approved based on the criteria for sick leave or vacation leave, whichever may be most appropriate.
4. Because grandfathered RPT employees are not eligible to accrue or use paid leaves, the following exceptions are provided only for employees who change their employment status from regular full time to regular part-time:
 - a. The employees shall keep all leaves (vacation, holiday, compensatory time, sick leave, etc.) previously accrued during their regular full time status in the respective leave banks. While the employees are regular part-time, the employees cannot accrue new leaves.
 - b. The employees can use the previously accrued leave in their leave bank(s) according to the applicable specific leave policies/procedures (i.e. request and use of sick leave for sick leave eligible purposes, etc.) for absences during hours the employee is normally scheduled to work during their RPT work schedule. When previously accrued leaves are used, the employees shall be paid at their base hourly rate, not to include the ten percent (10%) of base pay in lieu of all leave benefits in paragraph 1 above.

ARTICLE 24 - VACANCIES

- 24.01** When a vacancy is created within the bargaining unit, other than a temporary/seasonal vacancy, the employer may, if it so chooses, fill such vacancy by transfer, voluntary demotion and/or a promotion prior to engaging in a recruitment process. The following procedures will apply in filling regular full time or regular part-time bargaining unit

vacancies through recruitment:

1. The employer will post vacancies in-house for a period of five (5) working days. If the employer elects to use this recruitment to potentially fill future vacancies for the same classification within the City, the posting shall clearly indicate such intent. All bargaining unit members who are interested in that job classification are encouraged to apply.
 2. For the purposes of this section, regular City employees as well as temporary and seasonal employees shall be eligible to apply for in-house job openings covered by the AFSCME bargaining unit. Temporary and seasonal employees must be currently working and have had a minimum of three (3) months of work experience with the City to be eligible for an in-house opening.
 3. The employer may require in-house candidates to update their standard City application or may require them to provide supplemental materials to help assess their job skills. Selection procedures shall be job related.
 4. Upon closing of the in-house posting, the employer shall review the application information submitted by all candidates and determine if there are a sufficient number of in-house applicants who meet the minimum qualifications for the position.
 - a) If the employer determines there is a sufficient pool of qualified applicants, they will be given the opportunity to participate in an in-house selection process. At the conclusion of the in-house selection process, the hiring authority shall consider all candidates who passed each phase of the selection process. The hiring authority shall then choose to hire one (1) of the in-house candidates or to recruit and test candidates who are not currently City employees.
 - b) If the employer determines there is not a sufficient pool of applicants, it is the employer's option whether to recruit additional outside applicants. Those in-house candidates who meet the minimum qualifications will be given the opportunity to participate in the selection process.
 5. The same test(s) will be given to all applicants for the same vacancy.
 6. The employee shall have the right to review his/her examination results.
 7. After a recruitment and selection process has been completed, all candidates who are eligible for hire shall be placed on a non-ranked list of qualified candidates for that job classification. If the employer decides to fill a vacancy for the same job classification within the next twelve (12) months, the employer may go directly to the eligibility list to interview and select a qualified candidate (qualification to be determined by the City) to fill the vacancy, or to start the recruitment process from the beginning as described above.
- 24.02** Upon promotion to a position at a higher salary range, the employee shall be placed at a step, which is at least five percent (5%) higher than that which is currently paid the employee, but not less than the beginning of the new range, nor shall the salary exceed the top step of the new range.

ARTICLE 25 - PROMOTION and TRIAL SERVICE PERIOD

25.01 New Employee Probation

New full-time regular employees shall serve a probationary period during their first six (6)

months of employment which may be extended up to three (3) months based on mutual agreement of the parties. During this time, any terminations are not grievable through the grievance procedure. Part-time regular employees shall serve a probation period of one-thousand forty (1,040) hours compensated.

25.02 Trial Service Period

Existing full-time regular City employees who have passed probation and who move to a new classification (eg, promotion, voluntary demotion) shall serve a six (6) month trial service period in the new classification. Part-time regular employees shall serve a trial service period of one-thousand forty (1,040) hours compensated. The trial service period may be extended up to three (3) months based on mutual agreement of the parties. In the event a promoted employee fails to pass the trial service period, the employee shall be eligible to return to his/her previous position. If the employee voluntarily chooses to revert to his/her previous position within the promotional probation, the employee may do so if the position is vacant. If the position no longer exists, the individual will then be appointed to the next available vacant position in the classification from which he/she was previously promoted and passed probation, or any other position in the bargaining unit for which the employee is qualified; in the case of the latter, a separate six (6) month trial service period will be required.

ARTICLE 26 - JOB AUDITS

26.01 During the term of this Agreement, employees who believe their jobs are not properly classified may request a job audit from the Human Resources Department pursuant to procedures detailed in the Citywide Job Audits Policy.

26.02 The Human Resources Department shall review the request and make a recommendation, with supporting rationale, with notification to the employee and Union, to the City Manager who shall approve or disapprove the reclassification.

26.03 If the employee's position is placed in a higher classification following the requested review, the employee will be paid at the higher classification level retroactive to the date the completed reclassification request is received by the Human Resources Department.

26.04 Upon reclassification in accordance with Section 26.01, to a classification with a higher salary range, the employee shall be placed at a step, which is at least five percent (5%) higher than that which is currently paid the employee, but not less than the beginning of the new range, nor shall the salary exceed the top step of the new range. If the employee is not placed at the top of the new salary range, the employee will be eligible to receive a step increase, based on satisfactory performance, twelve (12) months after the reclassification effective date and annually thereafter, based on satisfactory performance, until the top step of the new salary range is reached. The effective date (day/month) of the reclassification will be the due date for performance evaluations thereafter.

ARTICLE 27 - CLASSIFICATION PROGRESSION

27.01 The parties have agreed that in certain job classification series in the City, it would be mutually beneficial to the parties to have pre-determined eligibility for progression from

the first classification to the second classification within the stated series:

1. Fire Inspector/Plans Examiner 1 to Fire Inspector/Plans Examiner 2;
2. Plans Examiner/Inspector 1 to Plans Examiner/Inspector 2;
3. Permit Technician 1 to Permit Technician 2;
4. Engineering Technician to Senior Engineering Technician;
5. Civil Engineer 1 to Civil Engineer 2; and
6. Public Works Inspector to Senior Public Works Inspector.

27.02 Eligibility to progress from the first to the second classification in the series above (i.e. Engineering Technician to Senior Engineering Technician, Civil Engineer 1 to Civil Engineer 2, etc.) is based on the employee achieving a set of qualifications as defined in the job description of the classification series, i.e. certification in the area, successful years of service, oversight of significant project(s), etc.

27.03 The employee and/or supervisor shall be responsible to provide documentation validating that the specified qualifications of the higher classification have been met. The employee's Department Director will approve or deny the progression based on his/her assessment of whether the employee has met all the qualifications of the higher classification within thirty (30) days of the Director's receipt of the classification progression request, and shall forward it to the Human Resources (H.R.) Department. If the Department Director approves the classification progression, it will be forwarded to the City Manager, via the H.R. Director, for the City Manager's final authorization to implement the classification progression, and the effective date of the classification progression shall be retroactive to the date of the H.R. Department's receipt of the classification progression.

27.04 Once an employee has met the defined qualifications of the higher level classification as outlined above, the employee shall progress (be reclassified) to that higher classification with the following understanding:

1. The employee shall not be placed on a promotion probationary period as a result of the progression;
2. Effective on the date of the employee's progression to the higher level classification, the employee shall be placed in the higher classification's salary range at a step which is at least five percent (5%) above his/her current base salary. The new salary step shall neither be less than the beginning step nor more than the top step of the new salary range.
3. The employee will be eligible to receive a step increase, based on satisfactory performance, twelve (12) months after their progression date and annually thereafter until they reach the top step of the new salary range.
4. The day/month of the classification progression effective date will become the employee's new step increase eligibility date, if applicable, and new due date for future performance evaluations.

ARTICLE 28 - REDUCTION IN FORCE

The language of this Article has been clarified and the interpretation of which has been agreed to between the parties in a Letter of Understanding signed between the parties in November

2010, which is now incorporated into this Agreement as “Attachment B” by this reference. However, Appendices A and B as referenced in the Letter of Understanding shall be replaced by Attachment C of this Agreement, and all references to Article 27 – Reduction in Force, shall be changed to Article 28 – Reduction in Force.

28.01 Authorization of Reduction.

1. The City, in its discretion, shall determine whether layoffs are necessary due to lack of work, lack of funds, or considerations of efficiency. Any ordered reduction in force shall specify which positions within classifications allocated by the Classification Plan shall be vacated and employees holding those positions shall be laid off.
2. Any employee who receives an involuntary reduction in their working hours due to 27.01 (1) above shall be considered a RIF'ed employee.

28.02 Order of Layoffs.

When a reduction in force vacates a class which consists of only one (1) position, filled by one (1) employee, that employee shall be laid off. If a class consists of more than one (1) position or more than one (1) employee, and not all of the positions will be vacated, then the order of layoff of employees shall be on the basis of continuous service in that classification. An employee to be laid off shall be given written notice not less than thirty (30) days prior to the effective date of the layoff.

28.03 Order of Bumping.

If an employee selected for layoff or any employee bumped because of a reduction in force has more seniority than any employee in the next lower classification in a classification series as defined in Attachment C, and the employee is qualified to perform the duties of the lower classification, the employee may bump the least senior employee of that lower classification. Provided that this provision shall not be construed to allow any employee with more seniority to be bumped by an employee with less seniority. For the purpose of this paragraph, a lower classification shall mean any employment classification in the City for which the monthly salary is less than the monthly salary of the classification from which the employee was laid off or bumped.

28.04 Displacement Rights.

28.04.01 In addition to the above rights, an employee may displace a less senior employee in a job classification that the RIF'ed employee held in the past, provided that the employee successfully passed his/her probationary period in the previous job and meets the current minimum requirements for the job.

28.04.02 Displacement into the Municipal Court.

In accordance with General Rule 29 (GR29), the Court maintains full control over the hiring, discipline and termination of Court employees. Non-Court employees are not eligible to displace any Court employees regardless of whether the employee has earned seniority within a Court position classification in previous years of service with the City.

28.05 Recall.

Employees who are laid off shall be placed on a recall list for a period of two (2) years. If there is a recall, employees still on the recall list shall be recalled in the inverse order of their layoff, provided they are presently qualified to perform the work in the job

classification to which they are recalled. Furthermore, they may be required to take a physical examination for those classifications requiring such examination at time of initial hire.

Employees eligible for recall shall receive thirty (30) day notice of recall. Such notice shall be by certified mail and the employee must notify the City of his/her intention to return within five (5) working days after receiving the notice of recall. It is the obligation and responsibility of the employee to provide the City with his/her latest mailing address. Failure to respond to a notice of recall shall waive an employee's rights to recall.

28.06 Salary Placement.

Any employee who is recalled or who is bumped to a lower classification shall be placed at the same salary step that he/she was at prior to being laid off or being bumped with the employee being given credit for time served within that salary step.

ARTICLE 29 - HEALTH AND SAFETY

- 29.01** All work shall be done in a safe, competent, professional manner, and in accord with State, federal and City safety codes and with policies, ordinances and rules relating to safety in the workplace.
- 29.02** It shall not be considered a violation of this Agreement if any employee refuses to work with unsafe equipment; where proper safety equipment and/or safety training has not been provided; and/or when the facilities and services are not being maintained in a reasonably sanitary and/or safe condition.
- 29.03** All Employees shall immediately report all unsafe equipment and/or conditions or safety in the workplace concerns to his/her supervisor upon becoming aware of those conditions. Failure to do so may result in disciplinary action.
- 29.04** The Employer will furnish all employees personal protective equipment necessary to perform their assigned jobs or duties in accordance with the Safety Standards of the State of Washington. All employees will be required to wear said equipment when performing assigned work. Failure to do so may result in disciplinary action.
- 29.05** Employees required to wear steel-toed protective boots shall be provided purchase credit vouchers or reimbursement for such boots. This credit/reimbursement shall be two hundred dollars (\$200.00) every two (2) years; however, when an employee is able to demonstrate the need for repair or purchase due to damage or wear, the City will provide reimbursement up to two hundred dollars (\$200.00) per year. The \$200 reimbursement will be increased to \$225 for the two-year period covering 2018-19.
- 29.06** After the employees have passed their probationary period, regular full time employees in the PW Maintenance Worker 1 or 2, Parks Operations Worker or Lead, Facilities Maintenance Worker 1 or 2, or Custodian classifications are provided one hundred dollars (\$100.00) per calendar year for the purchase of work jeans. The employees shall be responsible to pay any income tax required as a result of this benefit. The employees shall purchase the work jeans and provide an itemized receipt to the City to receive reimbursement for such jeans. Work jeans for which the employee has received

reimbursement for all or part of the cost may only be used by the employee for work purposes. Other uniform or clothing allowance/reimbursement may be provided at the discretion of the Department Director as the budget in that department may allow.

ARTICLE 30 - DRUG & ALCOHOL FREE WORKPLACE POLICY

The City and Union agree that the consumption, possession or sale of alcohol and/or the use, possession or sale of controlled substances or drug paraphernalia shall not be permitted at the employers' work sites or while an employee is on duty, nor shall employees be permitted to be under the influence of alcohol or controlled substances while on the job. Members of the bargaining unit shall be subject to the provisions of the City of SeaTac Drug and Alcohol Free Workplace policy #PP-5.02, in order to protect the safety of employees and the public. Discipline or discharge of employees for violation of this Policy shall be consistent with the "just cause" provisions of Article 08.

ARTICLE 31 - MILEAGE REIMBURSEMENT

Employees who are required to operate their personal vehicles in the performance of their duties for the Employer will be paid a vehicle expense allowance in an amount equal to the expense per mile reimbursement which the Internal Revenue Service allows without supporting records for the calendar year the expense was incurred. The reimbursement must be requested by the employee. It is provided however that requests for reimbursement shall be accumulated until either (1) the total amount to be reimbursed is at least twenty-five dollars (\$25.00), or (2) the reimbursements have been accumulated for a period of three (3) months.

ARTICLE 32 - RESERVED

ARTICLE 33 - SAVINGS CLAUSE

If any Article of this Agreement or any addenda thereto should be held invalid by operation of law or by any tribunal of competent jurisdiction, or if compliance with or enforcement of any Article should be restrained by such tribunal, the remainder of this Agreement and addenda shall not be affected thereby and the parties shall on request of either party enter into immediate collective bargaining negotiations for the purpose of arriving at a mutually satisfactory resolution of such Article.

ARTICLE 34 - ENTIRE AGREEMENT

The agreement expressed here in writing constitutes the entire agreement between the parties and no express or implied statement or previously written or oral statement shall add to or supersede any of its provisions.

ARTICLE 35 - DURATION OF AGREEMENT

THIS AGREEMENT shall be in full force and effect from January 1, 2017 and shall continue through December 31, 201.

IN WITNESS WHEREOF the parties hereto signed and executed the above and foregoing Agreement this ____ day of ____ October ____, 2016.

CITY OF SEATAC

WASHINGTON STATE COUNCIL OF COUNTY & CITY EMPLOYEES, LOCAL 3830

By _____
Vanessa Audett, Human Resources Manager
Local

By _____
Mike Butay, President, AFSCME
3830

By _____
Joseph Scorcio, Acting City Manager
Representative
Council 2

By _____
Dylan Carlson, Staff
AFSCME

By _____
Michael Siefkes, Mayor

Approved as to Form:

Mary Mirante-Bartolo, City Attorney

Attest:

Kristina Gregg, City Clerk

Attachment A

City of SeaTac AFSCME Represented Positions Salary Schedule

POSITION TITLE	GRADE
ACCOUNTING TECHNICIAN	42
ADMINISTRATIVE ASSISTANT I*	35
ADMINISTRATIVE ASSISTANT II	40
ADMINISTRATIVE ASSISTANT III	45
ASSET MANAGEMENT COORDINATOR*	53
ASSOCIATE PLANNER	52
CIVIL ENGINEER 1	57
CIVIL ENGINEER 2	62
CODE COMPLIANCE PROGRAM COORDINATOR*	51
CUSTODIAN	32
DEPUTY CITY CLERK	51
ENGINEERING TECHNICIAN*	49
FACILITIES MAINTENANCE WORKER 1*	38
FACILITIES MAINTENANCE WORKER 2*	48
GIS ANALYST*	52
INFORMATION SYSTEMS TECHNICIAN	49
JUDICIAL SUPPORT SPECIALIST	39
LEAD JUDICIAL SUPPORT SPECIALIST*	44
MAINTENANCE WORKER I	44
MAINTENANCE WORKER II	51
PARK OPERATIONS LEAD	48
PARK OPERATIONS WORKER	43
PAYROLL COORDINATOR	48
PERMIT COORDINATOR	41
PLANS EXAMINER/INSPECTOR I*	50
PLANS EXAMINER/INSPECTOR II	55
POLICE SERVICES SPECIALIST	40
PRESCHOOL INSTRUCTOR*	25
PUBLIC WORKS INSPECTOR*	50
RECORDS MANAGEMENT COORDINATOR*	45
RECREATION ATTENDANT*	30
RECREATION PROGRAM SPECIALIST	42
RESOURCE CONSERVATION/NEIGHBORHOOD PROGRAMS COORDINATOR	53
SENIOR ENGINEERING TECHNICIAN	50
SENIOR PERMIT COORDINATOR	47
SENIOR PLANNER	58
SENIOR PUBLIC WORKS INSPECTOR*	54
VICTIM ADVOCATE*	48
WATER QUALITY TECHNICIAN*	50

* INDICATES POSITION WILL BE SURVEYED DURING 2017

Attachment B



LETTER OF UNDERSTANDING **Reduction in Force – Clarification and Interpretation**

The City of **SeaTac** ("City") and the Washington State Council of County and City Employees, American Federation of State, County and Municipal Employees (**AFSCME**), AFL-CIO, Local 3830 ("Union"), hereby affirm their mutual agreement regarding the clarification and interpretation of current collective bargaining agreement language as it applies to Article 28 – REDUCTION IN FORCE.

WHEREAS, the current contract contains language in Article 28 – REDUCTION IN FORCE.

WHEREAS, the contract language has never been applied to any actual layoffs, because the City of SeaTac has never conducted layoffs of any bargaining unit employees in the past.

THEREFORE, the parties have met, discussed this matter, and decided on the following clarifications and interpretations of the language. The regular font text below represents current contract language. The italicized font text is the intended clarifications according to the parties' agreed upon interpretation of the intent of the existing labor agreement:

28.01 Authorization of Reduction.

1. The City, in its discretion, shall determine whether layoffs are necessary due to lack of work, lack of funds, or considerations of efficiency. Any ordered reduction in force shall specify which positions within classifications allocated by the Classification Plan shall be vacated and employees holding those positions shall be laid off.

Clarification: *It shall be the City's right and responsibility to determine whether layoffs or reductions in force (RIF) are necessary. In doing so, the City shall specify the position(s) to be vacated or to reduce in budgeted hours worked. The position(s) shall be identified by classification within a department/division/work group. The identified position(s) shall be vacated or reduced in hours as determined by the City. The employee(s) affected by the reduction in force shall be selected in accordance with Section 27.02 Order of Layoffs.*

2. Any employee who receives an involuntary reduction in their working hours due to Section 28.01 (1) above shall be considered a RIF'ed employee.

28.02 Order of Layoffs.

When a reduction in force vacates a class which consists of only one (1) position, filled by one (1) employee, that employee shall be laid off. If a class consists of more than one (1) position or more than one (1) employee, and not all of the positions will be vacated, then the order of layoff of employees shall be on the basis of continuous service in that classification.

Clarification: *If the position selected for reduction in force is a classification with only one (1) position, which is occupied by one (1) employee, that employee shall be laid off or reduced. If the position selected for reduction is in a classification consisting of more than one (1) position occupied by more than one (1) employee, and not all of the positions in the classification will be vacated, the order of layoff or reduction of employees within that classification shall be on the basis of seniority in that classification. The position identified by the City to be vacated or reduced shall be vacated or reduced. If the employee in the identified position is not the least senior employee in that classification within the bargaining unit, the employee shall bump the least senior employee in that classification. The least senior employee in that classification will vacate*

Attachment B

his/her position and shall be laid off or move to the reduced position vacated by the more senior employee who bumped him/her.

Seniority with the City shall be defined as all continuous regular service with the City of SeaTac less any adjustments due to approved leaves of absence without pay of one calendar month or more. The adjustment of seniority due to leaves of absence without pay shall commence for all leaves of absence without pay of one calendar month or more occurring on/after November 1, 2010. All seniority is earned at the same rate for regular full time and regular part-time employees in the City.

Within the employee's seniority with the City, seniority in the classification shall be defined as regular service within that classification and regular service within any higher classification represented by the bargaining unit within the classification series as defined in Attachment C of the labor agreement less any adjustments due to layoffs or approved leaves of absence without pay of a calendar month or more, with such seniority adjustment(s) being made for leaves of absence without pay occurring on/after November 1, 2010. Although seniority can accumulate from a higher compensated classification within the classification series to a lower compensated classification within the same series, seniority cannot accumulate from a lower compensated classification to a higher compensated classification, nor can seniority from one classification be accumulated to another classification outside of the classification series. An employee in an acting capacity shall continue to accrue seniority in his/her regular position's classification and not in the acting position's classification. For job share employees, both primary and secondary employees' seniority for the purpose of layoff and bumping shall be determined using only the more senior partner's seniority. This is because a job share is essentially one (1) position, not two (2) halves; therefore, layoff and bumping into the position shall be treated as one (1) whole position. For example, if the primary employee has five (5) years of seniority in the classification and the secondary employee has one (1) year of seniority in the classification, the job share partnership's seniority is five (5) years. Recall rights shall be based on each job share partner's individual seniority.

If more than one (1) employee has the same amount of seniority in the classification, the tie breaker shall be the employee's continuous service with the City as a regular full time or regular part-time employee.

For the purposes of this Letter of Understanding, "Attachment C of the labor agreement" has been revised to reflect current classifications within the City and is hereby incorporated to this Agreement by this reference. In addition, the City and Union have discussed and agreed on the seniority history for job classifications that have been deleted from the CBA or have become obsolete over time. The parties' agreement regarding ~~to~~ how these former job classifications relate to current job classifications for the purpose of determining a Union member's total "seniority in the classification" is incorporated to this Agreement by this reference as Attachment C.

In the case of layoff, bumping and recall, there shall be no seniority among probationary employees. Upon the successful completion of the probationary period, the employee shall acquire seniority credit retroactive to their date of appointment in the position classification less any adjustments due to layoffs or approved leaves of absence without pay of a calendar month or more. For employees who have passed their new hire probationary period, but have not passed their probationary period in the current classification, the employee's time served of less than six (6) months in their current position shall not count in the current classification. However, if the employee was promoted into the current classification from a lower classification within the same classification series, the probationary months served in the current classification shall count towards the employee's previous lower classification within the classification series, and it shall count towards seniority as a regular employee with the City.

An employee to be laid off shall be given written notice not less than thirty (30) days prior to the

Attachment B

effective date of the layoff.

Clarification: *"Notice of Potential Layoff" shall be considered as notice of layoff for the purpose of meeting the notice period in the above paragraph.*

28.03 If an employee selected for layoff or any employee bumped because of a reduction in force has more seniority than any employee in the next lower classification in a classification series as defined in Attachment C, and the employee is qualified to perform the duties of the lower classification, the employee may bump the **least** senior employee of that lower classification. Provided that this provision shall not be construed to allow any employee with more seniority to be bumped by an employee with less seniority. For the purpose of this paragraph, a lower classification shall mean any employment classification in the City for which the monthly salary is less than the monthly salary of the classification from which the employee was laid off or bumped.

Clarification: *An employee selected for layoffs/reduction, or an employee who is bumped out of their position by a more senior employee who would have been laid off/reduced, can bump the least senior employee in the next lower classification within the classification series if the more senior employee is qualified to perform the duties of the lower classification. Seniority, for the purpose of bumping, shall be the employee's seniority in the classification as clarified in Section 28.02. If the employee affected by layoff has more seniority (from the higher classification within the series or from the higher classification combined with this classification's previous seniority) than the least senior employee in the next lower classification in the classification series, the employee has the right to bump the least senior (and only the least senior) employee, regardless of the least senior employee's regular full time/part-time status. If due to the employee's bumping into the least senior position in the eligible classification, the employee's hours of work are involuntarily reduced, the employee shall again be considered a "RIF'ed" employee per Section 28.01 (2), and shall be eligible for secondary bumping rights within the classification the employee bumped into.*

If the employee affected by layoff has less seniority (from the higher classification within the series or from the higher classification combined with this classification's previous seniority) than all of the employees in the next lower classification in the classification series, the employee cannot bump any employee in this next lower classification, in which case the next lower classification will be evaluated until the employee is determined to be ineligible to bump into any equal or lower position within the entire classification series.

Employees affected by layoffs who are eligible to bump shall be notified of their bumping option by the City. Employees shall have three (3) working days (a working day is defined as Monday through Friday, excluding City observed holidays and furlough closure days) from receipt of "Layoff Notice" or "Notice of Potential Layoff" to select their bumping option, if they have any. Employees having bumping rights due to a more senior employee's choice not to "bump" shall have three (3) days from written notification of these bumping option(s) to make their selection.

An employee who is bumping into a classification with the same salary range shall be placed in the same salary step he/she is currently in and shall be given credit for time served in that step. An employee who is bumping into a classification with a different salary range shall be placed in the new salary range at a step closest to but not lower than his/her current salary; however, at no time will the employee be placed at a salary step/rate which exceeds the maximum of the new salary range.

28.04 In addition to the above rights, an employee may displace a less senior employee in a job classification that the RIF'ed employee held in the past, provided that the employee successfully passed his/her probationary period in the previous job and meets the current minimum requirements for the job.

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Clarification: *If an employee affected by layoffs has seniority in another job classification outside of the classification series from which the employee is being RIF'ed, the employee may displace the less senior employee in that previous job classification within that previous division (a division is defined as reporting to the lowest level non-bargaining unit supervisory position). This is because probationary period is served per position classification within each division. Seniority in classification as clarified in Section 28.02 shall be used in determining seniority for displacing another employee within a previously held classification within a previous division.*

In order to displace a currently less senior employee in a previously held job classification, the employee must have successfully passed his/her probationary period in the previous job, meets the current minimum requirements for the job as a new hire would be required to meet, and is qualified and able to perform the duties of the job. The employee will be required to obtain any licenses, certifications, training or other requirements within the timelines specified by the job description that a new hire would be required to obtain. If the employee fails to obtain the requirements of the job description within the timeline specified, the employee may be subject to disciplinary action up to and including termination of employment.

*Unlike bumping rights within Section 28.03, which may apply to any position in the City within the eligible classification in which the employee has earned "seniority in the classification" per Section 28.02, **displacement rights** shall only apply to positions within the classification in the division in which the RIF'ed employee previously passed probation and earned seniority within that classification or a higher classification within the classification series in that division. For example, an employee who is being laid off from an Accounting Technician position, who had previously passed probation and earned seniority as an Administrative Assistant 2 (AA2) in the Parks Maintenance Division can only displace the current AA2 who has less seniority in Parks Maintenance if the more senior employee had earned more seniority as an Administrative Assistant 3 or 2 within the Parks Maintenance Division prior to moving to the Accounting Technician position. This RIF'ed employee is not eligible to displace any other Administrative Assistants (1, 2 or 3) within the City outside of the Parks Maintenance Division regardless of his/her seniority within the Administrative Assistant series.*

If the more senior employee is eligible to displace more than one (1) employee with less seniority in a previously held job classification within a qualifying division, the more senior employee shall displace the least senior employee within the previous classification in the qualifying division. If the least senior employee's position results in an involuntary reduction in hours for the displacing employee, the displacing employee may exercise his/her bumping rights within the eligible classification within the qualifying division but may not displace any employees outside of the qualifying division. The less senior employee who is bumped/displaced by the more senior employee who exercised his/her displacement rights within the qualifying division shall then have bumping rights according to Section 28.03 and displacement rights according to Section 28.04 of this Agreement.

Employees outside the bargaining unit at the time of the reduction in force cannot displace/bump any bargaining unit employee. Employees within the bargaining unit at the time of the reduction in force cannot include any seniority earned in non-bargaining unit positions for layoff, bumping or recall purposes.

The order of bumping/displacement for an employee who is eligible for multiple bumping/displacement options shall follow the order below:

- 1. Employee shall bump into the least senior employee's position within the same classification (per Section 28.02); then*
- 2. Employee shall bump into the least senior employee's position in the next lower classification within the classification series in the order of highest to lowest eligible classification (per Section 28.03); then*
- 3. Employee shall displace a less senior employee in a previously held position (per Section 28.04); then*
- 4. If the employee is eligible to displace multiple previously held positions as defined above,*

Attachment B

the order of eligibility to displace currently less senior employees shall follow the employee's line of progression. Line of progression is the inverse chronological order in which the employee held the previous eligible positions.

28.05 Recall.

Employees who are laid off shall be placed on a recall list for a period of two (2) years. If there is a recall, employees still on the recall list shall be recalled in the inverse order of their layoff, provided they are presently qualified to perform the work in the job classification to which they are recalled. Furthermore, they may be required to take a physical examination for those classifications requiring such examination at time of initial hire.

Employees eligible for recall shall receive thirty (30) days notice of recall. Such notice shall be by certified mail and the employee must notify the City of his/her intention to return within five (5) working days after receiving the notice of recall. It is the obligation and responsibility of the employee to provide the City with his/her latest mailing address. Failure to respond to a notice of recall shall waive an employee's rights to recall.

Clarification: *Within the two (2) year recall period prior to opening the position vacancy for competitive recruitment in-house or outside the City, the City shall recall employees to job classifications in which the employees are eligible according to the "seniority in the classification" definition clarified in Section 28.02. Only regular City employees as well as temporary and seasonal employees (temporaries/seasonals who are currently working and have had a minimum of 3 months of work experience with the City) are eligible to apply for in-house openings per Section 24.01 (2)(a) of the CBA. Therefore, laid off employees are not eligible to apply for in-house openings.*

"Inverse order of their layoff" shall mean the inverse chronological order in which the employee was laid off from the City, with the most recently laid off employees eligible for recall to that job classification being recalled first. If multiple employees were laid off on the same date, and who have earned seniority in the same job classification, the person with the most seniority in the classification (as clarified in Section 28.02) shall be recalled first.

28.06 Any employee who is recalled or who is bumped to a lower classification shall be placed at the same salary step that he/she was at prior to being laid off or being bumped with the employee being given credit for time served within that salary step.

This Letter of Understanding shall be effective immediately upon signing by the parties.

Signed this _____ day of September, 2012.

FOR THE CITY:

FOR THE UNION:

Todd Cutts, City Manager

Bill Dennis, AFSCME Council 2 Staff Representative

Anh Hoang, Human Resources Director

Eric Proctor, AFSCME Local 3830 President

Approved as to Form:

Mary Mirante Bartolo, City Attorney

Attachment C
City of SeaTac
Classification Series and History
for
Determining the Order of Layoffs
Effective November 1, 2010

I. Cross Departmental Positions

Administrative Support:

Administrative Assistant 3 (includes former Administrative Secretary)
Administrative Assistant 2 (includes former Senior Secretary, Legal Assistant/Senior Secretary, and Administrative Assistant II-Code Enforcement)
Administrative Assistant 1 (includes former Clerical Assistant – Receptionist, Entry Secretary, Receptionist, and General Clerical Entry)

Domestic Violence Advocate:

Victim Advocate
Community Advocate (P/T)

Engineering:

Senior Engineering Technician
Engineering Technician (includes former Engineering Technician II, Engineering Technician I, and Public Works Engineer Aide/Senior

II. Department Specific Positions

Community and Economic Development (Permitting):

Permit Technician 3/Coordinator (includes former Senior Office Technician in Building Division, and Senior Office Technician in Planning)
Permit Technician 2
Permit Technician 1 (includes former Permit Coordination Assistant in Building Division)

Community and Economic Development (Building):

Plans Examiner / Inspector 2 (includes former Plans Examiner II-Electrical, and Plans Examiner II-Mechanical/Plumbing)
Plans Examiner / Inspector 1 (includes former Electrical Inspector, Plans Examiner, and Combination Building Inspector)

Community and Economic Development (Planning):

Senior Planner
Associate Planner

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Fire

Fire Inspector/Plans Examiner 2
Fire Inspector/Plans Examiner 1

Parks & Recreation (Facilities):

Facilities Maintenance Worker 2 (includes former Park Operations Lead who performed Facilities work while Facilities was part of the Parks Department [Allen Van], and Maintenance Worker II-Parks/Buildings)
Facilities Maintenance Worker 1 (includes former Maintenance Worker 1 – Facilities)

Parks & Recreation (Maintenance):

Park Operations Lead
Park Operations Worker (includes former Maintenance Worker I-Parks)

Parks & Recreation (Recreation):

Recreation Program Specialist
Recreation Attendant (P/T)

Public Works (Engineering):

Civil Engineer 2
Civil Engineer 1

Senior Public Works Inspector
Public Works Inspector (includes former Public Works Inspector I, and Inspector I)

Public Works (Maintenance):

Maintenance Worker 2
Maintenance Worker 1

Not in Series:

Accounting Technician (includes former Entry Level Accountant, Accounting Clerk-Senior, and Accounting Clerk-Entry)
Code Enforcement Officer
Custodian (includes former Custodial Worker 1)
Deputy City Clerk
GIS Analyst (includes former GIS Technician)
Information Systems Technician
Judicial Support Specialist (includes former Office Technician, Senior Office Technician in Court, Lead Court Clerk, and Court Clerk)
Payroll Coordinator (includes former Senior Office Technician in Finance/Payroll, Budget Technician, and Budget/Finance Analyst)
Police Services Specialist
Preschool Instructor

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Resource Conservation/Neighborhood Programs Coordinator (includes former
Neighborhood Coordinator)
Water Quality Technician